# Title 7:
# Unified Development Code (UDC)

City of Central, Louisiana
Updated through October 27, 2026 (Ord. No. 2026-22)

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# CHAPTER 1. INTRODUCTORY AND GENERAL PROVISIONS

*(Ord. No. 2024-37, 9-24-2024)*

## PART I. LEGAL PROVISIONS

**Sec. 7:1.1. Title.**

This chapter of the City of Central Code of Ordinances shall be known as the Central Unified Development Code and may be referred to as the UDC or this Chapter.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:1.2. Authority and purpose.**

This Unified Development Code is enacted in accordance with R.S. 33:101 et seq., and particularly R.S. 33:112, to:

(1) Promote the health, safety, and general welfare of the community;
(2) Implement the comprehensive plan;
(3) Protect or enhance property values;
(4) Protect private property rights;
(5) Promote safe, orderly development and use of land and natural resources; and
(6) Facilitate safe and economical provision of adequate streets, water, wastewater, stormwater, schools, parks, and other public facilities.

*(Ord. No. 2013-30, 1-1-2014; Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:1.3. Applicability.**

(a) This UDC shall apply to all:
    (1) Buildings, structures, lands, and uses; and
    (2) Subdivision of land.
(b) It shall be unlawful for any entity to violate the provisions of this UDC, whether through knowing or unknowing action or inaction.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:1.4. Enforcement.**

The Building Official shall enforce this UDC, except where decision making authority is given to another entity in Part IV Review Bodies of this chapter. Unless otherwise specified in Part II Common Procedures of this chapter, appeals from a decision of the Building Official may be taken to the Board of Adjustment.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:1.5. Severability.**

If a court of competent jurisdiction adjudges any provision of this UDC to be invalid or adjudges the application of any provision of this UDC to a particular property, building, or structure to be invalid, it is the intention of the City that the provisions of this UDC are severable and that said judgment shall not affect any other provision of this UDC not specifically included in the judgment.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:1.6. Non-Substantive Errors.**

The Planning Director may correct typographical errors, numerical reference errors, spelling errors, errors in section or page numbering, and similar non-substantive changes to the text of this Unified Development Code without a public hearing, provided the changes necessary to correct any errors do not change the meaning of the UDC, and any changes made are documented to the Zoning Commission and made a part of its regular meeting minutes.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:1.7-9. Reserved.**

# PART II. RELATIONSHIP TO ADOPTED PLANS

**Sec. 7:1.10-19. Reserved.**

# PART III. HOW TO USE

**Sec. 7:1.20. Relationship to other regulations.**

(a) This UDC is part of and interrelated with the Code of Ordinances of the City of Central, which may be referred to as this Code.

(b) Cross-references in this UDC to other parts of this Code or other regulations are for the convenience of the reader; lack of a cross-reference shall not be construed as an indication that other regulations do not apply.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:1.21. Rules of interpretation.**

(a) *Minimum requirements*. This UDC establishes minimum requirements, which are thresholds and are not intended to be target values.

(b) *Conflicts*. If this UDC conflicts with another regulation recognized by the City, the most restrictive regulation or the regulation imposing the highest standard shall be applicable. This UDC is not intended to interfere with or abrogate or annul any servitudes, covenants, or other agreements between parties.

(c) *Rules of language*. In interpreting this UDC:

(1) The specific controls the general;

(2) The word:

a. "Shall" is always mandatory;

b. "May" is permissive and is at the discretion of the applicable decision-making entity; and

c. "Should" expresses a preference of the City;

(3) Words, unless the context clearly indicates the contrary or that a different meaning was intended:

a. Used in the present tense include the future, and vice versa;

b. Used in the singular include the plural, and vice versa;

c. Of one gender include both genders; and

d. Not otherwise defined herein shall be given their usual and customary meaning; and

(4) The specific word:
   a. "Person" means any individual, firm, partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, this city and any parish, municipality, or other political subdivision, or any other group or combination acting as a unit, or personal representative thereof;
   b. "Used" or "occupied" also means "intended, designed, or arranged to be used or occupied;" and
   c. "Lot" includes the words "plot" or "parcel."

(d) *Graphics*. Illustrations are provided for the convenience of the user and in case of a conflict with the text, the text shall control.

(e) *Computation of time*. Unless otherwise specifically provided, any timeframe specified shall:
   (1) Be calendar days;
   (2) Begin, for actions initiated by:
      a. The City, on the next business day; or
      b. An entity other than the City, on the next calendar day.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:1.22. UDC organization.**

(a) The regulations of this UDC are organized as follows:
   (1) *Chapter 1 Introductory and General Provisions*. Includes the UDC's legal provisions, relationship to adopted plans, and how to use it.
   (2) *Chapter 2 Zoning Districts*. Establishes the zoning districts, including base and overlay districts. It describes the purpose of each district, but does not include standards which are in other chapters of this UDC.
   (3) *Chapter 3 Use Regulations*. Establishes what uses are allowed in each zoning district. It also includes performance standards applicable to all uses and standards for specific uses.
   (4) *Chapter 4 Resource Protection*. Includes regulations that protect natural resources, including:
      a. Site clearing;
      b. Tree preservation;
      c. Flood damage prevention; and
      d. Stormwater management.
   (5) *Chapter 5 Site Standards*. Includes standards related to the development of a site, including:
      a. Building envelope and design;
      b. Plantings and buffers;
      c. Parking, loading, and access;
      d. Other site elements, such as sight triangles, fences and walls, refuse receptacles, services, and outdoor lighting; and
      e. Signs and graphics.
   (6) *Chapter 6 Subdivision Standards*. Includes standards related to the development of a subdivision, including:
      a. Infrastructure sufficiency;
      b. Development yield;

c. Lots, blocks, and access;
d. Utilities; and
e. Open space, parks, and schools.

(7) *Chapter 7 Building and Housing Code*. References other titles of this Code that govern buildings and housing, as those regulations are integral to development.

(8) *Chapter 8 Administration*. Includes provisions for administering this UDC, including:
a. All permits and approvals that may be required for development or use of property;
b. Procedures common to all permits and approvals;
c. Procedures for specific types of permits or approvals;
d. Review bodies and their responsibilities in this UDC;
e. Allowances for nonconformities; and
f. Penalties for violations of this UDC.

(9) *Chapter 9 Definitions, Calculations, and Measurements*. Establishes how certain words are defined, calculations are made, and things are measured.

(10) *Chapters 10 and beyond*. These chapters existed before the City began the process of re-establishing a UDC (Ord. No. 2024-37 adopted September 24, 2024). These chapters, along with the Zoning Code, will be incorporated into Chapters 1 to 9 as appropriate.

(b) Users of this UDC should become familiar with all applicable regulations and are encouraged to contact a City planner for assistance.

*(Ord. No. 2025-13, 6-24-2025)*

# CHAPTER 2. ZONING DISTRICTS

*(Ord. No. 2024-37, 9-24-2024)*

## PART I. GENERAL PROVISIONS

**Sec. 7:2.1. Establishment of zoning districts.**

To achieve the purposes of this UDC, this chapter establishes base zoning districts and overlay zoning districts.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:2.2. Official zoning map.**

The official zoning map delineates the boundaries of the zoning districts. It is hereby adopted, approved, and made a part of this UDC. It is kept in the City's electronic geographic information system.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:2.3. Rules for clarification of zoning district boundaries.**

Where uncertainty exists with respect to the boundaries of the various zoning districts as shown on the official zoning map, the following rules apply:

(1) The zoning district boundaries are either streets, alleys, or property lines unless otherwise shown, and where the zoning districts designated on the map accompanying and made a part of the Development Code are bounded approximately by street, alley, or

property lines, the street, alley or property lines shall be construed to be the boundary of the zoning district.

(2) Where the zoning district boundaries are not otherwise indicated, and where the property has been or may, hereafter, be divided into blocks and lots, the zoning district boundaries shall be construed to be the lot lines, and where the zoning districts designated on the zoning district map accompanying and made a part of the Development Code are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the zoning districts unless the boundaries are otherwise indicated on the map.

(3) In unsubdivided property, the zoning district boundary lines on the map accompanying and made a part of the Development Code shall be determined by use of the scale appearing on the map.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:2.4-9. Reserved.**

# PART II. BASE DISTRICTS

**Sec. 7:2.10. Base Zoning Districts.**

See Appendix 1 Comprehensive Zoning Code of this Code.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:2.11-39. Reserved.**

# PART III. OVERLAY DISTRICTS

**Sec. 7:2.40. Overlay zoning districts.**

Areas where additional requirements are added to a base zoning district or requirements of the base district are modified. In every overlay district, the requirements of the base district apply unless specifically modified by the provisions of the overlay district. Where the requirements of an overlay district conflict with those of the base district, the requirements of the overlay district shall prevail. Where more than one overlay district applies, the most restrictive shall prevail.

(1) Corridor Overlay (CO) (Sec. 7:2.41)

(2) City Center Overlay (CCO) (Sec. 7:2.42)

(3) Central Thruway Overlay (CTO) (Sec. 7:2.43)

*(Ord. No. 2026-20, 9-22-2026)*

**Sec. 7:2.41. Corridor Overlay (CO).**

(a) *Purpose*. To achieve a higher level of design in highly visible corridors, with structures that are constructed of high-quality materials, are well-designed, and contribute to the desired level of community quality and character.

(b) *Location*. The Corridor Overlay (CO) District shall include all properties with frontage on or within 150 feet of the roadway boundary of:

(1) Magnolia Bridge/Wax Road, from the Amite River to Sullivan Road;

(2) Joor Road, from the Comite River to Gurney Road;

(3) Hooper Road, from the Comite River to Devall Road;

(4) Greenwell Springs Road, from the Comite River to Magnolia Bridge Road; and
(5) Sullivan Road and Central Thruway, from Greenwell Springs Road to Gurney Road.

(c) *Applicability*. This section shall apply to structures which can be viewed from an existing or proposed street, for:
(1) New construction of a residential or nonresidential structure;
(2) An addition to an existing nonresidential structure;
(3) Any part of an existing structure when substantial improvements (redevelopment over 50% of the value of the structure or site, whichever is greater) are made to that structure for a nonresidential use; and
(4) Replacement of a roof on an existing nonresidential structure, in which case only the roof material standards of subsection (e)(6)a shall apply.

(d) *Development standards for residential structures*. The pitch of the main roof must be at least 6:12 for at least half of the building elevation facing a roadway.

(e) *Development standards for nonresidential structures*. In the ORD District, these standards shall apply only to walls facing roadways.
(1) *Construction type*. Shall be slab on grade.
(2) *Eave height*. Shall be at least, for buildings:
a. 5,000 square feet or less, nine (9) feet; or
b. More than 5,000 square feet, 12 feet.
(3) *Façade articulation*. On walls facing roads:
a. *Horizontal*. Shall have a depth change of at least four (4) inches every 25 feet; and
b. *Vertical*. If the roof pitch is less than 7:12, shall have a height change of at least 18 inches every 25 feet.
(4) *Exterior cladding*.
a. At least 80% shall be:
1. Brick, thin brick, stucco, stone, cast stone;
2. Architectural masonry units in split, weathered, sandblasted, or ground face;
3. Glass fiber reinforced concrete;
4. Polished concrete;
5. Portland cement stucco;
6. Fiber cement siding;
7. Glass; or
8. Other building materials which have comparable durability, impact resistance, and aesthetic quality, provided the materials are:
(i) Designed to achieve a Leadership in Energy and Environmental Design ("LEED") certification, and the materials qualify for LEED points under both the "energy and atmosphere criteria" and the "materials and resources criteria" of the LEED checklists; or
(ii) Certified by the EPA as Designed to Earn the ENERGY STAR and the materials substantially improve the energy efficiency of the building compared to materials permitted by this Section.
b. Exterior insulation finish systems ("EIFS") shall not be installed less than four (4) feet above grade.
c. The following are prohibited:
1. Prefabricated metal wall panels;

2. Corrugated metal;
3. Smooth-faced, unfinished concrete blocks;
4. Galvalume, vinyl, composite, aluminum, or other metal siding;
5. Plywood; and
6. Plastic.

(5) *Columns*. May only be:
   a. Brick, stucco, or similar masonry;
   b. Painted or sealed wood siding other than plywood or sheet siding;
   c. Painted fiber-cement lap siding; or
   d. Iron or cast iron.

(6) *Roof*.
   a. May only be:
      1. Architectural asphalt shingles;
      2. Architectural concealed fastener roof panels;
      3. Standing seam copper or metal;
      4. Slate; or
      5. Clay tile.
   b. For buildings 5,000 square feet or less, shall:
      1. Be of hip or gable design; and
      2. Have a minimum pitch of 7:12.

(7) *Structures used for enclosures*. Shall match the front façade design of the building.

(8) *Fences*. May only be:
   a. Brick, stucco, or similar masonry;
   b. Vinyl rail; or
   c. Ornamental iron.

*(Ord. No. 2026-20, 9-22-2026)*

**Sec. 7:2.42. City Center Overlay (CCO).**

(a) *Purpose and objectives*.

(1) *Purpose*. The intent of the City Center Overlay District (CCO) is to encourage the development of a people-oriented, mixed-use area, consisting of retail, office, residential, governmental, and entertainment uses. It is intended that this district will be an inviting focal point that supports community activity, stimulates additional compatible development, and is a draw for residents and visitors. More specifically, the purposes of the CCO are to:
   a. Promote the development of an institutional and commercial service district where a variety of retail, commercial, office, civic, entertainment, and residential uses are permitted in a pedestrian-accessible environment;
   b. Provide flexible regulations regarding streetscape design, landscape design, parking, architectural and façade design, residential dwelling units, and setback standards;
   c. Encourage development of buildings that are harmonious with each other and with the comprehensive plan and the recommendations of the Central City Center development strategy; and
   d. Encourage flexibility in design, while producing a higher quality of development that brings coherence as the city grows.

(2) *Objectives*. To achieve the purposes of the CCO, the following objectives shall be realized:
   a. The pedestrian environment in the City Center is essential for developing the sense of place and community cohesion desired by the city. Amenities shall be provided in the City Center to promote pedestrian usage.
   b. In the CCO, vehicular circulation and parking should be accommodated without impacting the pedestrian experience. Adequate measures shall be provided to reduce vehicular/pedestrian circulation conflicts.
   c. Signs shall be of a scale, height, material, and illumination that reflect the traditional concepts being promoted in the City Center.
   d. The size, scale, and design of buildings in the CCO should be complementary to a pedestrian environment and designed to provide a harmonious transition between commercial development, open space and civic amenities, and residential uses.
   e. The city values high-quality design standards and materials, and encourages solutions that achieve these goals affordably so that business and property owners are benefited rather than burdened by the development process.
   f. The city encourages renovations and improvements that create a unique and attractive image for each business while respecting the original design parameters of its façade as well as those of its neighbors.

(b) *Location*. The CCO is as shown on the official zoning map.

(c) *Applicability*. This section shall apply to any:
   (1) New development;
   (2) Expansion of an existing structure or site;
   (3) Redevelopment over 50% of the value of the structure or site, whichever is greater; and
   (4) New sign or modification or replacement of an existing sign, in which case only the sign standards of subsection (f)(6) shall apply.

(d) *Allowed uses*. Uses allowed in the CCO are the same as those allowed in the base zoning district (See Sec. 7:3.3 of this UDC for the use tables for the base zoning districts and a description of "P" and "C" uses.), except the following are:
   (1) Allowed as a "P" use:
      a. Farmer's market;
   (2) Allowed as a "C" use:
      a. For property not zoned B-5, any use allowed in B-5 that is not allowed in the subject property zoning district;
      b. Mixed-use development that includes multi-family dwellings and nonresidential uses as more than one principal use on a lot;
      c. Alcohol sales; and
      d. Religious institutions; and
   (3) Prohibited:
      a. Single-family dwellings;
      b. Two-family dwellings;
      c. Manufactured or mobile homes, individual;
      d. Manufactured or mobile home parks; and
      e. Outdoor storage.

(e) *Access and connectivity standards*.

(1) *Streets*. New streets:

a. Shall be one of the following sections from Appendix J Street Sections, of the Comprehensive Zoning Code:

1. F. Neighborhood Street;
2. J. Main Street A/P;
3. H. Avenue; or
4. I. Avenue P/P;

b. Should be designed:

1. To promote accessibility and connectivity between uses, structures, and sites;
2. With regard to safety, efficiency, and convenience for all modes of travel; and
3. With sub-surface drainage, off-street parking, bicycle lanes, and sidewalks; and

c. Shall:

1. Provide for future public street connections to adjacent parcels; and
2. Have block lengths no greater than 660 feet, unless the developer demonstrates that:

(i) Physical conditions (e.g. topography), buildings, or existing development on adjacent land physically preclude a block length of 660 feet or less; or

(ii) An existing public street terminating at the boundary of the development site has a block length exceeding 660 feet or is situated such that the extension of the street into the development site would create a block length exceeding 660 feet. In such cases, every effort shall be made to accomplish reasonable block lengths to maintain walkability.

(2) *Connectivity*. The standards of this subsection do not apply to multi-family dwellings of four (4) dwelling units or less.

a. Adjacent properties shall, whenever possible and unless excepted by subsection c below, utilize:

1. Joint driveways; and
2. Cross connections between parking lots.

b. Joint driveways and parking lot cross-connections shall provide:

1. Sufficient width to accommodate two-way vehicular travel; and
2. Safe pedestrian and bicycle connections.

c. *Exceptions*. Where:

1. Abutting uses are clearly incompatible; or
2. Physical conditions or existing development precludes such connection now or in the future considering the potential for redevelopment.

(3) *Pedestrian and bicycle access and circulation*. Convenient pedestrian and bicycle circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout all development sites, subject to the following:

a. Unobstructed hard-surface sidewalks measuring at least five (5) feet wide shall be provided along both sides of all public roads and in the public right-of-way.

b. When a sidewalk crosses a driveway, the appearance of the sidewalk shall be maintained to indicate that pedestrians have the right-of-way.

c. Pedestrian circulation shall be provided from public sidewalks to the entrance of buildings with pedestrian ways that are:
    1. At least four (4) feet wide; and
    2. Comprised of concrete, textured paving, or brick pavers.
d. Crosswalks shall be:
    1. Provided:
        (i) At the intersection of all driveways and sidewalks; and
        (ii) From parking areas to building entrances;
    2. Distinguished by textured paving, brick pavers, or painting; and
    3. Integrated into the sidewalk network.
e. Where a development adjoins any existing or planned bicycle route or pedestrian facility, the development's internal bicycle and pedestrian circulation shall be linked to the existing or proposed public amenities.
f. The primary entrance façade of any building shall have a minimum eight (8) foot pedestrian walkway (except for any landscaped areas) for safe pedestrian access to the entrance from the street and parking areas.
g. When parking is located behind buildings, one (1) pedestrian pass-through shall be provided for every 350 feet of frontage and shall:
    1. Have a minimum width of eight (8) feet;
    2. Be designed so that they cannot be closed or locked; and
    3. Be designed to be safe and visually interesting for pedestrians.

(f) *Development standards*.

(1) *Dimensional standards*.

a. These dimensional standards:
    1. Consider the degree of compatibility between adjoining uses, sensitivity to the characteristics of the site, the need for free access for emergency vehicles, the need for adequate amounts of light and air between buildings, and the need for proper amounts of open space for the exclusive use of residents on the site; and
    2. Seek to create a comfortable and interesting pedestrian environment with buildings as close to the road as practicable.
b. *Lot and building area*. No minimum or maximum.
c. *Yards, minimum*. Except for multi-family dwellings of four (4) dwelling units or less, no minimum yards are required, provided:
    1. The site meets all requirements for servitudes and emergency access; and
    2. No structure is allowed in any minimum pedestrian, parking, or planting zone.
d. *Height, maximum*. Four (4) stories or 56 feet, whichever is lower.

(2) *Building design*. The standards of this subsection do not apply to multi-family dwellings of four (4) dwelling units or less.

a. Architectural details, materials, colors, textures, and landscape treatments shall be coordinated to provide visual continuity, quality, and consistency.
b. *Entrances*.
    1. The primary entrance for each nonresidential use shall be well defined and oriented to the public street.
    2. Dwelling units on upper floors shall have street-level access that is separate from nonresidential uses.

3. Multi-tenant shopping centers shall have their primary façade oriented toward a public street with entrances facing or clearly visible from the public street.
4. There shall be a permanent covering over each entrance, at least eight (8) feet deep, which may be an awning or canopy, providing sheltered and safe access for pedestrians.

c. *Exterior cladding*.
   1. The predominant material shall be traditional building materials, such as finished masonry, stone, brick, or wood.
   2. Commercial building façade windows shall be clear and non-tinted glass.
   3. At the building's interface with a sidewalk, exterior cladding that is not subject to chipping and fragmenting shall be used, such as cast concrete.
   4. Cement-based finishes, cement plaster, and exterior insulation finish systems ("EIFS") may only be used:
      (i) At least ten (10) feet above grade; and
      (ii) Covering no more than ten (10%) percent of the exterior surface area.
   5. Prohibited materials include:
      (i) Plain concrete block;
      (ii) Plain concrete;
      (iii) Corrugated metal;
      (iv) Plywood;
      (v) Vinyl siding;
      (vi) Sheet pressboard;
      (vii) Prefabricated metal wall panels; and
      (viii) Plastic.
   6. The Planning Commission may approve alternative manufactured exterior materials if there is a compelling structural reason, upon finding that such materials replicate authentic traditional building materials in terms of appearance and durability.

d. *Roofs*.
   1. Structures shall use decorative roof elements to enhance roof edges and define public entrances, main pedestrian routes, and activity areas, including projecting cornices, roof overhangs, or porte cocheres.
   2. The roofline at the top of a structure shall be broken up at least once every 50 feet with:
      (i) Horizontal articulations in the façade;
      (ii) Changes in the height of portions of the roof; or
      (iii) Change in color, materials, or forms.
   3. Flat roofs must be enclosed by parapet walls:
      (i) At least 42 inches high; or
      (ii) To conceal mechanical equipment from view of the public right-of-way.
   4. Awnings and canopies shall be compatible in material and construction to the style and character of the structure and compatible with the overall color scheme of the façade.

e. *Fire escapes*. Exterior fire escapes are not allowed on a front façade.

f. *Side and rear façades*. Wherever a side or rear façade is visible from a street or parking lot, it shall be designed to create a pleasing appearance, including using the same materials and architectural features as the front façade and providing plantings in open areas.

(3) *Plantings*. New construction shall install and maintain trees in the public right-of-way in the planting zone. These trees shall be:
   a. Planted about 40 feet on center; and
   b. One of the species listed in Table 7:2.42.1. Street Trees.

(4) *Parking and loading*.
   a. *Location*. Surface parking shall not be placed in front of the principal front wall plane of a building, extended across the entire width of a lot, unless the parking is screened from view from the public street by other buildings. Where:
      1. The lot width at the principal front wall plane of the building is greater than two hundred (200) feet, this shall only apply to that portion of the front yard extending beyond the side facades of the building, parallel to the front lot line, equal in length to the side yard setback(s) that would otherwise be required for the building in the district within which it is located; or
      2. A lot abuts more than two streets, this shall apply to no more than two streets.
   b. *Paving restricted*. To maximize the area for plantings and open space, paving shall be limited to the minimum needed for vehicular circulation or parking and residual areas not used for vehicular use shall be landscaped.
   c. *Parking maximum*. The maximum number of vehicular parking spaces that may be provided is 120% of the minimum requirement.
   d. *Parking reductions*.
      1. *Shared parking*. Where more than one use occupies the same lot, they may share parking spaces, and thus reduce the number of parking spaces provided, if the:
         (i) Planning Director confirms that the uses sharing parking require use of those parking spaces at different times, with no overlap; and
         (ii) Users of the shared parking record an agreement to share parking facilities.
      2. *On-street parking*. On-street parking spaces located along the front or side property line count toward required off-street parking spaces for non-residential uses, provided the spaces are accessible 24 hours a day.
   e. *Bicycle parking*. Where off-street vehicular parking is provided, bicycle parking shall also be provided, in accordance with the following standards:
      1. The minimum number is two (2) or as shown in Table 7:2.42.2. Bicycle Parking, whichever is greater.
      2. The bicycle parking area must be convenient to building entrances and street access but may not interfere with normal pedestrian and vehicle traffic.
      3. All bicycle parking spaces must be located no more than 50 feet from the lot.
      4. Each bicycle parking space shall:
         (i) Be at least two (2) feet in width by six (6) feet in length;
         (ii) Have at least seven (7) feet of overhead clearance; and
         (iii) Be accessible without moving another bicycle.
      5. There must be an aisle at least five (5) feet wide between each row of bicycle parking to allow room for bicycle maneuvering.

6. If required bicycle parking is not visible from the street or principal building entrance, signs must be posted indicating their location.

f. *Loading areas*. When visible from residential uses or public rights-of-way, must provide a 100% opaque, year-round screening, which must:
   1. Consist of walls, fences, or plant materials;
   2. Be at least six (6) feet in height at installation; and
   3. Be of materials that are compatible with the primary structure.

(5) *Other site elements*.

a. *Refuse receptacles*. Shall be:
   1. On the side or rear of the building; and
   2. Effectively screened from view from residential uses and public rights-of-way by walls or fences, which must be compatible with the primary structure.

b. *Services*. All roof-, ground-, and wall-mounted mechanical equipment must be screened from ground-level view from residential uses or public rights-of-way, with:
   1. Roof-mounted equipment shielded from view on all sides by materials consistent with the primary building materials, which may include a parapet or metal screening or louvers painted to blend with the primary structure; and
   2. Wall- or ground-mount equipment screening constructed of:
      (i) Planted vegetative screens; or
      (ii) Brick, stone, reinforced concrete, or other similar masonry materials.

c. *Outdoor lighting*.
   1. Lighting must be placed and shielded to direct the light onto the site and away from adjoining properties. The lighting source shall not be directly visible from adjoining properties.
   2. The following are prohibited:
      (i) Floodlights;
      (ii) Wall pack units;
      (iii) Other types of unshielded lights; and
      (iv) Lights where the lens is visible outside of the light fixture.
   3. *Appropriate lighting levels*. Sidewalks and parking areas shall be properly lighted to facilitate the safe environment of pedestrians and vehicles and provide a secure environment. Generally, more, smaller lights, as opposed to fewer high-intensity lights, should be used. The average light intensity shall be:
      (i) Maximum, ten (10) foot candles; and
      (ii) Minimum, measured five (5) feet above the surface, in:
         i. Parking areas, one (1) foot candle; and
         ii. Pedestrian areas, two (2) foot candles.
   4. *Traditional or decorative features*. These cut-off, orientation, and shielding requirements may be waived or modified for traditional-style or decorative lighting fixtures, upon making the determination that the fixtures will:
      (i) Comply with the illumination levels specified herein;
      (ii) Not cause glare or interfere with the vision of motorists; and
      (iii) Be consistent with the spirit and intent of the CCO.

d. *Sidewalk displays*. Allowed directly in front of a business, provided:
    1. At least five (5) feet of clearance is maintained along pedestrian circulation routes;
    2. Display cases:
        (i) Are located against the building wall;
        (ii) Are no more than two (2) feet deep;
        (iii) Do not occupy more than half of the length of the business front;
        (iv) Are only on the sidewalk during normal business hours; and
        (v) Are not comprised of cardboard boxes;
    3. The sidewalk display is:
        (i) Maintained in a clean, litter-free, and well-kept appearance at all times; and
        (ii) Compatible with the colors and character of the business façade.

(6) *Signs and graphics*.
a. *Allowed signs*.
    1. *Freestanding*. Monument signs, which should be low and horizontal, with raised lettering, and planted with ample landscaping at the base.
    2. *Attached*.
        (i) *Suspended*. One (1) suspended sign per business establishment, which shall:
            i. Maintain a clearance above the ground of at least seven (7) feet; and
            ii. Not extend beyond the awning, canopy, or gallery to which it is suspended.
        (ii) *Projecting*. One (1) projecting sign per ground floor business establishment, which shall:
            i. Have no more than two (2) faces;
            ii. Maintain a clearance above the ground of at least seven (7) feet;
            iii. Not project more than four (4) feet from the building face;
            iv. Not be closer than two (2) feet to any curb line; and
            v. Not project higher than the building height.
        (iii) *Wall*. Wall signs shall:
            i. Be attached no less than seven (7) feet above the ground;
            ii. Project no more than 18 inches from the wall to which it is attached;
            iii. Not project beyond the top of the wall to which it is attached; and
            iv. Be constructed of wood or metal, or painted on the wall.
        (iv) *Window*. Window signs, permanent or temporary, may occupy no more than ten (10%) percent of the area of a window, which is a continuous surface until divided by an architectural or structural element (not mullions).
b. *Standards*.
    1. *Materials*. Sign materials shall relate to the materials and style of the buildings they serve.
    2. Multi-tenant freestanding signs are discouraged, especially where attached signs are easily read from the street. In such cases, a single freestanding sign with the name of the plaza is preferred.
    3. Signs oriented towards pedestrians (e.g. projecting signs supported by ornamental brackets) are strongly encouraged.

4. *Illumination*. All lighting shall concentrate the illumination upon the area of the sign to prevent glare upon the street or adjacent property. All sign illumination shall be designed, located, shielded, and directed to prevent both the casting of glare or direct light upon adjacent publicly dedicated roadways and surrounding properties and the distraction of operators of vehicles or pedestrians in the public right-of-way.

c. *Prohibited signs*.
   1. Electronic message signs;
   2. Electronic display signs; and
   3. Signs with flashing or blinking lights, or other illuminating device that has a changing light intensity, brightness or color, traveling/chasing or blinking lights, or rotating beacons, except time or temperature components of a sign.

(7) *Open space*. The preservation and establishment of open space should enhance and preserve the natural environment, enhance the natural and cultural amenities of the development, and not negatively impact buildings and structures (e.g., should not create drainage or access issues).

a. For developments over 10,000 square feet, no required open space shall be used to meet stormwater management requirements (see Chapter 4. Resource Protection, Part IV. Stormwater Management, of this UDC). However, the amount of open space used to meet stormwater management requirements shall not exceed ten (10%) percent of the total provided open space on any development.

b. Open spaces should:
   1. Be directly accessible to a street, bicycle or pedestrian path, or other public right-of-way;
   2. Be open to the public at least between sunrise and sunset;
   3. Contain amenities such as seating, trash receptacles, landscaping, water features, kiosks, and passive recreation areas; and
   4. Contain artwork, landmarks, and wayfaring signage.

c. Special consideration should be given to preserving or incorporating existing trees and wooded areas. Additional density or reductions in required parking may be considered when significant areas of existing trees are conserved.

(8) *Utilities*.

a. All shall be underground.

b. Except for those in the right-of-way, all above-ground utilities and appurtenances to underground utilities which require above-ground installation must be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure. Required access points to these utilities are exempt from screening.

(g) *Review process and criteria*.

(1) *Process*. All development in the CCO shall require a conditional use permit, except development that either requires or chooses approval as a Planned Unit Development.

(2) *Criteria*. In reviewing an application for development, as provided in Chapter 8 of this UDC, the review body shall consider the extent to which the development accomplishes the following:

a. Supports the purpose and objectives of the CCO.

b. Is compatible with adjacent property in relation to the location, arrangement, size, and design of buildings, lighting, and signs, or mitigates any potential impact on adjacent property.
c. Related to natural features:
    1. Creates a desirable and functional environment for motorists, pedestrians, bicyclists, and occupants of residential dwellings, business owners, and employees, providing open space design features such as bike paths, running paths, and outdoor relaxation areas.
    2. Protects natural resources and landscaping on the subject site and adjacent sites.
    3. Includes stormwater management facilities that promote the use and preservation of natural watercourses and patterns of drainage.
    4. Utilizes plant materials suitable to local climatic conditions and the microclimate of the site, with native plant species prioritized.
    5. Provides screening to buffer the impact of the development on adjacent uses and enhances the appearance and image of the city by screening incompatible uses and certain site elements and creating a logical transition to adjoining lots and developments.
d. Related to vehicular and pedestrian circulation:
    1. Provides adequate and safe access to the site for all modes of transportation, including motor vehicles, pedestrians, bicyclists, and public transit.
    2. Minimizes potentially dangerous traffic movements.
    3. Separates pedestrian and vehicular circulation.
    4. Minimizes curb cuts.
    5. Includes parking lots or garages that minimize adverse impacts on adjacent properties, particularly with perimeter and interior landscaping, and promote logical and safe parking and internal circulation.
    6. Provides a clearly defined visible and identifiable network of pedestrian connections in and between parking, street sidewalks, open spaces, buildings, and public transit.

**Table 7:2.42.1. Street Trees**

| **Scientific Name** | **Common Name** |
|---|---|
| Quercus alba | White Oak |
| Quercus falcata | Red Oak |
| Q. falcata var. pagodifolia | Cherrybark Oak |
| Quercus lyrata | Overcup Oak |
| Quercus michauxii | Cow Oak |
| Quercus nuttallii | Nutall Oak |
| Quercus phellos | Willow Oak |
| Quercus shumardii | Shumard Oak |
| Quercus virginiana | Live Oak |
| Taxodium ascendends | Pond Cypress |

| Scientific Name | Common Name |
|---|---|
| Ulmus alata | Winged Elm |

**Table 7:2.42.2. Bicycle Parking**

| Use | Bicycle Parking Spaces, min. |
|---|---|
| Multi-Family Dwellings over 4 units | 1 / 5 dwelling units |
| Retail and Personal Service Establishments over 10,000 sf GFA | 1 / 2,500 sf GFA |
| Offices over 10,000 sf GFA | 1 / 5,000 sf GFA |
| Schools | 3 / classroom |
| Grocery Stores | 1 / 5,000 sf GFA |
| Religious Institutions over 10,000 sf GFA | 1 / 5,000 sf GFA |
| Recreational and Cultural Facilities | 1 / 2,500 sf GFA |

*(Ord. No. 2026-20, 9-22-2026)*

**Sec. 7:2.43. Central Thruway Overlay (CTO).**

(a) *Purpose and objectives*.

(1) *Purpose*. The intent of the Central Thruway Overlay District (CTO) is to encourage an inviting, scenic entrance to the City of Central that supports compatible development without sacrificing the efficient access the corridor provides for Central residents and visitors. This overlay district preserves the scenic character, ensures the efficient flow of traffic, and reduces the risk of damage from flooding and other natural occurrences. This includes site, structure, and design standards to ensure a consistency of development, ensure that environmental resources are protected, and manage access to the Central Thruway for the safety of road users. More specifically, the purposes of the CTO are to:

a. Preserve the capacity of Central Thruway by limiting and controlling the number, location, and design of access points and requiring alternate means of access through shared driveways, service drives, and access off cross streets in certain locations;
b. Allow land use and development patterns compatible with present and future traffic capacity for Central Thruway;
c. Identify Central Thruway as the entrance for the City of Central by providing an attractive and welcoming corridor for new businesses and developments while respecting the primary function of the Thruway;
d. Avoid the proliferation of unnecessary curb cuts, driveways, and eliminate or reconfigure existing access points that do not conform to the standards herein, when the opportunities arise. Further consolidation of curb cuts and shared access at existing intersections are strongly encouraged or required;
e. Provide safe, convenient, and efficient on-site circulation by creating interconnectivity among parcels fronting on the Thruway;
f. Protect and enhance the scenic quality of the Central Thruway corridor by providing for sensitive developments that maximize the natural foliage and terrain while also providing planted buffer and landscaped areas; and
g. Create a distinctive parkway atmosphere along Central Thruway by encouraging substantial building setbacks, extensive landscaping, and uniform tree planting.

(2) *Objectives*. To achieve the purposes of the CTO, the following objectives shall be realized:
   a. Central Thruway is designed to move traffic to and from the City of Central and is not intended to be developed as a local or neighborhood commercial corridor but rather to provide opportunities for large site developments that provide significant employment opportunities. Specific permitted uses and design standards shall be used to develop a welcoming entrance to the city.
   b. In the CTO, vehicular circulation and inter-connectivity should be accommodated without impacting the primary function of Central Thruway.
   c. The City of Central values high-quality design standards and materials, and encourages solutions that achieve these goals affordably so that business and property owners are benefited rather than burdened by the development process.
   d. As the Central Thruway corridor includes flood hazard areas, a conscious and dedicated effort must be made to restrict or prohibit certain uses, activities, and development from locating within areas subject to flooding.

(b) *Location*. The CTO is as shown on the official zoning map.

(c) *Applicability*. This section shall apply to any:
   (1) New development;
   (2) Expansion of an existing structure or site;
   (3) Redevelopment over 50% of the value of the structure or site, whichever is greater;
   (4) Replacement of a roof on an existing nonresidential structure, in which case only the roof material standards of subsection (f)(2)e shall apply; and
   (5) New sign or modification or replacement of an existing sign, in which case only the sign standards of subsection (f)(6) shall apply.

(d) *Allowed uses*. Only the following uses are allowed and only when they are also allowed in the base zoning district. See Sec. 7:3.3 of this UDC for the use tables for the base zoning districts and a description of "P" and "C" uses.
   (1) *"P" uses*.
      a. Residence (1000); private household; single-family detached dwelling
      b. General sales or service (2000); business, professional, scientific, and technical office and service
      c. Agriculture, forestry, fishing, and hunting (9000)
   (2) *"C" uses*.
      a. General sales or service (2000); business, professional, scientific, and technical office and service; research, development, and testing
      b. Manufacturing (3000); light manufacturing
      c. Recreation (5000); natural and other recreational park
      d. Education, public administration, health care, and other institutional (6000)

(e) *Access and connectivity standards*. Single-family detached dwellings are exempt from this subsection.
   (1) *Access to Central Thruway*.
      a. The preferred method of access shall be from a:
         1. Public street;
         2. Shared access with adjacent uses; or
         3. Service drive or private street subject to the standards of this section.

b. *Direct access limited*. Each lot may be allowed no more than one (1) direct access point to Central Thruway if all the following conditions are met:
    1. The direct access point is:
        (i) From an existing legal driveway or existing legal curb cut; and
        (ii) Located to facilitate shared access with adjacent parcels;
    2. The applicant shows that complying with subsection "a" above is not feasible due to abutting uses that are clearly incompatible or where physical conditions or existing development on adjacent sites precludes such connection; and
    3. The individual driveway serving as a direct access point meets all other standards of this section.

c. *Shared access required*.
    1. Access points shall be located, to the maximum extent practicable, to ensure adjacent sites can meet shared access standards.
    2. Where a new public or private street is proposed to intersect Central Thruway, the street shall be designed to facilitate shared access to abutting property.
    3. Where a private street is proposed along a side lot line, a private access servitude shall be granted to give the adjoining parcel access to the street.

(2) *Connectivity*. Development shall provide vehicle and pedestrian connections from the subject site to adjacent sites, including those to the rear of the development. Exceptions may be provided where abutting uses are clearly incompatible or where physical conditions or existing development on adjacent sites precludes such connection. Further:
a. Each lot must grant shared access easements to adjoining lots to allow for future shared access.
b. Where a proposed or existing parking lot is located adjacent to another proposed or existing parking lot, there shall be vehicular and pedestrian connections where feasible.
c. Joint driveways and parking lot cross connections shall provide:
    1. Sufficient width to accommodate two-way vehicular travel; and
    2. Safe pedestrian connections.
d. When shared access is not yet available, temporary direct access to Central Thruway may be allowed, provided the development plan accommodates future shared access and a written agreement is submitted stating that temporary access will be removed when shared access is available. This shall require approval from the Planning Commission and may require posting a financial performance guarantee subject to review and approval by the Planning Director and City Attorney.

(3) *Pedestrian access and circulation*. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout all development sites, subject to the following:
a. Unobstructed hard-surface sidewalks measuring at least four (4) feet wide shall be provided on all streets or drives within the development, and for any public road shall meet the minimum standards of Appendix J of the Comprehensive Zoning Code.
b. When a sidewalk crosses a driveway, drive, or street, the appearance of the sidewalk shall be maintained to indicate that pedestrians have the right-of-way.
c. Pedestrian circulation shall be provided from sidewalks to the entrance of buildings.

d. Crosswalks shall be:
    1. Provided:
        (i) At the intersection of all driveways and sidewalks; and
        (ii) From parking areas to building entrances;
    2. Distinguished by textured paving, brick pavers, or painting; and
    3. Integrated into the sidewalk network.
e. Where a development adjoins any existing or planned bicycle route or pedestrian facility, the development's internal pedestrian circulation shall be linked to the existing or proposed public amenities.
f. The primary entrance façade of any building shall have a minimum eight (8) foot pedestrian walkway (except for any landscaped areas) for safe pedestrian access to the entrance from the street and parking areas.

(4) *Service drives*. Are encouraged where the drive would provide access to a signalized or controlled access intersection. Service drives or frontage roads:
a. Shall generally be parallel with or perpendicular to the front property line;
b. May be in front of, adjacent to, or to the rear of principal buildings;
c. Shall be in a private access servitude, at least 30 feet wide, granting pedestrian and vehicular access between sites and lots; and
d. Shall not serve as a parking maneuvering aisle, except that parallel parking may be allowed if a traffic impact study demonstrates that parking along the service drive will not significantly affect its capacity, safety, or operation.

(f) *Development standards*.
(1) *Site design*. Single-family detached dwellings are exempt from this subsection. A cohesive design character is required by using coordinated hardscape treatment, such as special paving materials, lighting, and street furniture, coordinated signs and landscape. Pedestrian areas shall include shade trees and seating areas.
(2) *Building design*. Single-family detached dwellings are exempt from this subsection.
a. *Ground-floor height*. Any structure designed for ground-floor non-residential use shall have a minimum ceiling height of 12 feet, except for parking areas.
b. *Eave height*. Shall be at least 12 feet.
c. *Façade articulation*.
    1. On walls facing roads:
        (i) *Horizontal*. Shall have a depth change of at least four (4) inches every 25 feet; and
        (ii) *Vertical*. If the roof pitch is less than 7:12, shall have a height change of at least 18 inches every 25 feet.
    2. Entrances and activity areas shall be articulated from the structure mass.
d. *Exterior cladding*. At least 80% of the exterior wall surface shall be:
    1. Brick, thin brick, stucco, stone, cast stone;
    2. Architectural masonry units in split, weathered, sandblasted, or ground face;
    3. Glass fiber reinforced concrete;
    4. Polished concrete;
    5. Portland cement stucco;
    6. Fiber cement siding;

7. Exterior insulation finish systems ("EIFS"), provided it is not installed less than four (4) feet above grade.
8. Glass; or
9. Other building materials which have comparable durability, impact resistance, and aesthetic quality, provided the materials are:
   (i) Designed to achieve a Leadership in Energy and Environmental Design ("LEED") certification, and the materials qualify for LEED points under both the "energy and atmosphere criteria" and the "materials and resources criteria" of the LEED checklists; or
   (ii) Certified by the EPA as Designed to Earn the ENERGY STAR and the materials substantially improve the energy efficiency of the building compared to materials permitted by this Section.

e. *Roof*.
   1. Roofs designed to reduce energy costs are encouraged.
   2. When visible from Central Thruway, may only be:
      (i) Architectural asphalt shingles;
      (ii) Standing seam copper or metal;
      (iii) Slate; or
      (iv) Clay tile.

f. Street-facing parking structure façades shall complement and be integrated into the design of the principal building.

g. *Structures used for enclosures*. Shall match the front façade design of the building.

(3) *Plantings and buffers*.
   a. *Street yard planting area*. Where abutting Central Thruway, shall:
      1. Be at least 25 feet in width;
      2. Be planted with:
         (i) Trees, one (1) Class A or three (3) Class B, for every 50 linear feet of street frontage, with at least 75% of these trees being evergreen; and
         (ii) Shrubs and ground cover so that at least half of the street yard planting area is planted with vegetation other than turf grass; and
      3. Include a white equestrian-style post-to-rail fence, which shall:
         (i) Be parallel to the Central Thruway;
         (ii) Be no more than five (5) feet in height; and
         (iii) Have no more than 50% opacity throughout.
   b. *Street trees*. When the street type in Appendix J of the Comprehensive Zoning Code that most closely matches the street on which the property has frontage has a planting zone, that planting zone shall be planted with street trees:
      1. That are on the list of street trees approved for the City Center Overlay District; and
      2. At 40 feet on center.

(4) *Parking and loading*. Single-family detached dwellings are exempt from this subsection.
   a. *Parking in front of building*. When a parking lot is in front of the front building line, it shall be limited to no more than:
      1. Two (2) rows of parking from one (1) drive aisle; and
      2. 50 parking spaces or 10% of minimum required parking, whichever is greater.

b. *Paving restricted*. To maximize the area for plantings and open space, paving shall be limited to the minimum needed for vehicular circulation or parking, and residual areas not used for vehicular use shall not be paved.
c. *Parking maximum*. The maximum number of parking spaces that may be provided is 150% of the minimum requirement.
d. *Parking reduction*. Where more than one use occupies the same lot, they may share parking spaces, and thus reduce the number of parking spaces provided, if the:
    1. Planning Director confirms that the uses sharing parking require use of those parking spaces at different times, with no overlap; and
    2. Users of the shared parking record an agreement to share parking facilities.
e. *Parking screening*. Must be screened from the sidewalk by a wall or plantings between three (3) and four (4) feet in height at maturity.
f. *Loading areas*. When visible from residential uses or public rights-of-way, must provide a 100% opaque, year-round screening, which must:
    1. Consist of walls, fences, or plant materials;
    2. Be at least six (6) feet in height at installation; and
    3. Be of materials that are compatible with the primary structure.

(5) *Other site elements*.
a. *Fences*.
    1. Shall be maintained in a structurally sound manner, in good appearance, replaced when necessary, and kept free of refuse and debris.
    2. *Prohibited materials*.
        (i) Barbed wire;
        (ii) Razor wire;
        (iii) Plastic; and
        (iv) Chain-link.
b. *Refuse receptacles*. Shall be:
    1. On the side or rear of the building; and
    2. Effectively screened from view from residential uses and public rights-of-way by walls or fences, which must be compatible with the primary structure.
c. *Services*. All roof-, ground-, and wall-mounted mechanical equipment must be screened from ground-level view from residential uses or public rights-of-way, with:
    1. Roof-mounted equipment shielded from view on all sides by materials consistent with the primary building materials, which may include a parapet or metal screening or louvers painted to blend with the primary structure; and
    2. Wall- or ground-mount equipment screening constructed of:
        (i) Planted vegetative screens; or
        (ii) Brick, stone, reinforced concrete, or other similar masonry materials.
d. *Outdoor lighting*.
    1. *Maximum height*.
        (i) Lighting mounted on buildings or fences directed toward residential property, seven (7) feet; and
        (ii) Pole mounted lighting, 25 feet.
    2. Must be oriented inward toward the development to minimize intrusion on abutting residential property.

3. Single lamp outdoor lighting cannot exceed an output rating of 10,000 lumens.
4. The maximum level of light trespass shall be two (2) footcandles.
5. All luminaries or light fixtures must be shielded or cut-off.
6. *Design standards*. A coordinated hierarchy and diversity of lighting and intensities is required to maximize the quality of the nighttime environment.
   (i) Lighting shall be used to guide pedestrians and motorists through the area and accent special features. Special features may include, but are not limited to, parking areas, courtyards, building entrances, pedestrian pathways, landscaped areas, and open spaces and natural areas.
   (ii) This hierarchy and diversity shall respond to the relative enclosures, spaces, and plant and building materials along with building heights and architectural features.
   (iii) A white-colored light source shall be used to give a truer rendition of the existing surfaces that are being illuminated.
   (iv) Accent lighting shall be used at special locations such as stairs, entry signage, and sculpture.

(6) *Signs and graphics*.

a. *Allowed signs*. For nonresidential uses:
   1. *Freestanding*. One (1) monument sign per street frontage, which shall:
      (i) Not exceed:
         i. 15 feet in height;
         ii. 10 feet in width;
         iii. 50 square feet in area; and
      (ii) Be planted with ample landscaping at its base.
   2. *Attached*. One (1) wall sign per primary business entrance, which shall not exceed:
      (i) 32 square feet in area; and
      (ii) For canopy, awning, or projecting signs, 12 feet in length.

b. *Standards*.
   1. *Materials*. Sign materials shall relate to the materials and style of the buildings they serve.
   2. *Illumination*. All lighting shall concentrate the illumination upon the area of the sign to prevent glare upon the street or adjacent property. All sign illumination shall be designed, located, shielded, and directed to prevent both the casting of glare or direct light upon adjacent publicly dedicated roadways and surrounding properties and the distraction of operators of vehicles or pedestrians in the public right-of-way.

c. *Prohibited signs*.
   1. Pole or pylon signs;
   2. Temporary signs;
   3. Changeable letter signs;
   4. Electronic message signs;
   5. Electronic display signs; and

6. Signs with flashing or blinking lights, or other illuminating device that has a changing light intensity, brightness or color, traveling/chasing or blinking lights, or rotating beacons, except time or temperature components of a sign.

(7) *Open space*. The preservation and establishment of open space should enhance and preserve the natural environment, enhance the natural and cultural amenities of the development, and not negatively impact buildings and structures (e.g., should not create drainage or access issues).

(8) *Utilities*.

a. All shall be underground.

b. Except for those in the right-of-way, all above-ground utilities and appurtenances to underground utilities which require above-ground installation must be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure. Required access points to these utilities are exempt from screening.

(g) *Review process and criteria*. In reviewing an application for development, as provided in Chapter 8 of this UDC, the review body shall consider the extent to which the development accomplishes the following:

(1) Supports the purpose and objectives of the CTO.

(2) Is compatible with adjacent property in relation to the location, arrangement, size, and design of buildings, lighting, and signs, or mitigates any potential impact on adjacent property.

(3) Related to natural features:

a. Creates a desirable and functional environment for motorists, pedestrians, bicyclists, and occupants of residential dwellings, business owners, and employees.

b. Protects natural resources and landscaping on the subject site and adjacent sites.

c. Includes stormwater management facilities that promote the use and preservation of natural watercourses and patterns of drainage.

d. Utilizes plant materials suitable to local climatic conditions and the microclimate of the site, with native plant species prioritized.

e. Provides screening to buffer the impact of the development on adjacent uses and enhances the appearance and image of the city by screening incompatible uses and certain site elements and creating a logical transition to adjoining lots and developments.

(4) Related to vehicular and pedestrian circulation:

a. Provides adequate and safe access to the site for all modes of transportation, including motor vehicles, pedestrians, bicyclists, and public transit.

b. Minimizes potentially dangerous traffic movements.

c. Separates pedestrian and vehicular circulation.

d. Minimizes curb cuts.

e. Includes parking lots or garages that minimize adverse impacts on adjacent properties, particularly with perimeter and interior landscaping, and promote logical and safe parking and internal circulation.

f. Provides a clearly defined visible and identifiable network of pedestrian connections in and between parking, street sidewalks, open spaces, buildings, and public transit.

*(Ord. No. 2026-20, 9-22-2026)*

# CHAPTER 3. USE REGULATIONS

*(Ord. No. 2024-37, 9-24-2024)*

## PART I. ALLOWED USES

**Sec. 7:3.1. Purpose.**

This chapter provides regulations, applicable to all zoning districts, governing the uses and structures that may be allowed on the property.

*(Ord. No. 2024-41, 10-22-2024)*

**Sec. 7:3.2. Principal, Accessory, and Temporary Uses.**

(a) *Principal Uses*.
  (1) Principal uses are shown in the Use Tables in Sec. 7:3.3.
  (2) There shall be only one (1) principal use or structure on any platted lot, except the following may have more than one principal use or structure:
    a. As may be allowed in Planned Unit Developments; or
    b. Non-residential structures with only non-residential uses in the B, ORD, and LM-1 districts.

(b) *Accessory Uses*.
  (1) Accessory Uses are:
    a. As specifically shown in the Use Tables in Sec. 7:3.3; or
    b. Allowed for any use in any district in accordance with the definition of accessory uses and the specific use standards of Sec. 7:3.21.
  (2) An accessory use may not be established on a property before a principal use, except for fences.

(c) *Temporary Uses*.
  (1) Temporary uses are shown in the Use Tables in Sec. 7:3.3.
  (2) A temporary use may not exist for longer than allowed by its specific use standard.

*(Ord. No. 2024-41, 10-22-2024)*

**Sec. 7:3.3. Use Tables.**

(a) Uses are grouped into the following tables:
  (1) Residence or Accommodation (1000)
  (2) General Sales or Service (2000)
  (3) Manufacturing and Wholesale Trade (3000)
  (4) Transportation, Communication, Information, and Utilities (4000)
  (5) Arts, Entertainment, and Recreation (5000)
  (6) Education, Public Administration, Health Care, and Other Institutional (6000)
  (7) Construction-Related (7000)
  (8) Mining and Extraction (8000)
  (9) Agriculture, Forestry, Fishing, and Hunting (9000)

(b) Each use is marked with one of the following:
  (1) "P" indicates a use that is allowed as a principal use, not subject to any specific use standards.

(2) "S" indicates a use that is allowed as a principal use, subject to specific use standards.
(3) "C" indicates a use that is allowed as a principal use:
    a. Only if granted a conditional use permit by the City Council as described in Chapter 8 of this UDC; and
    b. Subject to specific use standards.
(4) "A" indicates a use that is allowed as an accessory use. All accessory uses are subject to specific use standards and some require a conditional use permit.
(5) "T" indicates a use that is allowed as a temporary use, subject to specific use standards.
(6) "–" indicates a use that is prohibited and is not allowed.

(c) The Planning Director may determine the appropriateness of any use not listed.

(d) All uses must comply with all:
(1) Standards of the zoning district;
(2) Standards specific to that use, if any (except for "P" uses); and
(3) Other applicable requirements of this Code.

**Table 7:3.3.1. Residence or Accommodation (1000)**

| Use | R/A | R-1 | R-2 | R-3 | B-1 | B-2 | B-3 | B-4 | B-5 | ORD | LM-1 | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Private household: | | | | | | | | | | | | |
| Accessory dwelling unit | A | A | A | A | – | – | – | – | – | – | – | Sec. 7:3.22 |
| Home occupation | A | A | A | A | A | A | A | A | A | A | – | Sec. 7:3.26 |
| Manufactured or mobile home park | – | – | – | C | – | – | C | C | C | C | – | Sec. 7:3.28 |
| Manufactured or mobile home, individual | S | S | S | S | – | – | – | – | – | – | – | Sec. 7:3.27 |
| Multi-family dwelling | – | – | – | P | C | C | C | C | C | C | – | (a) |
| Residence of the proprietor, caretaker, or watchman | – | – | – | – | – | – | – | – | – | A | – | (b) |
| Rural Event Venue (REV) | A | – | – | – | – | – | – | – | – | – | – | Sec. 7:3.30 |
| Single-family attached dwelling | – | – | – | P | – | – | – | – | – | – | – | |
| Single-family detached dwelling | P | P | P | P | – | – | – | – | – | – | – | |
| Two-family dwelling | – | – | – | P | C | C | C | C | C | C | – | (a) |
| Assisted housing: | | | | | | | | | | | | |
| Assisted living facility | – | – | – | P | C | C | C | C | C | C | – | |
| Group home | – | S | S | S | – | – | – | – | – | – | – | Sec. 7:3.25 |
| Nursing home | – | – | – | P | C | C | C | C | C | C | – | |
| Rehabilitative or congregate care facility | – | – | – | – | – | – | C | C | C | C | – | (c) |
| Lodging and group accommodation: | | | | | | | | | | | | |
| Hotels and motel | – | – | – | – | – | – | P | P | P | P | C | |
| Monastery | – | S | S | S | C | C | C | C | C | C | – | (d) |

(a) On the second floor only.
(b) Of a permitted use or approved conditional use.
(c) Shall have a six-foot wooden or vinyl privacy fence between any outdoor areas used by the residents and neighboring residential properties.
(d) On lots not less than 150 feet in width and 18,000 square feet in area.

**Table 7:3.3.2. General Sales or Service (2000)**

| Use | R/A | R-1 | R-2 | R-3 | B-1 (a) | B-2 (a) | B-3 | B-4 | B-5 | ORD (a) | LM-1 (a) | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Animal and pet sales or service, except: | – | – | – | – | – | C | C | C | C | C | C | |
| Kennel | C | – | – | – | – | C | C | C | C | C | C | |
| Bank and financial institution, drive-thru | – | – | – | – | – | C | C | C | C | C | P | |
| Bank and financial institution, no drive-thru | – | – | – | – | P | P | P | P | P | P | P | |
| Business, professional, scientific, and technical office and service, except: | – | – | – | – | P | P | P | P | P | P | P | |
| Research, development, and testing | – | – | – | – | – | – | – | – | – | P | C | |
| Scientific research facility | – | – | – | – | – | – | – | – | – | P | P | |
| Food service, except: | – | – | – | – | P | P | P | P | P | P | P | |
| Bakery, retail | – | – | – | – | S | S | S | S | S | S | P | (b) |
| Banquet facility | – | – | – | – | – | C | C | C | C | C | P | |
| Restaurant, drive-through | – | – | – | – | – | C | C | C | C | C | P | |
| Restaurant, no drive-thru or alcoholic beverage | – | – | – | – | P | P | P | P | P | P | P | |
| Tavern or bar, with live entertainment | – | – | – | – | – | – | C | C | C | C | – | |
| Tavern or bar, without live entertainment | – | – | – | – | C | C | C | C | C | C | – | |
| Personal service, except: | – | – | – | – | P | P | P | P | P | P | C | |
| Adult use | – | – | – | – | – | – | S | S | S | S | – | Sec. 7:3.23 |
| Retail, over 75,000sqft | – | – | – | – | – | – | – | – | C | – | C | |
| Retail, under 75,000sqft, except: | – | – | – | – | P | P | P | P | P | P | P | |
| Appliance sales | – | – | – | – | – | P | P | P | P | P | P | |
| Automobile parts and accessory sales | – | – | – | – | – | – | P | P | P | P | P | |
| Automobile, Motorcycle, RV, and Boat sales | – | – | – | – | – | – | P | P | P | P | C | |

| Use | R/A | R-1 | R-2 | R-3 | B-1 (a) | B-2 (a) | B-3 | B-4 | B-5 | ORD (a) | LM-1 (a) | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bookstore | – | – | – | – | – | P | P | P | P | P | P | |
| Building material sales | – | – | – | – | – | – | C | C | C | C | C | (c) |
| Camera store | – | – | – | – | – | P | P | P | P | P | P | |
| Drug store and pharmacy, drive-thru | – | – | – | – | – | C | C | C | C | C | P | |
| Farm stand for the sale of produce | A | – | – | – | – | – | – | – | – | – | – | (d) |
| Filling station | – | – | – | – | – | C | P | P | P | P | P | |
| Furniture sales | – | – | – | – | – | P | P | P | P | P | P | |
| Glass/mirror shop | – | – | – | – | – | – | P | P | P | P | P | |
| Heating and air-condition sales | – | – | – | – | – | P | P | P | P | P | P | |
| Home improvement store, no outdoor storage | – | – | – | – | – | – | P | P | P | P | C | |
| Jewelry store | – | – | – | – | – | P | P | P | P | P | P | |
| Lawnmower sales | – | – | – | – | P | P | P | P | P | P | C | |
| Leather goods and luggage store | – | – | – | – | – | P | P | P | P | P | P | |
| Liquor sales (package or in restaurant) | – | – | – | – | C | C | C | C | C | C | P | |
| Manufactured or Mobile home sales | – | – | – | – | – | – | C | C | C | C | P | |
| Music or musical instrument sales | – | – | – | – | – | P | P | P | P | P | P | |
| Nursery or landscape store | – | – | – | – | – | – | P | P | P | P | P | |
| Paint and wallpaper store | – | – | – | – | – | P | P | P | P | P | P | |
| Pawnshop | – | – | – | – | – | – | C | C | C | C | P | |
| Picture frame shop | – | – | – | – | – | P | P | P | P | P | P | |
| Tobacco shop | – | – | – | – | – | P | P | P | P | P | P | |
| Toy store | – | – | – | – | – | P | P | P | P | P | P | |
| Upholstery shop | – | – | – | – | – | P | P | P | P | P | P | |
| Service/repair, except: | – | – | – | – | – | – | P | P | P | P | C | |
| Appliance repair | – | – | – | – | P | P | P | P | P | P | P | |
| Automobile body shop | – | – | – | – | – | – | C | C | C | C | – | (e) |
| Automobile and motorcycle repair and service | – | – | – | – | – | C | P | P | P | P | C | |
| Bicycle repair | – | – | – | – | P | P | P | P | P | P | P | |
| Car wash | – | – | – | – | – | C | C | C | C | C | C | |

| Use | R/A | R-1 | R-2 | R-3 | B-1 (a) | B-2 (a) | B-3 | B-4 | B-5 | ORD (a) | LM-1 (a) | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Clothing and apparel repair | – | – | – | – | P | P | P | P | P | P | P | |
| Dry cleaner | – | – | – | – | S | S | P | P | P | P | C | (f) |
| Electronics repair | – | – | – | – | P | P | P | P | P | P | P | |
| Furniture cleaning and repair | – | – | – | – | – | – | P | P | P | P | P | |
| Heating and air-condition service | – | – | – | – | – | P | P | P | P | P | C | |
| Laundromat | – | – | – | – | P | P | P | P | P | P | C | |
| Lawnmower repair | – | – | – | – | P | P | P | P | P | P | C | |
| Musical instrument service | – | – | – | – | – | P | P | P | P | P | C | |
| Off-street parking for use in other district | – | C | C | C | – | – | – | – | – | – | – | |
| Optical service | – | – | – | – | P | P | P | P | P | P | C | |
| Photography studio | – | – | – | – | – | P | P | P | P | P | C | |
| Self-service storage facility | – | – | – | – | – | – | C | C | C | C | C | |
| Truck and trailer rental agency | – | – | – | – | – | – | C | C | C | C | P | |

(a) All activities, except outdoor storage when it is allowed, must be conducted within a completely enclosed building.

(b) Not more than 50% of floor area can be for processing.

(c) May include outdoor storage. Any outdoor storage area must be completely surrounded by a uniformly painted solid fence or wall not over eight (8) feet in height and no storage shall project higher than the height of the fence or wall.

(d) At least 50 percent of the produce must be grown on the lot or parcel on which the farm stand is located.

(e) Shall not provide for the storage of damaged vehicles except those that are to be immediately repaired.

(f) Drop-off only; no plant on premises.

**Table 7:3.3.3. Manufacturing and Wholesale Trade (3000)**

| Use | R/A | R-1 | R-2 | R-3 | B-1 | B-2 | B-3 | B-4 | B-5 | ORD | LM-1 (a) | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Manufacturing, light | – | – | – | – | – | – | – | – | – | – | S | (b) |
| Manufacturing, other, except: | – | – | – | – | – | – | – | – | – | – | – | |
| Apparel and textile | – | – | – | – | – | – | – | – | – | P | P | |
| Bakery | – | – | – | – | – | – | – | – | – | P | P | |
| Bottling works | – | – | – | – | – | – | – | – | – | P | P | |
| Brewery, distillery, or other alcoholic beverage | – | – | – | – | – | – | – | – | – | C | P | |

| Use | R/A | R-1 | R-2 | R-3 | B-1 | B-2 | B-3 | B-4 | B-5 | ORD | LM-1 (a) | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cabinets | – | – | – | – | – | – | – | – | – | P | C | |
| Concrete plant | – | – | – | – | – | – | – | – | – | C | – | |
| Electronic components | – | – | – | – | – | – | – | – | – | P | P | |
| Metal fabrication (light), processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods, or products | – | – | – | – | – | – | – | – | – | P | P | |
| Warehousing and storage service: | | | | | | | | | | | | |
| Warehousing and distribution | – | – | – | – | – | – | – | – | – | P | P | |
| Outdoor storage yard | – | – | – | – | – | – | C | C | C | C | C | |

(a) All activities, except outdoor storage when it is allowed, must be conducted within a completely enclosed building.

(b) Noise, odor, smoke, heat, glare, and vibration resulting from the industrial activity must be confined entirely within the building.

**Table 7:3.3.4. Transportation, Communication, Information, and Utilities (4000)**

| Use | R/A | R-1 | R-2 | R-3 | B-1 | B-2 | B-3 | B-4 | B-5 | ORD | LM-1 (a) | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Transportation service: | | | | | | | | | | | | |
| Freight trucking terminal | – | – | – | – | – | – | – | – | – | C | C | |
| Parcel shipping, including post office | – | – | – | – | P | P | P | P | P | P | P | |
| Towing service | – | – | – | – | – | – | P | P | P | P | C | |
| Communications and information: | | | | | | | | | | | | |
| Broadcast studio | – | – | – | – | – | – | P | P | P | P | P | |
| Library | – | C | C | C | P | P | P | P | P | P | P | |
| Newspaper office, no printing | – | – | – | – | – | P | P | P | P | P | P | |
| Printing, publishing, or lithography | – | – | – | – | – | – | S | S | S | P | P | (b) |
| Wireless communication facility | C | A | A | A | A | C | C | C | C | C | C | Sec. 7:3.31 |

| Use | R/A | R-1 | R-2 | R-3 | B-1 | B-2 | B-3 | B-4 | B-5 | ORD | LM-1 (a) | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Utilities and utility services, except: | C | C | C | C | C | C | C | C | C | C | C | |
| Solar energy production | – | – | – | – | – | – | – | – | – | – | C | Does not include solar ancillary to a use |

(a) All activities, except outdoor storage when it is allowed, must be conducted within a completely enclosed building.

(b) Presses having beds of not more than 17 inches by 20 inches.

**Table 7:3.3.5. Arts, Entertainment, and Recreation (5000)**

| Use | R/A | R-1 | R-2 | R-3 | B-1 | B-2 | B-3 | B-4 | B-5 | ORD | LM-1 | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Performing arts or supporting establishment: | | | | | | | | | | | | |
| Athletic field, private | C | – | – | – | – | – | C | C | C | C | – | |
| Exhibition hall | – | – | – | – | – | – | P | P | P | P | – | |
| Movie theater, indoor | – | – | – | – | – | – | P | P | P | P | P | |
| Movie theater, outdoor | C | – | – | – | – | – | C | C | C | C | – | |
| Theater or concert hall | – | – | – | – | – | – | C | C | C | C | – | |
| Art gallery | – | – | – | – | – | P | P | P | P | P | P | |
| Amusement, sports, or recreation establishment: | | | | | | | | | | | | |
| Amusement facility, indoor | – | – | – | – | – | – | C | C | C | C | P | |
| Country, swim, or tennis club | C | C | C | C | – | – | – | – | – | – | – | |
| Golf course | C | C | C | C | – | – | – | – | – | – | – | |
| Golf course, miniature | – | – | – | – | – | – | C | C | C | C | – | |
| Golf driving range | – | – | – | – | – | – | C | C | C | C | – | |
| Health and fitness club | – | – | – | – | P | P | P | P | P | P | C | |
| Riding (horses) club or school | C | – | – | – | – | – | – | – | – | – | – | |
| Shooting range, indoor | C | – | – | – | – | – | – | – | – | – | C | (a) |
| Shooting range, outdoor | C | – | – | – | – | – | – | – | – | – | – | (a) |
| Recreational vehicle (RV) park | C | – | – | – | – | – | C | C | C | C | – | Sec. 7:3.29 |
| Natural and other recreational park, except: | P | P | P | P | P | P | P | P | P | P | P | |
| Community center or recreational building | C | C | C | C | – | – | P | P | P | P | P | |

(a) Must be a minimum of 300 feet from the property line of any residential use.

**Table 7:3.3.6. Education, Public Administration, Health Care, and Other Institutional (6000)**

| Use | R/A | R-1 | R-2 | R-3 | B-1 | B-2 | B-3 | B-4 | B-5 | ORD | LM-1 | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Educational service, except: | – | – | – | – | – | P | P | P | P | P | P | |
| School; elementary, middle, or high | C | C | C | C | S | S | S | S | S | S | P | No boarding allowed |
| Public administration facility | C | C | C | C | P | P | P | P | P | P | P | |
| Public safety facility | C | C | C | C | P | P | P | P | P | P | P | |
| Health and human service: | | | | | | | | | | | | |
| Ambulance service | – | – | – | – | – | – | P | P | P | P | C | |
| Day care center, adult | – | – | – | – | – | – | C | C | C | C | – | (a) |
| Day care center, child | – | C | C | C | – | C | C | C | C | C | P | |
| Hospital | – | – | – | – | – | – | P | P | P | P | C | |
| Medical clinic | – | – | – | – | P | P | P | P | P | P | P | |
| Religious institution | C | C | C | C | P | P | P | P | P | P | – | (b) |
| Death care service: | | | | | | | | | | | | |
| Cemetery | C | A | A | A | A | A | A | A | A | A | – | |
| Funeral home | – | – | – | – | – | – | P | P | P | P | – | |
| Associations and other institutions: | | | | | | | | | | | | |
| Club or lodge | – | – | – | – | C | C | P | P | P | P | P | |
| Meeting hall | – | – | – | – | – | – | P | P | P | P | P | |

(a) Shall have a six-foot wooden or vinyl privacy fence between any outdoor areas used by the residents and neighboring residential properties.

(b) On lots not less than 12,000 square feet in area and not less than 90 feet in width.

**Table 7:3.3.7. Construction-Related (7000)**

| Use | R/A | R-1 | R-2 | R-3 | B-1 | B-2 | B-3 | B-4 | B-5 | ORD | LM-1 (a) | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Construction office or related buildings | T | T | T | T | T | T | T | T | T | T | P | (b) |
| Contractor yard | – | – | – | – | – | – | – | – | – | – | C | |
| Contractor office | – | – | – | – | – | – | P | P | P | P | P | |
| Junkyard | – | – | – | – | – | – | – | – | – | – | – | |

(a) All activities, except outdoor storage when it is allowed, must be conducted within a completely enclosed building.

(b) May be used for such time as active construction is continuing or initial sales/leasing is ongoing, and must be removed upon completion or abandonment of construction work.

**Table 7:3.3.8. Mining and Extraction (8000)**

| Use | R/A | R-1 | R-2 | R-3 | B-1 | B-2 | B-3 | B-4 | B-5 | ORD | LM-1 | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Borrow pit | C | – | – | – | – | – | – | – | – | – | – | Sec. 7:3.24 |

**Table 7:3.3.9. Agriculture, Forestry, Fishing, and Hunting (9000)**

| Use | R/A | R-1 | R-2 | R-3 | B-1 | B-2 | B-3 | B-4 | B-5 | ORD | LM-1 | Specific Use Standard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Barn or other agricultural building | P | – | – | – | – | – | – | – | – | – | – | |
| Breeding, raising, or keeping of livestock | S | – | – | – | – | – | – | – | – | – | – | Title 3 Animals |
| Conservation area, nature or game preserve | P | – | – | – | – | – | – | – | – | – | – | |
| Farming | P | – | – | – | – | – | – | – | – | – | – | |
| Tanning, curing, or storage of rawhides or skins | – | – | – | – | – | – | – | – | – | – | – | |
| Wool pulling or scouring | – | – | – | – | – | – | – | – | – | – | – | |

*(Ord. No. 2024-41, 10-22-2024; Ord. No. 2025-02, 1-14-2025; Ord. No. 2026-08, 5-26-2026; Ord. No. 2026-17, 8-25-2026; Ord. No. 2026-20, 9-22-2026)*

**Secs. 7:3.4-9. Reserved.**

# PART II. PERFORMANCE STANDARDS

**Sec. 7:3.10. Applicability and enforcement.**

(a) *Applicability*. The standards of this part apply to all uses of land in the City of Central.

(b) *Enforcement*. See Chapter 8 Administration, Part VI Violations and Penalties of this UDC.

*(Ord. No. 2024-41, 10-22-2024; Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.11. Noise.**

(a) No person shall cause, suffer, allow, or permit the operation of any source of sound in such a manner as to create a sound level within a receiving property that exceeds the limits set forth in Table 7:3.11.1, or in violation of Title 12 Nuisances, Chapter 2 Noise, of this Code.

(b) Sound levels shall be measured:
   (1) By a duly trained representative of the City;
   (2) With a sound level meter and associated octave band filter manufactured according to standards prescribed by the American National Standards Association ("ANSI");
   (3) Using the flat network of the sound level meter;
   (4) At or within the receiving property, or no less than 100 feet from the source of the sound, whichever is closer to the source of the sound; and
   (5) At least twice in a five-minute span and of sufficient number to ensure that the sound levels measured are typical of the source under observation.

(c) *Exemptions*. Sound exempt from the sound level limits includes:
   (1) From domestic power tools, lawn mowers, and agricultural equipment when operated with a muffler between the hours of 8:00 a.m. and 8:00 p.m. on weekdays and 9:00 a.m. and 8:00 p.m. on weekends and legal holidays, provided they produce less than 85 dBA at or within any real property line of a residential property;
   (2) From bells or chimes when part of a religious observance or service;
   (3) From construction activity, provided all motorized equipment used in such activity is equipped with functioning mufflers and, when operated adjacent to residential property, is limited to the hours between 8:00 a.m. and 8:00 p.m. on weekdays and 9:00 a.m. and 8:00 p.m. on weekends and legal holidays;
   (4) For the purpose of alerting persons to the existence of an emergency;
   (5) In the performance of emergency work;
   (6) From municipally sponsored or approved celebrations or events; or
   (7) Impulsive types that cannot be accurately measured in accordance with subsection (b) above, such as of an irregular and intermittent nature, provided the noises shall be controlled so as not to become a nuisance to adjacent uses.

**Table 7:3.11.1. Maximum Sound Levels by Base Zoning District of Receiving Property**

| Base Zoning District of Receiving Property | Hours | Decibel Level (dBA), max. |
|---|---|---|
| Residential (R) or Rural/Agricultural (R/A) | 7:00 a.m. – 10:00 p.m. | 70 |
| | 10:00 p.m. – 7:00 a.m. | 65 |
| Business (B) | All | 70 |
| All others (ORD, LM-1) | All | 75 |

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.12. Smoke and particulate matter.**

(a) The emission of smoke or particulate matter:
   (1) In such manner or quantity as to endanger or to be detrimental to the public health, safety, comfort, or welfare is declared to be a public nuisance and is unlawful; and
   (2) Of a density greater than No. 2 on the Ringelmann chart, or of more than eight (8) smoke units per hour per stack, is prohibited. Except, during one (1) one-hour period in each 24-hour day, each stack may blow soot or cleaning fires during which it may emit up to 16 smoke units. Only during fire-cleaning periods shall smoke of Ringelmann No. 3 be permitted for not more than three (3) minutes.

(b) Dust and other types of air pollution, borne by the wind from such sources as storage areas, yards, roads, and the like, within lot boundaries, shall be kept to a minimum by appropriate landscaping, paving, fencing, or other acceptable means.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.13. Toxic or noxious matter.**

No use shall, for any period of time, discharge across the boundaries of the lot wherein it is located toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or welfare, or cause injury or damage to property or business.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.14. Odors.**

The emission of odorous matter in such a quantity as to be readily detectable at any point along lot lines, or as to cause a public nuisance or hazard beyond lot lines, is prohibited.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.15. Fire and explosion hazard.**

The storage, utilization, or manufacture of materials or products which are themselves flammable or explosive or which produce flammable or explosive vapors or gases shall comply with National Fire Protection Association 30 (NFPA 30) or such other rules and regulations set forth by the Louisiana State Fire Marshal.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.16. Glare or heat.**

Any operation producing intense glare or heat shall be performed within completely enclosed buildings in such a manner as not to create a public nuisance or hazard along lot lines.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.17. Vibration.**

No industrial operation or activity shall cause at any time ground transmitted vibrations in excess of the limits set forth in Table 7:3.17.1. Vibration shall be measured at any point along a residential district boundary line with a three-component measuring instrument commonly accepted in the field.

**Table 7:3.17.1. Maximum Vibration by Frequency**

| Frequency (cycles per second) | Permitted Displacement, max. (inches of earth) |
|---|---|
| 0 to 10 | 0.0008 |
| 10 to 20 | 0.0005 |
| 20 to 30 | 0.0003 |
| 30 to 40 | 0.0002 |
| 40 and over | 0.0001 |

*(Ord. No. 2026-17, 8-25-2026)*

**Secs. 7:3.18-19. Reserved.**

# PART III. SPECIFIC USE STANDARDS

**Sec. 7:3.20. Applicability.**

The specific use standards in this Part apply to:

(1) A use that is designated in the Use Tables in Sec. 7:3.3 as:
   a. "S";
   b. "C";
   c. "A"; or
   d. "T"; and

(2) All accessory uses.

*(Ord. No. 2024-41, 10-22-2024)*

**Sec. 7:3.21. Accessory uses, all.**

(a) *Size*. Accessory structures shall not:
  (1) Exceed 4,000 square feet; and
  (2) Cause the lot coverage maximums to be exceeded.

(b) *Location*. Accessory structures, except fences and signs, shall:
  (1) Be at least ten (10) feet from any existing structure on the same or adjacent property, measured eave to eave; and
  (2) Meet all setback requirements, except storage sheds may be placed as close as seven and a half (7.5) feet to a rear or side lot line.

*(Ord. No. 2024-41, 10-22-2024)*

**Sec. 7:3.22. Accessory dwelling unit (ADU).**

(a) In the R-1, R-2, and R-3 zoning districts, an ADU shall require a conditional use permit.
(b) Only one ADU is allowed per lot.
(c) The square footage of conditioned space in an ADU may not exceed the smaller of:
  (1) 75% of the square footage of conditioned space in the primary structure; or
  (2) 1,000 square feet.
(d) Detached ADUs are prohibited.
(e) An attached ADU shall not:
  (1) Detract from the outside appearance of the primary building as a single-family detached dwelling; or
  (2) Be accessed via an exterior, unenclosed stairway on the front of the building.
(f) All ADUs shall comply with all regulations of the zoning district.
(g) The owner of the principal dwelling unit must reside in either the principal dwelling unit or the ADU.

*(Ord. No. 2026-08, 5/26/2026)*

**Sec. 7:3.23. Adult use.**

(a) *Findings*. The City hereby makes the following legislative findings with regard to these adult use regulations:
  (1) Based on studies performed in other cities (some of which are summarized in the Minnesota Attorney General's "Report of the Attorney General's working Group on the Regulation of Sexual Oriented Businesses") areas near sexually oriented businesses are often associated with high crime rates, deteriorated commercial and residential neighborhoods, depreciation of property values and dramatic changes in the character of a neighborhood when more than one such business is operating in a given area;
  (2) Retaining and growing sales tax revenues are extremely important to the economic well being of the City;
  (3) Persons who use the shopping areas within the City will shop elsewhere if these shopping areas are identified with adult uses;
  (4) The City recognizes that the First Amendment to the United States Constitution requires that it "refrain from effectively denying" expressive adult use operations a reasonable opportunity to open and operate within the City;
  (5) The regulations herein are intended as a narrow means to eliminate, or at least limit, the deleterious effects of adult uses on the health, safety and welfare of the residents, business owners and property owners in the City; and

(6) The regulations limiting the areas available for adult uses have been narrowly drafted to keep such uses from defining the character of the existing and planned major commercial areas of the City.

(b) *Location*. An adult use shall be at least, from:
   (1) Any property zoned, used, or planned for residences, religious institutions, schools, parks, or another adult use, 1,000 feet; or
   (2) The centerline of Greenwell Springs, Hooper, Joor, Sullivan, Wax/Magnolia Bridge Roads or Central Thruway, 500 feet.

(c) *Liquor*. No alcoholic beverage or liquor license shall be issued and no liquor shall be sold or consumed on the premises of any adult use.

(d) *Exterior display prohibitions*. No adult use shall be conducted in any manner that permits the observation of any material depicting, describing, or relating to specified sexual activities or specified anatomical areas from any public way or from any property not registered as an adult use. This Section shall apply to any display, decoration, sign, show window, or other opening.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.24. Borrow pit.**

(a) *Application requirements*. The following shall be submitted with a conditional use permit application:
   (1) Site plan demonstrating compliance with the standards of subsection (b) below and the following, at a minimum:
      a. All existing and proposed structures, including dimensions from lot lines;
      b. Locations, size, and condition of all existing and proposed driveways and their points of connection with any streets and servitudes providing access to any other lots;
      c. Adjacent land uses and existing natural screening to be retained;
      d. Areas on the lot subject to flood hazards;
      e. Areas on the lot to be used for material or machinery storage; and
      f. Proposed excavation areas shown by phases, sequences, and anticipated depth of final excavation.
   (2) Design and operations plan demonstrating compliance with the standards of subsection (b) below and specifying:
      a. The location and anticipated fill volume of the development to be served, if within the City of Central;
      b. The anticipated volume of fill material to be excavated regardless of the location of the development to be served;
      c. The circumference, slope, and depth of the pit;
      d. Estimates of the average and maximum number of trucks entering and leaving the site each day and an estimate of the gross vehicle weight of each;
      e. Hours and days of operation; and
      f. Methodology to be used to prevent off-site sediment tracking.
   (3) End-use restoration plan demonstrating compliance with the standards of subsection (c) below and including the phasing, sequencing, and proposed reuse of the property.

(b) *Design and operations standards*. The borrow pit shall be designed and shall operate in accordance with all the following:
   (1) The site shall be at least five (5) contiguous acres.
   (2) The open excavation area shall be at least, from any:
      a. Residential dwelling on the parcel, 500 feet;
      b. Residential dwelling not on the parcel, 1,000 feet;
      c. Road right-of-way, 300 feet;
      d. Special flood hazard area, 100 feet;
      e. Abutting property lines of properties not part of the proposed excavation area, 100 feet, which may be reduced to 50 feet with the written consent of the abutting property owner;
      f. Designated Wild and Scenic River, 300 feet; and
      g. Tributary of a designated Wild and Scenic River, 150 feet.
   (3) All sorting, crushing, loading, and equipment storage shall be at least, from any:
      a. Road right-of-way, 300 feet;
      b. Residential dwelling on the parcel, 500 feet, unless reduced with the written consent of the property owner; and
      c. Residential dwelling not on the parcel, 1,000 feet.
   (4) Scales and related equipment shall be at least 100 feet from any road right-of-way.
   (5) A minimum 100-foot landscape buffer shall be provided to ensure screening of all mining operations from any public street or right-of-way. Existing vegetation, if preserved in accordance with the preservation standards of Chapter 18 of this UDC, may be used to meet this requirement.
   (6) All access roads shall be maintained with a dust-free, mud-free surface for a distance of at least 100 feet from any road right-of-way or adjacent property lines.
   (7) Street access and clear areas must be maintained to provide access to fire and emergency equipment.
   (8) *Fence*. Open excavation areas must be enclosed by a solid fence, at least eight (8) feet high, erected and maintained to effectively control access to the excavation area. As part of the conditional use permit approval, the following may be modified:
      a. Fence design, including height or material; or
      b. Waiver of fence requirement, considering, but not limited to, the following factors:
         1. The size and location of the proposed excavation area;
         2. The distance of the proposed excavation area from the roadway and other structures; or
         3. Whether the proposed excavation area has sufficient natural or alternative buffers to secure the site and to shield and protect neighboring properties.
   (9) *Hours of operation*. Excavation activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.
   (10) All required permits must be obtained from all appropriate City, Parish, State, or Federal agencies.

(c) *End-use standards*. Final use of the site shall comply with all the following:
   (1) Stormwater management regulations of this UDC.
   (2) Final grades and soil depths and types appropriate for the expected reuse.

(3) Final site drainage designed, sloped, revegetated, or treated by other measures to avoid standing or stagnant water and erosion and siltation of watercourses and ponds.
(4) All restoration material used in final grading free from toxic contaminants as identified by the Louisiana Department of Environmental Quality and compacted as much as is practicable, such as by installation in layers.

(d) *Conditions of approval*. If approved, a borrow pit shall comply with the following:
(1) *Timeframe*. A borrow pit may operate for no more than five (5) years, with the exact timeframe specified as part of conditional use permit approval.
(2) *Bond*. A bond in the amount of $500 per acre of the area proposed for excavation to ensure reclamation of the site shall be provided to the City before any excavation activity is begun.
(3) *Inspection*. The site shall be subject to inspection at least twice annually by the City to ensure compliance with this UDC and the approved conditional use permit.
(4) *Violations*. If the inspection indicates noncompliance, the City shall follow the procedures for violations and penalties of Chapter 8 Administration, Part VI Violations and Penalties, of this UDC, with 30 days being the abatement period and forfeiture of the bond being a possible penalty. Repeated violations of more than three (3) in a calendar year shall result in the bond being forfeited, in addition to any other penalties.

(e) *Expiration of approval*. A borrow pit shall cease operation before the timeframe approved as part of its conditional use permit. Before the timeframe expires, it may be extended by the Planning Director for up to five (5) additional years (no more than ten (10) years total) provided that the borrow pit operator has:
(1) Obtained approval for continued operation from all applicable state and federal regulatory authorities; and
(2) Had no more than three (3) instances of noncompliance noticed in accordance with subsection (d)(3) above during the preceding five (5) years.

(f) Sand and gravel mining operations approved before April 9, 2024, shall be considered conforming to the requirements of this section through April 9, 2029, provided they operate in a manner conforming with the site plan approved as part of their original approval.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.25. Group home.**

(a) The operator of a proposed group home shall provide, prior to issuance of:
(1) A building or occupancy permit, construction (if any) and operational plans; and
(2) An occupancy permit, evidence of license, certification, or registration with the appropriate state or federal agency.

(b) A building or occupancy permit shall not be issued unless the deciding review body finds the:
(1) Structure and facilities to be used for the group home:
a. Are physically adequate for the number of proposed residents and their particular disability(ies);
b. Meet all building, fire, and safety codes and all other provisions of this UDC; and
c. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the residential neighborhood; and

(2) Proposed group home is not within 600 feet of another group home.

(c) Group homes shall not install or display any identification viewable from a public street by signage, graphics, display, or other visual means except for a display of the address.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.26. Home occupation.**

(a) *Levels*. There are three (3) levels of home occupation, defined by Table 7:3.26.1. A home occupation will be classified as the highest level of any one characteristic.

(b) *Where allowed*.
- (1) Levels 1 and 2, in all base zoning districts.
- (2) Level 3, only in the R/A Rural/Agricultural district on a lot that meets the minimum bulk regulations of the R/A district and the following additional requirements:
  - a. Lot size of at least two (2) acres;
  - b. Side and rear yards of at least 40 feet;
  - c. Setback from home occupation to any property line of at least 30 feet; and
  - d. Accessible from either a:
    1. Public street; or
    2. Private access servitude only if agreeable maintenance is established by all parties.

(c) *Approvals required*.
- (1) Level 1 may be approved by the Planning Director.
- (2) Level 2 must be approved as a Site Plan (Sec. 7:8.10).
- (3) Level 3 requires a Conditional Use Permit (Sec. 7:8.4).

(d) *Standards.*
- (1) Shall obtain all licenses or permits required to operate, including an Occupational License in accordance with Title 9 of this Code.
- (2) Use of the principal residential building for the home occupation shall be:
  - a. Clearly incidental and subordinate to its principal residential use; and
  - b. Limited to no more than, for:
    1. Levels 1 and 2, 25% of the floor area; or
    2. Level 3, 15% of the floor area.
- (3) Shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation.
- (4) Employees on-site that are not residents, for:
  - a. Level 1, are prohibited;
  - b. Level 2, are limited to no more than two (2); or
  - c. Level 3, are allowed with no maximum, except the following:
    1. Cabinet manufacturing, no more than four (4);
    2. Personal service, no more than two (2); or
    3. Service/repair businesses, no more than four (4).
- (5) Conduct of a home occupation in an accessory structure is, for:
  - a. Level 1, prohibited; and
  - b. Levels 2 and 3, allowed, provided the accessory structure is either:
    1. Conforming to all requirements of this UDC; or

2. Nonconforming and granted a variance by the Board of Adjustment, except no variance for height, building area, are rear yard coverage shall be allowed.

(6) Signs are, for:
   a. Levels 1 and 2, not allowed; or
   b. Level 3, allowed, with a maximum of one (1) wall sign not to exceed two (2) square feet, unless specifically allowed with a conditional use permit.

(7) All motorized equipment that is permanently mounted or continuously used (such as, but not limited to, dust collectors, air compressors, and other intermittently noisy equipment) shall not be installed or used outside of the building structure, except for mobilization.

(8) For Levels 1 and 2, no traffic shall be generated in greater volume than would normally be expected in a residential neighborhood.

(9) For Level 3, any need for parking generated by the home occupation shall meet the off-street parking requirements in Chapter 16.

(10) Level 3 shall provide a minimum 20-foot buffer on the side and rear property lines with a wall or fence not less than six (6) feet tall.

(11) The following uses or activities are not allowed:
   a. On-site retail sales;
   b Parking or storing heavy equipment over 15,000 pounds;
   c. Commercial vehicle or heavy equipment storage or parking, for:
      1. Level 1, anywhere on the lot; or
      2. Levels 2 or 3, in:
         (i) Any required yard; or
         (ii) Front of the principal structure front building line;
   d. Outside display of materials, merchandise, or inventory;
   e. For Level 1, outside storage of materials, merchandise, or inventory; and
   f. For Levels 1 and 2, all/any type of motor vehicle service and repair, taxicab or other vehicle dispatch.

(12) For Level 3, only the following uses are allowed:
   a. Residence or Accommodation (1000):
      1. Bed and breakfast inn;
   b. General Sales or Service (2000):
      1. Animal or pet service
      2. Business, professional, scientific, and technical office and service
      3. Research, development, and testing of crops or livestock
      4. Personal service allowed as a "P" use;
      5. Service/repair businesses allowed as a "P" use in the B-3 base zoning district;
   c. Manufacturing and Wholesale Trade (3000):
      1. Cabinets;
      2. Foods, as allowed by the State's cottage food law;
   d. Education, Public Administration, Health Care, and Other Institutional (6000):
      1. Educational service, private lessons only;
      2. Day care; and
   e. Construction-Related (7000):
      1. Contractor office.

**Table 7:3.26.1. Home Occupation Levels**

| Characteristic | Level 1 | Level 2 | Level 3 |
|---|---|---|---|
| Non-Resident Employees | No | Up to 2 | Yes |
| In Accessory Structure | No | Yes | Yes |
| Outside Storage of Materials, Merchandise, or Inventory | No | Yes | Yes |
| Storage of Commercial or Heavy Equipment | No | Yes | Yes |
| Signage | No | No | Yes |
| Traffic Volume Generated | No | No | Yes |

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.27. Manufactured or mobile home, individual.**

(a) *Mobile home use restriction*. Mobile homes are only allowed in the R-1, R-2, or R-3 districts as a temporary use, in the event that a dwelling is destroyed by act of God and for such time needed to construct a new dwelling, with the mobile home not permitted until a building permit for the new dwelling is issued and only permitted so long as construction on the new dwelling is actively pursued.

(b) *Standards*. Manufactured or mobile homes shall:
   (1) Meet the standards of the base zoning district, except mobile homes shall:
      a. Have at least 250 feet of frontage on a publicly maintained road;
      b. Have the following minimum setbacks:
         1. Front, 100 feet;
         2. Corner side, 100 feet;
         3. Interior side, 25 feet;
         4. Rear, 25 feet; and
      c. Be at least 50 feet from any other principal dwelling;
   (2) Be placed on a permanent foundation that meets HUD requirements;
   (3) Have opaque skirting installed around the entire exterior of the home, except that a home located in a special flood hazard area or stormwater conveyance zone shall use skirting that screens the underside of the home to the maximum extent practicable in compliance with Chapter 4, Part III Flood Damage Prevention and Part IV Stormwater Management of this UDC;
   (4) Have no exposed tongue; and
   (5) Have all exposed sewage and electrical hookups located at the rear so as not to face the:
      a. Front portion of the property; or
      b. Portion of the property which is visible from the front portion of the property.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.28. Manufactured or mobile home park.**

(a) *Site standards*. The manufactured or mobile home park shall:
   (1) Be on a lot of at least one (1) acre;
   (2) Have a length to width ratio of not greater than 3:1;
   (3) Have the following minimum yards:
      a. Front, 20 feet;

b. Corner side, 10 feet;
c. Interior side, 5 feet; and
d. Rear, 20 feet;

(4) Have at least ten (10%) percent of its area or one (1) acre, whichever is less, set aside for recreational use by park residents;
(5) Have an opaque fence, five (5) to seven (7) feet tall, separating the park from all abutting properties and right-of-way;
(6) Be connected with a street by a paved driveway or private street;
(7) Provide off-street parking:
a. In the ratio of at least one (1) parking space per home;
b. In a location convenient to individual homes or groups of homes; and
c. Not in the required front yard;
(8) Have no signs, except shall have one (1) sign at each park entrance:
a. Listing the park name and address;
b. Showing a map of the park with the names of all streets;
c. Being no more than:
1. 10 square feet in area; or
2. 10 feet in height; and
d. Protruding no more than six (6) inches into a required yard; and
(9) Have no more than ten (10) individual home sites per acre.

(b) *Standards for individual home sites*. Each individual home site within a manufactured or mobile home park shall:
(1) Have a minimum area of 1,750 square feet:
(2) Have the following minimum yards, which shall not be encroached upon by any appendages, expansions, canopies, or attachments to the home:
a. Front, 5 feet;
b. Side, 5 feet per side and 13 feet combined; and
c. Rear, 5 feet;
(3) Have a concrete pad, large enough for the entire home to be over concrete, upon which the home shall be placed;
(4) Meet the standards of Sec. 7:3.27(b); and
(5) Have a sign with its unique address, which shall be:
a. 12 inches by 12 inches;
b. On a four-foot post made of weather-resistant material; and
c. Located and maintained in front of each site with a clear and unobstructed view from the road giving access and ingress to the site.

(c) *Recreational vehicles*. Recreational vehicles (RVs) shall not be housed in a manufactured or mobile home park. Except, a manufactured or mobile home park that has spaces for RVs existing before January 1, 2014, shall be permitted to occupy those spaces with RVs.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.29. Recreational vehicle (RV) park.**

(a) *Site standards*. The RV park shall:
(1) Be on a lot of at least three (3) acres;

(2) Have an opaque fence, at least six (6) feet in height and constructed of wood or masonry, on all side and rear property lines;
(3) Have an internal private roadway that shall:
    a. Have access to a public street;
    b. Have an entrance from the public street with pavement wide enough to permit free movement of emergency vehicles in accordance with City standards;
    c. Be constructed with asphalt or concrete materials to prohibit dust; and
    d. Have street lighting that minimizes off-site reflection;
(4) Cover all exposed ground surfaces to prevent soil erosion and eliminate dust, with options including paving, stone, vegetation, or similar materials;
(5) Meet all requirements for floodplain and stormwater management; and
(6) Provide:
    a. At least one (1) service building with sanitation and laundry facilities;
    b. Sewerage and water in accordance with Sec. 7:14.3 of this UDC, with dump stations prohibited; and
    c. Safe and adequate facilities for the collection and removal of waste and garbage, with storage, collection, and handling conducted to create no health hazards, rodent harborage, insect breeding areas, or fire hazards; and trash dumpsters on impervious surface and fenced (brick, masonry, or wood) on all sides with a gate.

(b) *Standards for individual RV sites*. Each individual RV site within an RV park shall:
(1) Be occupied by no more than one (1) RV;
(2) Have a minimum area of 1,750 square feet, which shall be comprised of:
    a. The RV pad;
    b. Parking area for two (2) vehicles, paved with impervious material; and
    c. Planted area;
(3) Be designed so that there is at least, between:
    a. Any two (2) RVs, ten (10) feet; and
    b. An RV and the edge of the individual RV site, three (3) feet;
(4) Not be located within:
    a. Any required yard; or
    b. 30 feet of any abutting property;
(5) Have access to an internal private roadway;
(6) Be provided with electrical service in accordance with the current National Electrical Code adopted by the City of Central; and
(7) Be clearly marked identifying the RV space number.

(c) *Operational standards*.
(1) *Registration of guests*. Each person renting a site shall be registered with the manager in charge of the RV park. Registration information will consist of renter's name, site being rented, date of arrival, expected departure date, and automobile and recreation vehicle plate numbers.
(2) *Property maintenance*. Park grounds shall be maintained in a clean and orderly condition.
(3) *Permanent occupancy prohibited*. No RV in an RV park shall be used as a permanent residence for any period. Occupancy or parking of an RV within an RV park beyond a six (6) month period shall be presumed permanent occupancy and is hereby prohibited.

Individual six (6) month extensions may be granted by the Planning Director to accommodate temporary workers provided the RV is mobile with current valid registration and tags.

(4) *Manufactured or mobile homes prohibited*. No manufactured or mobile home shall be permitted in an RV park.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.30. Rural event venue (REV).**

(a) A Rural Event Venue (REV) may be allowed:
  (1) With a conditional use permit;
  (2) Based on the unique capacity of a lot to accommodate events while preserving the essential rural character of the community; and
  (3) Only on a lot:
    a. With an established and active single-family detached dwelling;
    b. That has an area of at least five (5) acres; and
    c. That is either conforming or nonconforming (does not have any violations).

(b) *Application requirements*. As part of a conditional use permit application, the operator shall submit a REV Event Management Plan demonstrating compliance with the standards of subsections (c) and (d) below and the following, at a minimum:
  (1) Site plan of the entire lot;
  (2) Traffic and parking management plan;
  (3) Landscape plan;
  (4) Solid waste management plan;
  (5) Security plan;
  (6) Operations plan including but not limited to:
    a. Expected number of attendees per event;
    b. Number of events per year;
    c. Number of employees;
    d. Hours of operation;
    e. Sanitary facilities;
    f. Sound amplification to be used and a plan to minimize any amplified sounds; and
    g. Temporary structures or tents to be used in association with the planned events.

(c) *Site standards*.
  (1) The only signage allowed is wall signs up to a maximum of 40 square feet.
  (2) Shall be equipped with working smoke and carbon monoxide detectors.
  (3) Exterior lighting shall not project into an adjoining residential area. All lighting shall be designed to minimize direct spillage, sky glow, and hazardous interference with vehicular traffic on adjacent rights-of-way and all adjacent properties, such as with down-turned lights, light shields, building screening, landscaping, or other similar elements.
  (4) Parking shall be provided in accordance with Chapter 16 of the City's Comprehensive Zoning Code.
  (5) No public use areas and parking and loading areas shall be located within 100 ft of any property line, including the front property line.

(6) Temporary structures, including tents and canopies, may be allowed, provided they are erected no more than 48 hours before and removed no more than 72 hours after an event.

(d) *Operational standards*.

(1) A REV shall not operate as a restaurant, bar, brewery, winery, or any other commercial or business use unless specifically approved with the conditional use permit.

(2) A REV, after approval of a conditional use permit, shall obtain and maintain:

a. An occupational license; and

b. A REV permit, which shall be renewed annually and is neither assignable nor transferable.

(3) Multiple rentals of a REV shall not be allowed during the same rental period.

(4) Events shall only take place between the hours of 9:00 a.m. and 11:00 p.m.

(5) Live entertainment, excluding adult uses, may be included as an ancillary use of the event.

(6) Shall comply with the performance standards of Chapter 3, Part II, of this UDC, except outdoor amplified audio and music may be allowed up to no more than 75 decibels between the hours of 11:00 a.m. and 9:00 p.m.

(7) Shall have a local contact person available 24 hours a day to accept telephone calls and respond physically to the REV within 30 minutes when the REV is in use. The name, cell phone number, and e-mail address of this local contact person shall be kept on file with the City and posted at the primary entrance of the REV.

(8) Shall always keep a copy of the REV Event Management Plan and REV permit available for on-site inspection.

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:3.31. Wireless communication facility.**

(a) *Accessory use*. Where a wireless communication facility is allowed as an accessory use, it shall only allow wireless transmission and relay equipment on water towers and major electrical transmission structures. This shall require a conditional use permit and adhere to all applicable standards of this section.

(b) *Application requirements*. An application for a wireless communication facility shall include:

(1) Typical specifications for proposed structures and antennae, including descriptions of design characteristics and materials;

(2) A site plan showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, parking, fences, and plantings;

(3) Photographs or elevation drawings depicting typical design of proposed structures;

(4) A survey showing the distance from any existing residential land uses to the wireless facility;

(5) A map showing the locations of the applicant's antennae, facilities, existing towers, and proposed towers serving any property in the city;

(6) A certificate from a licensed structural engineer of capacity by type and number of the communication tower;

(7) A certification that the tower is designed to withstand winds in accordance with ANS/EIA/TIA 222 latest revision standards;

(8) Identification of the owners of all antenna and equipment to be located on the site;

(9) Certification that the proposed activity complies with Federal Aviation Administration (FAA) requirements; and

(10) Documentation proving that all the following conditions are met:

a. The proposed communications tower, antenna, or accessory structure will be placed in a reasonable available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements. Priority shall be given applications, which desire locations on existing structures, property zoned for industrial use, and City/Parish-owned property.

b. Prior to consideration of a permit for location on private property, applicant must show that available Parish- and City-owned sites and available privately owned sites occupied by a compatible use are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.

c. The proposed wireless transmission and relay equipment and antenna cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or communication tower, reasonably available to the applicant, within the search area that the new site is to serve.

d. Any proposed communication tower will meet all applicable health, nuisance, noise, fire, building, and safety code requirements.

e. By certificate from a registered engineer, the proposed facility will contain no equipment which violates FCC rules.

(c) *Standards*.

(1) Shall not be in any recognized residential subdivision except as an accessory use in accordance with subsection (a) above.

(2) See Table 7:3.31.1 for maximum height and minimum setbacks, except these:

a. Do not apply to wireless transmission and relay equipment located in or on existing structures; and

b. May be waived with a conditional use permit, only as allowed by Table 7:3.31.1.

(3) No communication tower shall be within 1,320 feet of the following, unless a waiver is granted with the conditional use permit if the applicant certifies that the existing tower, a permitted communication tower site, or an existing building of equal or greater height does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained:

a. An existing tower;

b. A previously approved by not constructed tower; or

c. An existing building of equal or greater height than the proposed tower.

(4) Wireless transmission and relay equipment shall be at least 20 feet from any street right-of-way line.

(5) The entire facility must be aesthetically and architecturally compatible with its environment. In no case will metal buildings be allowed for accessory buildings.

(6) The communications tower, wireless transmission and relay equipment, antennas, and support structures shall be constructed of a material with a neutral color and shall be

designed to blend in with the surrounding landscape, buildings, and uses unless otherwise required by Federal or State laws.

(7) A communication tower proposed in zoning districts B-4, B-3, B-2, and R/A, for which a height waiver is requested, shall be designed to accommodate additional antennae and wireless transmission and relay equipment equal in number to applicant's present and future requirements or the needs of another provider of similar services. Applicant shall anticipate the needs of other telecommunication providers and make space available on the proposed tower when technically feasible. Applicant must cooperate and negotiate fairly with other telecommunications providers regarding co-location lease agreements and must offer available space to other telecommunications providers at a reasonable rate.

(8) Existing on-site vegetation shall be preserved to the maximum extent practicable and in accordance with the tree preservation standards of Chapter 18 of this UDC.

(9) Walls or fences constructed of wood, brick, or masonry at least six (6) feet in height shall be used to secure the site and provide an opaque barrier. Such walls or fences may be used in combination with landscaping to provide security or increase the buffer to other land uses. Other types of fences shall be allowed only if used in conjunction with evergreen shrubs or hedges, which upon maturity are equal to or greater than the height of the fence and are a minimum of four (4) feet in height at planting.

(10) A red obstruction lighting system shall be used on all communications towers and support structures which are more than 165 feet and less than 200 feet in height, as follows:

a. At least one (1) red flashing beacon shall be installed at the top of the structure in such a manner as to ensure an unobstructed view of one or more lights by a pilot.

b. Two (2) or more steady burning white lights shall be installed on diagonally or diametrically opposite positions as a height equal to one-half (0.5) of the total structure height.

c. If a rod, antenna, or other appurtenance on the tower is incapable of supporting a red flashing beacon, and it is:

1. 40 feet or less in height, then the beacon may be placed at the base of the appurtenance. If the mounting location does not allow unobstructed viewing of the beacon by a pilot, then additional beacons shall be added; or

2. More than 40 feet in height, a supporting mast with one or more beacons shall be installed adjacent to the appurtenance. Adjacent installations shall not exceed the height of the appurtenance and shall be within 40 feet of the tip to allow the pilot an unobstructed view of at least one beacon.

d. The requirement for a red obstruction lighting system may be waived with a conditional use permit only with a written recommendation by the Director of the applicable Mosquito Abatement District.

(d) *Abandonment*. If a wireless communication tower is not used for 180 consecutive days, it shall be deemed to be abandoned and in violation of this UDC. The City shall follow the procedures for violations and penalties of Chapter 8 Administration, Part VI Violations and Penalties, of this UDC, with 180 days being the abatement period and reactivating use of or removing the tower being possible cures.

(e) *Notes to Table 7:3.31.1.*

(1) If more than one minimum setback is provided, it shall be whichever is greater.
(2) In an existing nonresidential subdivision, shall be 120 feet.
(3) May be granted a waiver if in compliance with the standards of subsection (c)(7) above. In the R/A district, in no case shall exceed 500 feet.
(4) With a waiver, may be 200 feet or 1.5 times tower height.
(5) With a waiver, may be 100 feet or 1.5 times tower height.

**Table 7:3.31.1. Wireless Communication Facility Height and Setbacks**

| Base Zoning District | Height, max. | Setback, min.[1] |
|---|---|---|
| R/A | 85 feet[2,3] | 500 feet or 1.5 times tower height[4] |
| B-2 | 120 feet[3] | 200 feet or 1.5 times tower height[5] |
| B-3, B-4 | 250 feet[3] | 200 feet or 1.5 times tower height[5] |
| B-5 | Rooftop Mounted Only | None |
| ORD, LM-1 | None | 200 feet[5] |

*(Ord. No. 2026-17, 8-25-2026)*

# CHAPTER 4. RESOURCE PROTECTION

*(Ord. No. 2024-37, 9-24-2024)*

## PART I. GENERAL PROVISIONS

### Sec. 7:4.1. Purpose.

Reserved.

*(Ord. No. 2026-16, 8-25-2026)*

### Sec. 7:4.2. Lands to which this chapter applies.

This chapter shall apply to all lands within the jurisdiction of the City of Central.

*(Ord. No. 2026-16, 8-25-2026)*

### Sec. 7:4.3. Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

*(Ord. No. 2026-16, 8-25-2026)*

### Sec. 7:4.4. Warning and disclaimer of liability.

The degree of flood and stormwater protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.

This chapter shall not create liability on the part of the City of Central or any official or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.5. Compliance and penalties.**

(a) No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with this chapter and other applicable regulations.

(b) See Chapter 8 Administration, Part VI Violations and Penalties of this UDC.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.6-9. Reserved.**

## PART II. SITE CLEARING AND TREE PRESERVATION

**Sec. 7:4.10. Site clearing.**

See Sec. 7:8.5. Disturbance permit of this UDC.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.11. Tree preservation.**

See Sec. 7:18.4. Tree and urban forest preservation standards of this UDC.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.12-29. Reserved.**

## PART III. FLOOD DAMAGE PREVENTION

**Sec. 7:4.30. Purpose.**

It is the purpose of this chapter to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

(1) Protect human life and health;
(2) Minimize expenditure of public money for costly flood control projects;
(3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
(4) Minimize prolonged business interruptions;
(5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, and streets and bridges located in floodplains or other areas subject to flooding;
(6) Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
(7) Ensure that potential buyers are notified that property is in an area prone to flooding.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.31. Methods of reducing flood losses.**

In order to accomplish its purposes, this chapter uses the following methods:

(1) Restrict or prohibit uses that are dangerous to health, safety, or property in times of flood, or cause excessive increases in flood heights or velocities;
(2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
(3) Control the alteration of natural floodplains, steam channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
(4) Control filling, grading, dredging and other development which may increase flood damage; and
(5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.32. Statutory authorization.**

The legislature of the State of Louisiana has in R.S. 38:84 authorized local governmental units to adopt such ordinances, rules and regulations including zoning and land use regulations, as are necessary to comply with the requirements of the National Flood Insurance Act of 1968.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.33. Findings of fact.**

(a) The flood hazard areas of the City of Central are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety, and general welfare.
(b) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed, or otherwise protected from flood damage.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.34. Special flood hazard areas (SFHA).**

(a) Special flood hazard areas (SFHA) shall include the following, unless otherwise specified, and are adopted by reference and declared to be a part of this chapter:
    (1) FEMA SFHA. The Federal Emergency Management Agency (FEMA) SFHA identified by FEMA in the report entitled "The Flood Insurance Study (FIS) for East Baton Rouge Parish, Louisiana and Incorporated Areas," dated June 19, 2012, with accompanying Flood Insurance Rate Maps (FIRMs), and any revisions thereto.
    (2) CD SFHA. The community-defined (CD) SFHA identified by the City of Central based on scientific and engineering analysis performed in accordance with the methodology described in the East Baton Rouge Parish Stormwater Management Plan Modeling Design Criteria document. The location and extent of the CD SFHA is maintained on the City of Central Geographic Information System (GIS) website.

(b) As future studies based on more recent data and methodology becomes available, including but not limited to FEMA-approved data, this new data shall replace the older studies at the discretion of the floodplain manager.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.35. Administration.**

(a) *Designation of administrator*. The Mayor shall appoint a floodplain manager to administer and implement the provisions of this part and other appropriate sections of 44 CFR (Emergency Management and Assistance-National Flood Insurance Program regulations) pertaining to floodplain management.

(b) *Duties and responsibilities of the administrator*. Duties and responsibilities of the floodplain manager shall include, but not be limited to, the following:

(1) Maintain and hold open for public inspection all records pertaining to the provisions of this chapter.

(2) Review permit applications to determine whether proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding.

(3) Review, approve or deny all applications for development permits required by this chapter.

(4) Review permits for proposed development to ensure that all necessary permits have been obtained from those federal, state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334) from which prior approval is required.

(5) Where interpretation is needed as to the exact location of the boundaries of the SFHA (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the floodplain manager shall make the necessary interpretation.

(6) Notify, in riverine situations, adjacent communities and the state coordinating agency which is the state department of transportation and development, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.

(7) Ensure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

(8) When base flood elevation data is not available as established in Sec. 7:4.34, the floodplain manager shall obtain, review, and reasonably utilize any data available from a federal, state, or other source, in order to administer this part.

(9) When a regulatory floodway has not been designated, the floodplain manager must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the City of Central.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.36. Floodplain development permits.**

(a) A floodplain development permit shall be required to ensure conformance with the provisions of this part.

(b) Application for a floodplain development permit shall be presented to the floodplain manager on forms furnished by the City. The following information is required:
  (1) Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures;
  (2) For nonresidential structures which are proposed to be floodproofed:
    a. Elevation (in relation to mean sea level) to which the structure shall be floodproofed;
    b. A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the established floodproofing criteria;
  (3) Description of the extent to which any watercourse or natural drainageway will be altered or relocated as a result of proposed development; and
  (4) Any other information necessary to determine whether the floodplain development permit should be approved or denied.

(c) Approval or denial of a floodplain development permit by the floodplain manager shall be based on all of the provisions of this part and the following relevant factors:
  (1) The danger to life and property due to flooding or erosion damage;
  (2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  (3) The danger that materials may be swept onto other lands to the injury of others;
  (4) The compatibility of the proposed use with existing and anticipated development;
  (5) The safety of access to the property in times of flood for ordinary and emergency vehicles;
  (6) The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
  (7) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
  (8) The necessity to the facility of a waterfront location, where applicable;
  (9) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.37. Variances and appeals from floodplain management regulations.**

(a) The Construction Board of Appeals (CBOA) for the City of Central, not the Board of Adjustment, shall hear and render judgment on:
  (1) Requests for variances from the requirements of this part; and
  (2) Appeals only when it is alleged there is an error in any requirement, decision, or determination made by the floodplain manager in the enforcement or administration of this part.

(b) Any person aggrieved by the decision of the CBOA may appeal such decision in the courts of competent jurisdiction.

(c) The floodplain manager shall maintain a record of all actions involving an appeal and shall report variances to FEMA upon request.

(d) For officially designated historic structures, variances may be issued for:
    (1) Reconstruction, rehabilitation, or restoration without regard to the procedures set forth in the remainder of this part of this chapter; and
    (2) Repair or rehabilitation upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
(e) Upon consideration of the factors noted above and the intent of this part of this chapter, the CBOA may attach such conditions to the granting of variances as it deems necessary to further the purpose of this chapter.
(f) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result, which shall be demonstrated by modeling.
(g) Prerequisites for granting variances:
    (1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
    (2) Variances shall only be issued upon:
        a. Showing a good and sufficient cause;
        b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
        c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with other existing local laws or ordinances.
    (3) The applicant for each variance which is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
(h) Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
    (1) The criteria outlined in this section are met; and
    (2) The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.38. General standards.**

(a) In all areas, the following provisions apply:
    (1) *Construction over natural drain*. No building shall be constructed over an existing identified natural drain as determined by the Department of Public Works.
    (2) *Minimum elevation for parking lots and private streets*. The surface of parking lots, and private streets in subdivisions of more than five lots, shall not be constructed lower than two feet below the BFE or record inundation, whichever is greater.

(b) In all special flood hazard areas, the following provisions are required:

(1) All new construction or substantial improvements shall be:

a. Designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

b. Constructed by methods and practices that minimize flood damage; and

c. Constructed with materials and utilities that are resistant to flood damage.

(2) All new and replacement water supply systems and sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the system, and minimize or eliminate discharge from the sanitary sewerage systems into flood waters.

(3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(4) All subdivision proposals and manufactured home parks shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.

(5) *Enclosures*. For new construction and substantial improvements, the following standards shall apply to enclosures below the lowest floor of elevated buildings:

a. If the lowest floor is:

1. More than four feet above the finished grade:

(i) No more than 299 square feet of space below the lowest floor may be enclosed, and it may only be enclosed if a) the enclosure is designed in accordance with subsection b below; and b) the property owner executes and records with the structure's deed a nonconversion agreement declaring that the enclosed area shall not be improved, finished, or otherwise converted and that the City shall have the right to inspect the enclosed area at any time.

(ii) Any unenclosed space may be screened but shall maintain visibility and not block line-of-sight of the unenclosed area from the street.

2. Four feet or less above the finished grade, any area below the lowest floor may be enclosed if it is designed in accordance with subsection b below.

b. When allowed, enclosed areas below the lowest floor shall be usable solely for parking of vehicles, building access, or storage, and shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:

1. A minimum of two openings on separate walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

2. The bottom of all openings shall be no higher than one foot above grade.

3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) *Fill*. No fill is allowed, except under the conditions listed below. In no condition is fill allowed in a required setback, except when approved with the stormwater management plan for a subdivision or planned unit development.

a. Existing lots of five acres or less located in existing recognized subdivisions, when no structure on the lot constructed after July 2, 1979 has experienced any reported flooding with the exception of flooding caused by the 2016 Flood, shall be allowed improvement and reasonable transition grading.
b. Fill is allowed to elevate the building pad of structures by up to four (4) feet from natural grade, for no more than 5,000 square feet of ground floor area for all structures on the lot, with a reasonable transition to grade allowed which is generally defined as a 3:1 slope. Under no circumstance shall fill be allowed to elevate a building above the minimum elevation required by Sec. 7:4.39.(a)(1).
c. Fill is allowed for the transition of driveways into covered parking areas for the minimum distance necessary to achieve a reasonable slope into the parking area. The finished grade for the remainder of the driveway shall be at or below the natural grade prior to construction. Appropriate stormwater management facilities must be provided to prevent the redirection of stormwater runoff onto adjacent properties or the blockage of surface sheet runoff.
d. Fill is allowed if it is offset with compensatory storage equal to the volume of fill. The compensatory storage may be located on the same property as the fill and shall be located such that it shall have unrestricted hydraulic connection to the immediate watershed within one foot of base flood elevation as the location where the fill is placed.

(7) *Structures built on fill*. All new construction built on fill must be:
a. Constructed on properly designed and compacted fill according to the requirements of the most recent edition of the applicable building code; and
b. On fill that has appropriate protection from erosion and scour.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.39. Specific use standards.**

(a) In all areas, the following provisions apply:
(1) *Minimum elevations*. As required in subsections (2) through (5) below, minimum finished floor elevation shall meet or exceed each of the levels, which shall be certified by a registered professional engineer, architect, or land surveyor on a FEMA-approved certification:
a. One (1) foot above the BFE or, if there is no BFE, one (1) foot above the level established by best available data as determined by the floodplain manager;
b. One (1) foot above the highest cross-sectional point at the lowest street cross-section along the frontage of the property, except this shall not apply when the approved stormwater management plan contemplates that the street pavement will not serve as the stormwater management collector system or stormwater management will not be conveyed toward the street; and
c. One (1) foot above the top of the lower upstream or downstream sanitary sewer manholes between the structure connection.
(2) *Residential*. New construction and substantial improvement of any residential structure shall have the lowest floor (including machinery or equipment) elevated to or above the elevations stated in subsection (1) of this section. An attached garage may have its

lowest floor below the elevation stated in subsection (1) of this section, provided it meets all criteria for accessory structures in subsection (5) below.

(3) *Nonresidential*. New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall:
   a. Have the lowest floor (including machinery or equipment) elevated to meet the elevations stated in subsection (1) of this section; or
   b. Together with machinery or equipment, be designed so that below the level stated in subsection (1) of this section, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the design, specifications, and plans for the construction and methods of construction are in accordance with accepted standards of practice as outlined in this subsection.

(4) *Manufactured homes*. All manufactured homes to be placed or substantially improved shall:
   a. Be elevated on a permanent foundation such that the bottom of the longitudinal structural I-beam (including machinery or equipment) is elevated to or above the elevations stated in subsection (1) of this section; and
   b. In the SFHA, be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement, in addition to anchoring requirements for resisting wind forces.

(5) *Accessory and agricultural structures*. An accessory or agricultural structure, as defined in this chapter, may be constructed below the elevations stated in subsection (1) of this section provided that:
   a. Portions of the structure (including machinery or equipment) below the minimum elevation shall be:
      1. Constructed of flood-resistant materials or otherwise floodproofed; and
      2. Designed for the automatic entry and exit of floodwaters; and
   b. Meet all other applicable requirements of this part.

(b) In the SFHA, recreational vehicles must:
   (1) Be on the site for fewer than 180 consecutive days;
   (2) Be fully licensed and ready for highway use; or
   (3) Meet floodplain development permit requirements and the elevation and anchoring requirements for manufactured homes of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(c) In the 500-year floodplain, new critical facilities shall be elevated or otherwise protected to an elevation at least one foot above the 500-year flood level.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.40. Floodways.**

Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions shall apply:

(1) Encroachments are prohibited in the floodway, including fill, new construction, substantial improvements, and other development, unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the city during the occurrence of the base flood discharge.
(2) If an encroachment is approved, it shall comply with all applicable provisions of this part.
(3) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, the city may permit encroachments in the floodway that would result in an increase in base flood elevations, provided that the city first completes all of the provisions required by Section 65.12 of said regulation.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.41-49. Reserved.**

# PART IV. STORMWATER MANAGEMENT

**Sec. 7:4.50. Purpose and applicability of stormwater management regulations.**

(a) *Purpose*. Stormwater management is the planning, design, and implementation of stormwater infrastructure that manages both the quantity and quality of stormwater runoff created by development, to comply with Federal and State regulations for stormwater and to promote public health, safety, and general welfare.
(b) *Applicability*. The regulations of this part shall apply to all development, which may include but is not limited to the following types of approvals:
    (1) Subdivision plats involving the construction of public or private streets or other infrastructure;
    (2) Site or plot plans involving construction or site work, which may be tied to a building or disturbance permit; or
    (3) Planned Unit or Traditional Neighborhood Developments involving construction or site work.

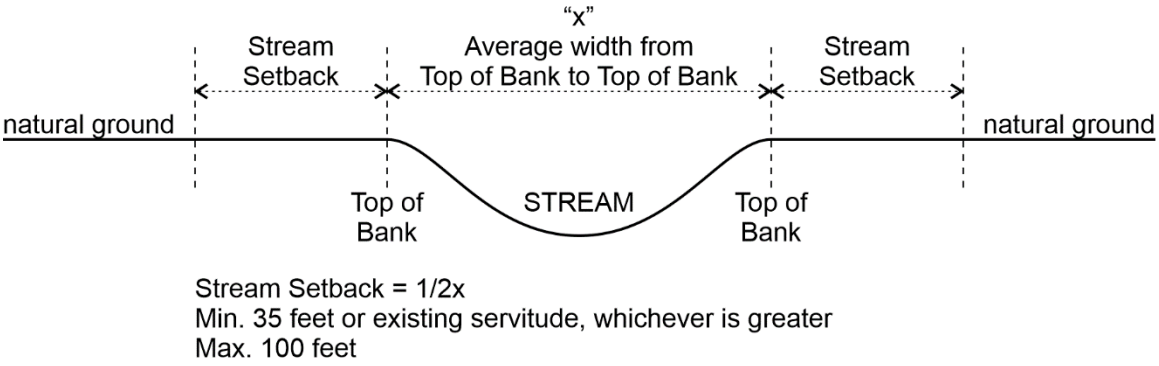
*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.51. Stream setbacks.**

(a) *Purpose*. The purpose of stream setbacks is to protect natural and overland drainageways by establishing a barrier between stream corridors and development to:
    (1) Protect the physical integrity of stream ecosystems;
    (2) Preserve habitats;
    (3) Improve water quality;
    (4) Protect structures;
    (5) Control erosion and run-off;
    (6) Preserve the potential for recreational enhancements; and
    (7) Preserve space for future channel improvements, restoration, or naturalization activities.

(b) *Applicability*. This section shall not apply to:
   (1) Preliminary plats, site plans, or other development plans approved prior to June 25, 2024, which may be allowed improvements in the stream setback area in accordance with documents approved by the City;
   (2) Minor or major utilities, as approved by the Planning Director; or
   (3) Activities associated with restoration and enhancement of a stream corridor, as approved by the Planning Director.

(c) *Stream setbacks*.
   (1) Stream setbacks shall be established along all stream segments.
   (2) Stream setback widths shall be:
      a. Determined by taking one-half of the average width from top of bank to top of bank, for the length of the stream segment running through the property, or its abutting property line;
      b. At least 35 feet or the existing drainage servitude, whichever is greater; and
      c. No more than 100 feet.
   (3) Unless otherwise accepted by the City, any maintenance of the stream setback shall be the responsibility of the property owner.




Stream Setback = 1/2x
Min. 35 feet or existing servitude, whichever is greater
Max. 100 feet

(d) *Development standards*.
   (1) *Allowable improvements*. Development shall be limited to improvements that have No Adverse Impact on the stream corridor. Improvements shall be related to recreation, public enjoyment, and protection of the stream corridor, including but not limited to:
      a. Conservation uses, wildlife sanctuaries, nature preserves, forest preserves, fishing areas, and passive areas of parklands;
      b. Bicycle and pedestrian trails, limited to a maximum width of 12 feet;
      c. Crossings (paved and unpaved) for pedestrian, bicycle, golf cart, and other similar uses, limited to a maximum width of 12 feet;
      d. Recreational fields, parkland areas, and golf course fairways;
      e. Non-habitable accessory structures, such as decks, gazebos, picnic tables, play equipment, and small concrete slabs no larger than 100 square feet and 4 inches thick to accommodate such structures;
      f. Fill mitigation, such as detention ponds, as approved by the Planning Director; and
      g. Other improvements approved by the Planning Director that meet the intent of this section.

(2) Crossing the stream setback shall be minimized, crossing at skewed angles shall be avoided, and the length and area disturbed shall be restricted to the maximum extent practicable.
(3) Any portion of the stream setback shall count towards open space requirements.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.52. Performance standards during and after construction.**

(a) *Construction Phase*. While a development is in its construction phase, the developer shall be responsible for maintaining the following minimum standards for water quality:
(1) Retain sediment on site;
(2) Prevent erosion and sedimentation;
(3) Control other sources of pollution that may cause adverse impacts on the quality of stormwater runoff from the construction site; and
(4) Prevent pollution from entering any drainageway or conveyance.

(b) *Post-Construction*. The following minimum standards shall apply after a development has completed construction and for as long as the development exists:
(1) *Water Quantity*. The development shall:
a. Provide adequate capacity for 2-, 10-, and 25-year storm events, including upstream and downstream;
b. Be designed so that the peak flow rates at all stormwater outflow locations shall not exceed the existing conditions peak flow rates for the 2-, 10-, 25-, and 100-year storm events; and
c. Cause no increase in the existing peak water surface elevations in the watershed for the 10-, 25-, and 100-year storm events, which shall be defined as an increase in water surface elevation of less than 0.00 feet.
(2) *Water Quality*. The development shall treat or retain on site all first flush stormwater pollutants that originate from the site, or as otherwise required by Total Maximum Daily Loads (TMDLs) Stormwater Permit Requirements that are developed by the United States Environmental Protection Agency (USEPA) and the Louisiana Department of Environmental Quality (LDEQ).

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.53. Required plans.**

(a) For the construction phase, a Stormwater Pollution Prevention Plan (SWPPP):
(1) Must describe the types and placement of facilities that will be utilized to meet the construction-phase performance standards; and
(2) Be consistent with all Federal and State requirements.

(b) For post-construction, a Stormwater Management Plan (SMP):
(1) Must recommend specific stormwater runoff quantity and quality improvements, in accordance with the City of Central Development Policies and Standards Manual, to meet the post-construction performance standards; and
(2) When they are required, shall be comprised of and be consistent with the recommendations of the:
a. Drainage Impact Study (DIS), which shall assess the proposed development's impact on stormwater quantity in relation to the post-construction performance standards; and

b. Offsite Drainage Assessment (ODA), which shall assess the proposed development's impacts on peak water surface elevation throughout the watershed in relation to the post-construction performance standards;
c. Water Quality Impact Study (WQIS), which shall assess the proposed development's impact on stormwater quality in relation to the post-construction performance standards.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.54. Plan exemptions and waivers.**

The following exemptions and waivers shall relieve development of the requirement to submit these plans, but development must still comply with the performance standards in Sec. 7:4.52 or with a previously approved SWPPP or SMP that applies to the development.

(1) *SWPPP*. There are no exemptions to the requirement to prepare a SWPPP, except that smaller developments may be allowed to prepare an Erosion Control Plan as a less formal document.
(2) *SMP*.
   a. *SMP*. The following are exempt from the requirement to submit the SMP:
      1. Any development that involves only the interior of existing structures.
      2. Maintenance activities such as top-layer grinding and repavement.
      3. Utility trenches in streets, unless more than 50 percent of the street width is removed and re-paved.
      4. Residential lots of less than one-half acre within subdivisions approved on or before December 5, 2007, only when they are also exempted from the ODA.
      5. All development in duly authorized subdivisions and master planned developments created with an approved SMP, only when they are also exempted from the ODA.
   b. *DIS of the SMP*. The following are either exempt from, or may request a waiver from, the requirement to submit the DIS component of the SMP:
      1. *Exemptions*.
         (i) Development in which the area of impervious surface does not exceed 20 percent (20%) of the development area at the point of discharge from the site. The total impervious area shall include all buildings, driveways, sidewalks, streets, parking lots, lakes, ponds, etc. All undeveloped open space, common area, etc., must be clearly identified.
         (ii) Additions or modifications to existing developments which result in no more than a ten percent (10%) increase in existing impervious area and which have existing public stormwater management facilities designed to accommodate runoff from the existing site.
      2. *Waivers*. The developer may request a waiver, which shall be in writing and contain sufficient information to demonstrate that the proposed development is:
         (i) Consistent with and discharges to a previously approved development having adequate stormwater management facilities;
         (ii) Part of an approved larger plan of development with an approved DIS and complies with the DIS; or

(iii) Located within an existing developed area which is served by a network of public stormwater management facilities designed to accommodate runoff from the developed site.

c. *ODA of the SMP*. The following are exempt from the requirement to submit the ODA component of the SMP:
   1. When no portion of the development is located in a stormwater conveyance zone, all types of development; except Planned Unit Developments, Traditional Neighborhood Developments, and Site Plans that require Planning Commission approval are not exempt.
   2. When any portion of the development is located in a stormwater conveyance zone, one (1) single-family dwelling or its accessory development when it is:
      i. Constructed in a manner that introduces no obstruction to stormwater conveyance other than the minimum necessary to support the development, such as structural piers and at-grade driveways; or
      ii. Located on an existing lot of less than one-half acre within subdivisions approved on or before [effective date of this ordinance], if it is constructed in a manner that minimizes obstruction to stormwater conveyance, such as a chain wall foundation.

d. *WQIS of the SMP*. The following are exempt from the requirement to submit the WQIS component of the SMP:
   1. Residential sites with a developed area of less than one (1) acre.
   2. Farming or agricultural activities.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.55. Procedures for plan submittal and review.**

(a) *SWPPP*.
   (1) *Submittal*. The developer must complete and submit a SWPPP or Erosion Control Plan prior to Construction Plan approval.
   (2) *Approval*. The City will review for general conformance with industry standards and must approve before construction begins.

(b) *SMP*.
   (1) *Submittal*. The developer must complete and submit a SMP, except that the ODA component of the SMP may be completed by the City and provided to the developer. When the ODA is completed by the City, the applicant shall pay a fee established by the City Council. Generally, the SMP shall be submitted with the development application, except developments requiring a public hearing may choose to submit a preliminary SMP and its preliminary components with the public hearing application which shall provide as much detail and analysis as possible given the nature and stage of the development.
   (2) *Contents*.
      a. *SMP*. The SMP shall include sufficient information to locate the development, understand existing conditions, understand the proposed development, and explain in detail what stormwater management facilities for both water quantity and quality will be implemented and how they will be maintained. A 25-year storm shall be the smallest event considered; capacity analysis for 50-, 100-, and 500-year storm events

shall also be provided in the interest of identifying unavoidable flooding situations and potential design adjustments, including but not limited to secondary outlet capacities or road alignment adjustments. Water quality improvements shall include stormwater management practices promulgated or otherwise endorsed by the City of Central.

b. *DIS of the SMP*. The DIS component of the SMP will add water quantity information to the SMP, including existing drainage conditions, pre- and post-hydrology calculations, a watershed map, hydrologic design, ponds and sub-surface detention, discharge points, on- and off-site hydraulic capacities, special drainage-related conditions, and conclusions and recommendations for water quantity.

c. *ODA of the SMP*. The ODA component of the SMP will add water quantity information to the SMP regarding drainage impacts across the watershed, including changes in maximum surface water elevation, timing of flow rates, or drainage patterns, evaluated using the City's effective hydraulic model.

d. *WQIS of the SMP*. The WQIS component of the SMP will add water quality information to the SMP, including existing water quality conditions, expected pollutants, and conclusions and recommendations for water quality, such as how green infrastructure will be used and what percent of pollutants will be reduced before discharge.

(3) *Approval*. The city engineer is responsible for reviewing and making decisions on the SMP. For an ODA performed by the City, the city engineer can authorize multiple iterations of the ODA until the performance standard is achieved and, for single-family residential development of five or fewer lots, can issue recommendations on how the development might achieve the performance standard. A proposed development may not proceed if the SMP or any of its components is not approved.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.56. Maintenance of private stormwater management facilities.**

(a) The developer or property owner shall be responsible for maintaining all private stormwater infrastructure in a manner that allows it to perform in accordance with the approved SMP for the life of the development, and shall:

(1) Before issuance of a certificate of occupancy, execute and record a "Private Water Quality Maintenance Covenant" which must:

a. Reflect the approved SMP; and

b. Include Stormwater Management Facility Scheduled Maintenance Actions as stated in the approved SMP.

(2) Submit an inspection report to the floodplain manager on a schedule approved by the floodplain manager. The inspection report shall:

a. Be prepared by a licensed professional or other qualified person approved by the floodplain manager;

b. Be consistent with the SMP maintenance plan;

c. Describe the conditions and recommended maintenance requirements of all stormwater management facilities required by the SMP; and

d. Describe the condition of the stormwater management facilities and any proposed corrective actions required.

(3) Complete corrective actions within 90 days of submittal of the inspection report with evidence that the work has been completed and provided to the floodplain manager.

(b) The floodplain manager shall have the authority to inspect private stormwater infrastructure.

*(Ord. No. 2026-16, 8-25-2026)*

**Sec. 7:4.57. Standards for stormwater management facilities.**

(a) Standards for stormwater management facilities shall be as established in the City of Central Development Policies and Standards Manual.

(b) Small-scale stormwater management practices, non-structural techniques, and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources should be implemented to the maximum extent practicable.

*(Ord. No. 2026-16, 8-25-2026)*

# CHAPTER 5. SITE STANDARDS

*(Ord. No. 2024-37, 9-24-2024)*

# CHAPTER 6. SUBDIVISION STANDARDS

*(Ord. No. 2024-37, 9-24-2024)*

# CHAPTER 7. BUILDING AND HOUSING CODE

*(Ord. No. 2024-37, 9-24-2024)*

# CHAPTER 8. ADMINISTRATION

*(Ord. No. 2024-37, 9-24-2024)*

## PART I. PERMITS AND APPROVALS

**Sec. 7:8.1. Introduction.**

This part describes the permits and approvals that may be required for development, including:

(1) Annexation (Sec. 7:8.2);
(2) Building permit (Sec. 7:8.3);
(3) Conditional use permit (Sec. 7:8.4);
(4) Disturbance permit (Sec. 7:8.5);
(5) Occupancy permit (Sec. 7:8.6);
(6) Planned unit development (Sec. 7:8.7);

(7) Revision (Sec. 7:8.8);
(8) Sign permit (Sec. 7:8.9);
(9) Site plan (Sec. 7:8.10);
(10) Street name change (Sec. 7:8.11);
(11) Subdivision (Sec. 7:8.12);
(12) UDC text amendment (Sec. 7:8.13);
(13) Variance or waiver (Sec. 7:8.14); and
(14) Zoning map amendment (Sec. 7:8.15).

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.2. Annexation.**

(a) *Procedures*. See Part II Common Procedures of this chapter.
(b) See Title 1 City Organization, Chapter 3 Annexations of this code.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.3. Building permit.**

(a) *Procedures*. See Part II Common Procedures of this chapter.
(b) See Title 8 Buildings of this code.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.4. Conditional use permit.**

(a) *Purpose*. Certain uses, because of their unique characteristics or potential impacts on adjacent properties, are not permitted as a matter of right but which may, under appropriate standards and factors, be approved. Compliance with the generally applicable requirements may not be sufficient, and additional measures and conditions may be necessary to mitigate the impact of the proposed development.
(b) *Applicability*. Required for the establishment of any conditional use and some accessory uses, as shown in Chapter 3 Use Regulations of this UDC.
(c) *Procedures*. See Part II Common Procedures of this chapter.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.5. Disturbance permit.**

(a) *Applicability*.
    (1) Required prior to:
        a. Any disturbance by means of mechanized equipment, including but not limited to:
            1. Tree removal;
            2. The excavation, placement, or grading of soil, sand, demolished structural components, or other material; or
            3. Demolition of a structure or trailer by means of heavy equipment; or
        b. The delivery to or removal from the location of soil, sand, tree materials, or fill material in excess of 12 cubic yards;
    (2) Not be required for:
        a. Incidental tree removal which does not affect the drainage on the property; or
        b. A borrow pit with an approved and active conditional use permit;
(b) *Procedures*. See Part II Common Procedures of this chapter.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.6. Occupancy permit (Certificate of Occupancy).**

(a) *Applicability*. Required prior to:
   (1) The use or occupancy of land;
   (2) The use or occupancy of any building or structure, in whole or in part, that has been erected, altered, or enlarged; or
   (3) A change of use or occupancy of any building, structure, or land improvement or part thereof, except not a change of occupancy of an existing dwelling unit.

(b) *Procedures*. See Part II Common Procedures of this chapter.

*(Ord. No. 2025-02, 1-14-2025; Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:8.7. Planned unit development.**

(a) *Purpose*. To allow more creative and imaginative design for land development than is possible under the underlying zoning district regulations. In this regard, the bulk and use regulations of any zoning district may be modified within a PUD to preserve the natural site qualities, include urban amenities, create more open space and greater aesthetics, and facilitate an overall higher quality project, and to achieve the following objectives:
   (1) To permit a creative approach to the use of land and related physical facilities that results in better design and development, with the inclusion of aesthetic amenities.
   (2) To encourage a pattern of development to preserve natural vegetation, topographic and geological features, and environmentally appropriate features.
   (3) To create a method for the permanent preservation of common open space for the continued use and enjoyment of the residents of the development.
   (4) To provide for more usable and suitably located recreation facilities and other public and private facilities.
   (5) To encourage a land use that promotes the public health, safety, and welfare.
   (6) To encourage building design, materials, and construction that promote a quality image now, and in the future, enhance the overall.

(b) *Applicability*. "Planned unit development" includes "traditional neighborhood development" as a TND is a type of PUD that has specific standards.
   (1) Required for any new development of:
      a. Fifteen (15) or more residential units; or
      b. Ten (10) or more acres of non-residential uses.
   (2) Optional for any development that meets the requirements of Chapter 14 Planned Unit Development Regulations of Appendix 1 Comprehensive Zoning Code of this code.

(c) *Procedural stages*.
   (1) There are two (2) stages in the review and approval of a PUD:
      a. A PUD Preliminary Plan provides a Developer with tentative approval from the City that what the Developer intends to build will be acceptable. This gives the Developer the opportunity to get City and public feedback before investing significant resources into detailed and final plan development.
      b. A PUD Final Development Plan provides all details of the development, including the exact location of facilities, building sites, open space, and other features. The Final Development Plan is a document that is recorded with the property's deed, binding the property to the approved Final PUD.

(2) A PUD Preliminary Plan shall be approved before submittal of an application for a PUD Final Development Plan, except:
   a. A developer, at their own risk, may choose to request Preliminary and Final PUD approval simultaneously; or
   b. If all the land is to be developed at one time, a developer may choose to skip Preliminary PUD approval and seek only Final PUD approval.

(d) *Procedures*. See Part II Common Procedures of this chapter.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.8. Revision.**

(a) *Applicability*. Once the following types of applications are approved, the applicant may request revisions:
   (1) Conditional use permit;
   (2) Planned unit development, final development plan;
   (3) Site plan; or
   (4) Subdivision, major, preliminary plat.

(b) *Levels of revision*.
   (1) *Minor revisions*. A minor revision shall be:
      a. For a CUP, PUD, or site plan, only a change to:
         1. The location of an amenity in an approved common area;
         2. Road alignment due to location of utilities or wetlands, or to preserve trees;
         3. Landscaping as allowed through alternative compliance;
         4. Parking space configuration;
         5. The number of parking spaces by no more than ten (10%) percent;
         6. The floor area of a nonresidential structure by no more than five (5%) percent;
         7. The number of approved residential units or lots, with only a decrease allowed, which may be accommodated by increasing the:
            (i) Lot area of the remaining lots; or
            (ii) Size of the common areas; or
         8. Any revision of similar or lesser impact as those listed above, as determined by the Planning Director; or
      b. For a subdivision, any change that is not major.
   (2) *Major revisions*. A major revision shall be:
      a. For a CUP, PUD, or site plan, any revision that is not minor; or
      b. For a subdivision:
         1. An increase in the number of lots by more than ten (10%) percent of the originally approved plat. If the development will be in phase or separate filings, the number of lots shall be calculated for each phase or filing;
         2. Redesign of the subdivision or any portion thereof which would change the street pattern or overall layout;
         3. Relocation or addition of any sewage treatment facility, except as mandated by an agency with the legal authority to govern the change; or
         4. Change in the overall Stormwater Management Plan, including drainage or water quality concepts.

(c) *Procedures*. See Part II Common Procedures of this chapter.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.9. Sign permit.**

(a) *Procedures*. See Part II Common Procedures of this chapter.

(b) See Chapter 16 Sign Regulations of this UDC.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.10. Site plan.**

(a) *Purpose*. Some developments, including larger developments, have a greater impact on the community and deserve a higher level of review and opportunity for public comment.

(b) *Applicability*. Required:

(1) For any use, other than single-family detached or two-family dwellings, that involves:

a. New development with more than 30,000 square feet of aggregate floor area; or

b. An addition to an existing development where the increase in aggregate floor area is more than 20% or 30,000 square feet, whichever is greater; or

(2) If specified by this UDC.

(c) *Procedures*. See Part II Common Procedures of this chapter.

*(Ord. No. 2025-02, 1-14-2025; Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:8.11. Street name change.**

(a) *Applicability*. Required to change the name of any public or private street.

(b) *Procedures*. See Part II Common Procedures of this chapter.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.12. Subdivision.**

(a) *Applicability*.

(1) Required for:

a. Any change to the boundary of a tract, parcel, or lot, whether termed "subdivision" or "resubdivision," which may include:

1. Creation of new lots;
2. Combination of existing lots; or
3. Modifying boundaries of existing lots without changing the number of lots; or

b. The dedication, modification, or revocation of:

1. Public rights-of-way or servitudes; or
2. Private access servitudes.

(2) Not required for:

a. Recording of a final plat where:

1. A building constructed before December 19, 1949, exists on each proposed lot;
2. The owner certifies on the plat that all buildings were constructed prior to that date; and
3. The final plat is signed by the Planning Director before being recorded;

b. Subdivision to be used for orchards, forestry, or the raising of crops, provided that the owner certifies this on the plat before it is recorded; or

c. Exchange of small amounts of property where the Planning Director certifies on the plat, before it is recorded, that the exchange:
    1. Does not create additional lots; or
    2. Make any existing lot nonconforming.

(3) It is unlawful to sell or purchase a portion of a lot. A portion of a lot may be leased, but shall not be sold or purchased.

(b) *Major and minor subdivisions*.

(1) A minor subdivision is any subdivision that meets all the following:
    a. Involves no more than two acres of land;
    b. Involves no more than five lots;
    c. Does not involve the dedication, modification, or revocation of public right-of-way or private access servitude (may involve utility servitudes);
    d. Does not create any public improvement, or public or private street; and
    e. Meets all development regulations without a variance for lot area or width.

(2) A major subdivision is any subdivision that is not minor. It includes two or three stages:
    a. *Preliminary plat*. The preliminary plat is a map that shows a proposed subdivision of land with enough information to determine if it meets all development regulations and may be tentatively approved. The preliminary plat does not establish legal parcels of land. It gives a developer assurance that the proposed subdivision is acceptable to the City and allows the developer to proceed with construction drawings for subdivision improvements. When a major subdivision does not involve any improvements, such as new streets, the preliminary and final plats are the same.
    b. *Construction plans*. If a subdivision involves new public improvements, construction plans are required. These show the precise location and specifications of all public improvements to be constructed, in sufficient detail to enable:
        1. The City to review the plans for conformance with all applicable regulations, and approve them;
        2. The developer to construct the improvements in accordance with the approved plans; and
        3. The City to inspect the improvements during and after construction to ensure that they were constructed in accordance with the approved plans.
    c. *Final plat*. The final plat is a certified and accurate survey of all property involved in the subdivision that legally establishes all properties, rights-of-way, and servitudes. It must be recorded with the East Baton Rouge Parish Clerk of Court after approval by the City of Central. A subdivider may not sell any lots until a final plat is approved and recorded.

(c) *Procedures*.

(1) For all subdivisions, see Part II Common Procedures of this chapter.

(2) For subdivisions that include construction plans, also see Part III Specific Procedures of this chapter.

*(Ord. No. 2025-02, 1-14-2025; Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:8.13. UDC text amendment.**

(a) *Applicability*. Required for any change to Title 7 Unified Development Code or Appendix 1 Comprehensive Zoning Code of this code.

(b) *Procedures*. See Part II Common Procedures of this chapter.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.14. Variance or waiver.**

(a) *Applicability*. Required for any deviation from the standards of Title 7 Unified Development Code, Title 8 Buildings, or Appendix 1 Comprehensive Zoning Code of this code.

(b) *Types*. There are variances or waivers allowed to various portions of the code, each under the authority of different review bodies. There are also portions of the code where no variance or waiver is allowed. Table 7:8.14.1 shows which review body has the authority to grant variances or waivers to specific sections of the code, and the following describes some in more detail:

(1) *Paving*. The Building Official is authorized to grant a waiver for paving:

a. For single-family detached dwellings in the Rural/Agricultural (R/A) zoning district when:

1. The home is on an individual lot of more than one (1) acre;
2. Shell or gravel drives are prevalent in the area; and
3. The first 30 feet of the driveway is paved; or

b. For all other developments, only to save a tree that is deemed important by the Planning Director, and when granted:

1. The first 50 feet of a double driveway shall be hard surfaced; and
2. Limestone aggregate may be used in the tree's drip zone in accordance with the City of Central Development Policies and Standards Manual.

(2) *Subdivision standards*. Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of subdivision requirements would result in real difficulties and substantial hardship or injustice, the Planning Commission is authorized to grant waivers to:

a. Sec. 7:13.2(d) Street and alley rights-of-way, turning circles and T-turnarounds;
b. Sec. 7:13.3 Location of new streets in relation to existing and proposed streets;
c. Sec. 7:13.6.(9) Street and sidewalk improvement standards;
d. Sec. 7:14.2 Space allocation for utilities in new subdivisions and on new site or tract developments;
e. Sec. 7:16.10.D Prohibited signs, public rights-of-way; and
f. Any subdivision matter not involving improvements but only with issues not generally involving the broader public interest, such as minor adjustment of lot size or provision of servitudes of passage.

(c) *Procedures*. See Part II Common Procedures of this chapter.

**Table 7:8.14.1. Variance or Waiver Types by Review Body**

| Variance or Waiver Type (Section) | Staff 7:8.50 | PC 7:8.52 | BOA 7:8.55 | CBOA 7:8.56 |
|---|---|---|---|---|
| Building Code (Title 8) | – | – | – | Y |
| Drainage Impact Study (Sec. 7:4.54(2)b) | Y | – | – | – |
| Floodplain (Title 7, Ch. 4, Part III) | – | – | – | Y |
| Paving (Appendix 1, Sec. 16.2.I.2) | Y | – | – | – |

| Variance or Waiver Type (Section) | Staff 7:8.50 | PC 7:8.52 | BOA 7:8.55 | CBOA 7:8.56 |
|---|---|---|---|---|
| Paving, first 30 feet of a private servitude | – | – | – | – |
| Sight distance triangle (Appendix 1, Appendix A Parking) | – | Y | – | – |
| Sign or sign structure that is expressly prohibited (Title 7, Ch. 16) | – | – | – | – |
| Subdivision standards | – | Y | – | – |
| Use, allowed (Title 7, Chapter 3, Part I) | – | – | – | – |
| Use, nonconforming (Sec. 7:8.62) | – | – | Y | – |
| Zoning (Title 7 and Appendix 1, not otherwise accounted for) | – | – | Y | – |

*(Ord. No. 2025-02, 1-14-2025; Ord. No. 2026-22, 10-27-2026)*

**Sec. 7:8.15. Zoning map amendment.**

(a) *Applicability*. Required for any change to the Official Zoning Map.

(b) *Procedures*.

(1) See Part II Common Procedures of this chapter.

(2) Any rezoning application withdrawn later than the Wednesday preceding the Zoning Commission meeting may not be re-filed for one year unless approved by a majority vote of the Zoning Commission.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.16-19. Reserved.**

# PART II. COMMON PROCEDURES

**Sec. 7:8.20. Common procedures, generally.**

The procedures in this part are common to all permits and approvals governed by this UDC. As such, they apply to all except as specifically described. In addition to these common procedures, procedures specific to certain approvals are in Part III of this chapter.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.21. Timing.**

(a) *Vesting*. An application is vested on the date that the applicable review body receives a complete application. An application is subject to the development standards in effect on the date of vesting, except that if less restrictive standards are subsequently adopted, those less restrictive standards may be applied to the development.

(b) *Phasing*.

(1) *Planned unit development*. A PUD may be developed in phases if:

a. Those phases were described and approved with the Preliminary PUD; and

b. Each phase conforms on its own to all requirements.

(2) *Subdivision, major*. An approved preliminary plat may be developed in portions, provided that:

a. Each portion is covered by construction plans and a final plat, processed in accordance with this chapter; and

b. All improvements are designed and built to be easily expanded or extended to serve the entire subdivision.

(c) *Concurrent applications*. Separate applications for the same property may be considered concurrently, provided that the Planning Director determines that the timing of each request can be accomplished in the proper order. Further:

(1) When a PUD involves a zoning map amendment, the zoning map amendment shall be processed as a distinct request concurrently with the Preliminary PUD; and

(2) When a PUD involves subdivision, the subdivision preliminary plat shall be processed concurrently with the Final PUD and shall not be a distinct request.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.22. Overview and applicability.**

(a) *Review types*. There are three types of review, which are assigned to each application type in Table 7:8.22.1:

(1) *Ministerial (M)*. A ministerial review involves the application of development regulations by a ministerial official (staff). A public hearing is not required; however, when an application requires a variance, the variance shall be approved before staff may make a decision.

(2) *Legislative (L)*. A legislative review requires action by a legislative body, generally the Planning Commission (PC), Zoning Commission (ZC), or City Council (CC), and involves one or more public hearings. Appeals of a PC decision are heard by the CC, and of the CC by the Judicial District Court (JDC).

(3) *Quasi-judicial (Q)*. A quasi-judicial review involves the application of a discretionary standard required by the UDC and requires a public hearing by the Board of Adjustment (BOA) or Construction Board of Appeals (CBOA). Appeals of a BOA or CBOA decision are heard by the JDC.

(b) *Time limits*. If a recommendation or decision must be made within a certain number of days, as described in Sec. 7:8.26(a), it is shown in Table 7:8.22.1 in superscript.

(c) *Applicability of common procedures*. There are six (6) basic procedural steps that are common to all review types. Table 7:8.22.2 establishes which steps are required for each review type.

(d) *Notes to Table 7:8.22.1*.

(1) DRC review for a street name change shall consist of the following agencies: Public Works, Emergency Medical Services, Fire Department, Police Department, E.B.R. Sheriff's office, U.S. Postal Services, and utility companies servicing the City of Central.

**Table 7:8.22.1. Review Types, Recommendations (R), Decisions (D), and Appeals (A)**

| Application Type | Review Type | Review Bodies (Part IV of this chapter) | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Staff | DRC | PC | ZC | CC | BOA | CBOA | JDC |
| Annexation (Sec. 7:8.2) | L | R | – | R | – | D | – | – | A |
| Building Permit (Sec. 7:8.3) | M | D | – | – | – | – | – | A | – |
| Conditional Use Permit (Sec. 7:8.4) | L | R | – | – | R | D | – | – | A |

| Application Type | Review Type | Review Bodies (Part IV of this chapter) | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Staff | DRC | PC | ZC | CC | BOA | CBOA | JDC |
| Disturbance Permit (Sec. 7:8.5) | M | D | – | – | – | – | A | – | – |
| Occupancy Permit (Sec. 7:8.6) | M | D | – | – | – | – | – | A | – |
| Planned Unit Development, Final (Sec. 7:8.7) | L | R | R | – | R[45] | D | – | – | A |
| Planned Unit Development, Preliminary (Sec. 7:8.7) | L | R | R | – | R | D | – | – | A |
| Revision, major, CUP or PUD (Sec. 7:8.8) | L | R | R | – | R | D | – | – | A |
| Revision, major, Site Plan or Subdivison (Sec. 7:8.8) | L | R | R | D | – | A | – | – | – |
| Revision, minor (Sec. 7:8.8) | M | D | – | – | – | – | A | – | – |
| Sign Permit (Sec. 7:8.9) | M | D | – | – | – | – | A | – | – |
| Site Plan (Sec. 7:8.10) | L | R | R | D | – | A | – | – | – |
| Street Name Change (Sec. 7:8.11) | L | R | R(1) | R | – | D | – | – | A |
| Subdivision, Major, Preliminary (Sec. 7:8.12) | L | R | R | D | – | A | – | – | – |
| Subdivision, Major, Construction Plans (Sec. 7:8.12) | M | D | – | A | – | – | – | – | – |
| Subdivision, Major, Final (Sec. 7:8.12) | M | D | – | A | – | – | – | – | – |
| Subdivision, Minor (Sec. 7:8.12) | M | D | – | A | – | – | – | – | – |
| UDC Text Amendment (Sec. 7:8.13) | L | R | – | – | R | D | – | – | A |
| Variance, BOA (Sec. 7:8.14) | Q | – | – | – | – | – | D[60] | – | A |
| Variance, CBOA (Sec. 7:8.14) | Q | – | – | – | – | – | – | D | A |

| Application Type | Review Type | Review Bodies (Part IV of this chapter) | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Staff | DRC | PC | ZC | CC | BOA | CBOA | JDC |
| Waiver, PC (Sec. 7:8.14) | L | R | – | D | – | A | – | – | – |
| Waiver, Staff (Sec. 7:8.14) | M | D | – | A | – | – | – | – | – |
| Zoning Map Amendment (Sec. 7:8.15) | L | R | – | – | R | D | – | – | A |

**Table 7:8.22.2. Applicability of Common Procedures to Each Review Type**

| Procedure (Sec.) | Ministerial (M) | Legislative (L) | Quasi-Judicial (Q) |
|---|---|---|---|
| Pre-application (7:8.23) | | | |
| With staff | Optional | Required | Required |
| With Zoning Comm. | – | Optional for P-PUD | – |
| Application (7:8.24) | Required | Required | Required |
| Public notice (7:8.25) | | | |
| Ad, Letters, Signs | – | Required | Required |
| Public input | – | Required for P-PUD | – |
| Review (7:8.26) | | | |
| Staff | Required | Required | Required |
| DRC (7:8.51) | – | Required for some | – |
| Public hearing | – | Required | Required |
| Decision (7:8.27) | Required | Required | Required |
| Appeal (7:8.28) | Allowed | Allowed | Allowed |

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.23. Pre-application.**

(a) *With staff*. Before submitting an application, the applicant for Legislative and Quasi-Judicial applications must meet with City staff and the applicant for Ministerial applications may and is encouraged to. The purpose is for the applicant and staff to discuss the proposal and for staff to provide information to facilitate a smooth review process and offer comments to make the proposal more compatible with the City's regulations, policies, and master plan.

(b) *With Zoning Commission*. An applicant for a Preliminary PUD may request an informal pre-application meeting with the Zoning Commission. This will be informal communication about the proposed P-PUD in preliminary conceptual form, at a regularly scheduled Commission meeting open to the public. There will be no formal recommendations or commitments made, nor shall statements of Commission members be deemed binding.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.24. Application.**

(a) *Authority to initiate a request*.
   (1) A UDC text amendment may be initiated by anyone, including the Zoning Commission or City Council.
   (2) All other requests may only be initiated by the owner of the property, with the following exceptions:
      a. *Street name change*. May also be initiated by any person or organization, including the Planning Commission or City Council.
      b. *Subdivision*. When more than one property owner is involved, shall be initiated by all owners.
      c. *Zoning map amendment*. May also be initiated by the City Council.

(b) *Form and content, generally*. All applications shall:
   (1) Be submitted on forms provided by the City;
   (2) Contain or be accompanied by sufficient information to fully and accurately describe the proposal and demonstrate compliance with all regulations, as outlined in the City of Central Development Policies and Standards Manual;
   (3) Be accompanied by an application fee established by the City Council; and
   (4) Be signed by all applicants, who shall have the authority to submit the application.

(c) *Content, specifically*. The following specific application requirements do not preclude the City from requiring additional information:
   (1) *Conditional use permit*. Shall include a site plan of any proposed development.
   (2) *Planned unit development, preliminary plan*. Shall include:
      a. The information described in Sec. 14.5.B of Appendix 1 Comprehensive Zoning Code of this code; and
      b. A Public Participation Plan that:
         1. Identifies:
            (i) All owners of property within 500 feet of the site, as those on record with the East Baton Rouge Parish Assessor's Office; and
            (ii) Other entities that may be interested in or affected by the proposed development, such as area homeowners' associations, environmentally stressed communities, or political jurisdictions;
         2. Explains how the owners and entities will be informed of the proposed development;
         3. Describes methods the applicant will use to provide opportunities for discussion with owners and entities before public hearings are held, which shall include at least one (1) meeting at a convenient location and time; and
         4. Describes the schedule for completing the Public Participation Plan.
   (3) *Planned unit development, final development plan*. Shall include the information described in Sec. 14.5.C of Appendix 1 Comprehensive Zoning Code of this code. Because a Final PUD is recorded with the land, it must be detailed, specific, and accurate as to the land, lots, structures and improvements, preserved areas, restrictions or regulations, and other details specific to the development.
   (4) *Street name change*. Shall include:
      a. The reason for renaming the street;

b. A listing of all owners of property abutting the street, with their mailing address and the physical address or legal description of their property; and
c. A petition of a majority (51% or more) of property owners agreeing to the proposed street name change.

(5) *Variance*. Shall specify the section of this code from which a variance is sought.

(6) *Zoning map amendment*. Shall include a:
a. Site plan of any proposed development; and
b. Except for requests for the sole purpose of residential development, a:
1. Description of any industrial or manufacturing process that will occur including a description of any waste or by-products associated with the activity and their proposed means of disposal; and
2. List of any toxic or hazardous substances that the applicant anticipates will be used, stored, processed, manufactured, or released, which shall include those substances most currently listed and updated from time-to-time by the administrator of the EPA (United States Environmental Protection Agency) pursuant to 42 USC 9602, 42 USC 11002(a)(2), and 42 USC 11023(c). If the applicant would be exempt from the reporting requirements of 42 USC 11001 et seq. as authorized by 42 USC 11042(a), (b), (c), the applicant may withhold a specific chemical identity (including the chemical name and other specific identification) but shall, in the place on the submittal where the chemical identity would normally be included, include the generic class or category of the toxic or hazardous substance.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.25. Public notice.**

(a) *Public notice*. All Legislative and Quasi-Judicial applications, except CBOA variances, shall provide the following public notices before the Board or Commission, not City Council, public hearing:

(1) *Ad*. The Zoning Administrator shall cause an ad to be published, with the cost of publication borne by the applicant, providing notice of the date, time, and place of the public hearing, and the subject matter of the request:
a. In the official journal of the City:
1. At least three (3) times;
2. With the first and third publications being at least ten (10) days apart;
b. To local newspapers at least 15 days prior; and
c. On the City's website at least 20 days prior.

(2) *Letters*. The applicant shall:
a. Send a letter via U.S. Mail providing notice of the public hearing:
1. To all owners of property, as those on record with the East Baton Rouge Parish Assessor's Office, located within 500 feet;
2. At least 20 days before the public hearing: and
b. Provide staff with proof of the required mailing at least two (2) days before the public hearing. Failure to timely provide this proof shall cause the application to be deemed incomplete and prevent the Board or Commission from considering the application.

(3) *Signs*.
a. The applicant shall:
1. Authorize the City to place one or more signs on or near the subject property; or
2. For PUDs, place a sign on or near the subject property.
b. The signs shall:
1. Be placed at least 20 days prior to the public hearing;
2. Provide:
(i) For all, the date, time, and place of the public hearing, case number and summary of the request, and phone number and website for the City; and
(ii) For PUDs, the proposed name of the development, name and phone number of the developer, and additional detail about the proposed development;
3. Be:
(i) For signs placed by the City, at least 18 inches by 24 inches; or
(ii) For PUDs, at least four (4) feet tall by eight (8) feet wide.
4. Be yellow in color; and
5. Have large, black lettering, which for PUDs shall be at least three (3) inches tall.
c. The applicant shall cause the signs to remain in place until a decision is made on the application.

(b) *Public input*. For Preliminary PUDs, the applicant shall, in accordance with the Public Participation Plan filed with the application:
(1) Inform all owners of property within 500 feet of the site and other interested parties of how they can learn about, discuss, and provide feedback on the proposed development. If notice will be sent by mail, it can be included with the letters required by subsection (a)(2) above;
(2) Conduct public participation at least seven (7) business days before the public hearing; and
(3) Submit to staff, no later than seven (7) business days before the public hearing:
a. A list of all parties notified, the methods of notification used, and copies of all notifications;
b. A list of dates and locations of all meetings where the applicant discussed the proposed development, and copies of related documentation including meeting notes and correspondence;
c. The number of persons attending each meeting and copies of sign-in sheets;
d. A summary of concerns and issues expressed by interested parties; and
e. A summary of the applicant's response to those concerns and issues.

(c) *Exceptions and failure*.
(1) Letters are not required if the City is the applicant and the request is for a:
a. UDC text amendment; or
b. Zoning map amendment involving ten (10) or more properties.
(2) Signs are not required for a UDC text amendment.
(3) Failure of any individual to receive notice shall not affect the validity of any action taken at the public hearing, provided a good faith effort was made to provide all public notices.

(d) *Changes allowed after public notice*. Because the purpose of these public notices is to provide the public with the understanding of a proposed development, so that they may

seek additional information and provide comment, it is recognized that a request cannot substantially change once the public notice is issued. Generally, this means that once a public notice is issued, a request cannot be changed to be more intense, less restrictive, or otherwise be substantially different. The Planning Director will determine if a change to a request is substantial, which shall require all public notices to be reissued.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.26. Review.**

(a) *Timeliness*. Certain recommendations and decisions must be made within a certain timeframe, as shown in Table 7:8.22.1. This timeframe does not apply if:
   (1) The applicant:
      a. In writing, withdraws or requests postponement of the application; or
      b. Fails to timely respond to reasonable requests from any review body; or
   (2) There are disruptions out of anyone's control that cause an unavoidable delay, such as a natural disaster.

(b) *Standards for approval*. Unless specifically allowed, no application shall be approved unless it complies with all applicable policies, regulations, and laws, and the following:
   (1) *Conditional use permit*.
      a. In reviewing a request for a conditional use permit, the Zoning Commission and City Council shall consider the extent to which the proposed use will:
         1. Be harmonious with and in accordance with the general objectives of the master plan and development regulations;
         2. Be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;
         3. Not change the essential character of the general vicinity;
         4. Not be hazardous or disturbing to existing or future uses in the area; and
         5. Not cause substantial injury to the value of other property in the area.
      b. If the Zoning Commission unanimously recommends denial, the City Council may approve only upon a vote of two-thirds of the City Council.
   (2) *Disturbance permit*. The Floodplain Manager may approve a disturbance permit after a site inspection:
      a. For the deposit of up to 12 inches of fill without a geotechnical report; or
      b. When the disturbance does not negatively impact stormwater management on surrounding properties or public stormwater management facilities.
   (3) *Occupancy permit*. In considering an occupancy permit, the Building Official may issue one (1) temporary occupancy permit, subject to the following criteria:
      a. It shall not exceed a period of six (6) months, with one (1) extension allowed of not more than three (3) months;
      b. The temporary occupancy is for a portion of land, building, or structure that:
         1. Has been completed; and
         2. Can be occupied safely; and
      c. The remaining portion of land, building, or structure is in the process of completion.
   (4) *Planned unit development, final development plan*. A Final PUD shall be consistent with the Preliminary PUD.

(5) *Site plan*. The Planning Commission shall consider the extent to which the proposed development complies with the general public interest and does not create:
   a. Undue congestion of streets and traffic access; or
   b. Overcrowding of land or overburdening of public facilities such as transportation, sewerage, drainage, schools, or parks.

(6) *Subdivision, major, final plat*. The Planning Director may approve a final plat for a major subdivision that:
   a. Does not involve any improvements, as part of approval of the preliminary plat; or
   b. Involves improvements, only upon acceptance of the improvements by the City Council, in accordance with Sec. 7:8.40.

(7) *Variance, zoning*. The Board of Adjustment, in determining whether there are practical difficulties or hardships in the way of carrying out the strict letter of the regulations, shall take into consideration the extent to which the following facts are established, and in granting a variance shall, in its motion, state findings specifying the reason for granting the variance:
   a. The particular physical surroundings, shape, or topographical, or location conditions of the specific property or structure involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;
   b. The conditions upon which the petition for variance is based would not be applicable generally to other property or structures in the same zoning district;
   c. The variance is not solely and exclusively for the purpose of enhancing the value of the property;
   d. The alleged difficulty or hardship has not been created by any person presently having an interest in the property or structure;
   e. Granting the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located; and
   f. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the area.

(8) *Zoning map amendment*.
   a. Staff, the Zoning Commission, and the City Council shall consider whether:
      1. The land use pattern or character has changed so that the existing zoning no longer allows reasonable use of the property, with reasonable use defined as:
         (i) Land use the same as, or similar to, that existing on properties next to or across the street from the subject property;
         (ii) Consideration of unique or unusual physical or environmental limitations due to size, shape, topography, or related hazards or deficiencies; or
         (iii) Consideration of changes in land value, physical environment, or economic aspects which tend to limit the usefulness of vacant land or buildings;
      2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
         (i) Undue congestion of streets and traffic access;
         (ii) Overcrowding of land or overburden on public facilities, such as transportation, sewerage, drainage, schools, or parks;

(iii) Land or building usage which is, or may become, incompatible with existing character or usage of the area;
(iv) An oversupply of types of land use or zoning in proportion to population, land use, and public facilities in the area; and

3. The proposed zoning change is in keeping with zoning law and precedent, and:
   (i) Is not capricious or arbitrary in nature or intent;
   (ii) Does not create a monopoly, or limit the value or usefulness of neighboring properties;
   (iii) Does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns; and
   (iv) Does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

b. The City Council, if the Zoning Commission:
   1. Unanimously recommends denial, may approve only upon a vote of two-thirds of the City Council; or
   2. Recommends denial and the City Council concurs, may choose to not introduce an ordinance approving the amendment, and if an ordinance is not introduced within 60 days of the Zoning Commission issuing its recommendation for denial, shall have in-effect denied the application.

(c) *Conditions of approval*. In considering approval of the following requests:

(1) *Conditional use permit*. The Zoning Commission may recommend, and the City Council may impose, conditions, which may include a variance from bulk regulations without Board of Adjustment approval, to:
   a. Assure compliance with development regulations;
   b. Reduce or minimize the use's effect on other property in the area; or
   c. Implement the purpose and intent of the master plan.

(2) *Planned unit development*. The Zoning Commission may recommend, and the City Council may require, conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation, and other elements as deemed necessary for the protection of the public interest, protection of the adjacent area, and to secure compliance with the standards. Further, the City Council may require evidence and guarantees as proof that the conditions are being, and will be, complied with.

(3) *Variance, zoning*. The Board of Adjustment may impose conditions and restrictions upon the property or structure, which may include expiration dates, as they deem necessary to:
   a. Assure compliance with other regulations of this code;
   b. Minimize the effect of the variance upon other property in the area; or
   c. Implement the general purpose and intent of this code.

(4) *Zoning map amendment*. The Zoning Commission may recommend, and the City Council may impose, conditions:
   a. To:
      1. Assure compliance with development regulations;

2. Reduce or minimize the map amendment's effect on other property in the area; or
3. Implement the purpose and intent of the master plan;

b. Which may include:
1. Approval of a special site plan including a variance from bulk regulations without Board of Adjustment approval; or
2. When the request includes toxic or hazardous substances, a requirement that any owner of the property must, within three (3) months of any change to the list of toxic or hazardous substances, provide the updated list to the City.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.27. Decision.**

(a) *Effect of decision*.

(1) *Approval*. Once the review body approves a request, the following applications require additional action for the approval to take effect:

a. *Occupancy permit*.
1. This shall only apply to new construction for a:
(iii) Conditional use permit;
(i) Planned unit development; or
(ii) Site plan.
2. After the Building Official approves a Certificate of Occupancy but before they issue it, the applicant must submit to the Building Official "as-built" drawings:
(i) Showing the dimensions and placement of all sanitary sewer and stormwater management facilities constructed; and
(ii) In an electronic form prescribed by the City.

b. *Planned unit development, final development plan*. After the City Council approves a Final PUD, the applicant must:
1. Record the final development plan, which shall act as a zoning control device, with the Parish Clerk's office; and
2. Provide proof of the recording to the Zoning Administrator.

c. *Street name change*. After the City Council approves a street name change, staff shall notify all agencies that were notified during the DRC review.

d. *Subdivision, major or minor, final plat*. After the Planning Director approves a final plat, the applicant must, within thirty (30) days:
1. Coordinate with staff to get all required signatures on the plat;
2. Record the signed plat with the East Baton Rouge Parish Clerk of Court; and
3. Return to the City:
(i) Certified copies, as determined by the City; and
(ii) A digital file of the subdivision in a format that can be incorporated into the City's geographic information system.

(2) *Denial*. If a review body denies a request, it shall have the following consequences:

a. *Planned unit development, preliminary plan*. When the Preliminary PUD involves a zoning map amendment, the same effect of denial for the zoning map amendment shall apply to the Preliminary PUD, for all or any part of the same property, except

that it may be waived by approval of two-thirds of the members of the City Council following written request.

b. *Subdivision, major, preliminary plat*. For one year, no substantially similar application for a preliminary plat, for all or any part of the same property, will be accepted for filing.

c. *Zoning map amendment*. The same request, for all or any part of the same property, may not be made:

1. Following the first denial, for one year; or
2. Following the second and subsequent denials, for two years.

(b) *Expiration of approval*. An approval can expire or be voided, and require submittal of a new application, in the following circumstances:

(1) *Conditional use permit*.

a. If the applicant fails to effectuate the conditional use permit by obtaining a building permit or certificate of occupancy within 180 days of approval of the permit, except that the City Council may, by motion, grant one (1) extension for no more than 180 additional days upon written application prior to the expiration and good cause shown without notice or public hearing.

b. If the conditional use is discontinued for a period of 180 days.

(2) *Disturbance permit*. Shall be valid for six (6) months from date of issuance.

(3) *Planned unit development, preliminary plan*. If the applicant fails to apply for a Final PUD within three (3) years of Preliminary PUD approval.

(4) *Planned unit development, final development plan*. If the applicant fails to apply for a building permit or request a notice to proceed with construction within six (6) months of Final PUD approval, or if the development falls more than six (6) months behind the approved building schedule, unless the developer requests and the City Council approves an extension.

(5) *Site plan*. Shall be valid for three (3) years from date of approval.

(6) *Subdivision, major, preliminary plat*. If the subdivider fails to:

a. Submit and receive approval of construction drawings within three (3) years of preliminary plat approval, with approval of a minor change or filing of a final plat for a portion of the property not extending this time period; or

b. Submit final plats for the entire property involved in the preliminary plat within three (3) years of preliminary plat approval, except that this may be extended:

1. After construction drawings are approved;
2. If the applicant requests the extension in writing at least 30 days before the expiration; and
3. For up to two (2) 12-month periods by the Planning Director, with additional extensions considered by the Planning Commission with a public hearing.

(7) *Subdivision, major, construction plans*. If the subdivider fails to begin construction within six (6) months of approval of the construction plans.

(8) *Variance, zoning*. If the applicant fails to effectuate the variance by obtaining a building permit or certificate of occupancy within 180 days of approval of the variance, except that the Board of Adjustment may grant one (1) extension for no more than 180 additional days upon written application prior to the expiration and good cause shown without notice or public hearing.

*(Ord. No. 2025-02, 1-14-2025; Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:8.28. Appeal.**

(a) Any person aggrieved by a decision of a review body, where it is alleged that a decision has been made in error or arbitrarily, may appeal to another review body, as shown in Table 7:8.22.1.

(b) An appeal must be filed:
  (1) Within thirty (30) days of the decision;
  (2) Specifying the decision being appealed, in writing and signed by the appellant;
  (3) With the review body that made the decision; and
  (4) With the review body that will consider the appeal.

(c) An appeal shall stay all proceedings in furtherance of the action appealed from. However, if the review body that made the decision certifies that the stay would cause imminent peril to life or property, the proceedings shall not be stayed unless determined otherwise by a review of competent jurisdiction for due cause shown.

(d) Public notice of the appeal will be given in whatever manner is generally required for cases considered by the review body considering the appeal.

(e) The review body that made the decision shall transmit the record upon which the action appealed from was taken to the review body considering the appeal.

(f) The review body considering the appeal:
  (1) May reverse or affirm, wholly or partly, or may modify the decision being appealed; and
  (2) Shall have the powers of the review body from which the appeal is taken.

(g) The judgment and findings of the review body deciding on the appeal shall be final and subject to review only for illegality or want of jurisdiction.

**Sec. 7:8.29-39. Reserved.**

# PART III. SPECIFIC PROCEDURES

**Sec. 7:8.40. Subdivision, major, construction plans.**

(a) *Application and contents*. Construction plans shall:
  (1) Be submitted by the applicant and approved by the City:
    a. After the Planning Commission has approved a preliminary plat and while it is still valid and not expired or voided; and
    b. Before the developer begins construction on any public improvements;
  (2) Include the complete design of the:
    a. Sanitary sewerage system;
    b. Stormwater management system;
    c. Street name system; and
    d. Any other public improvement to be constructed; and
  (3) Be prepared in accordance with all applicable policies, regulations, and standards of:
    a. The City's Code of Ordinances;
    b. The City of Central Development Policies and Standards Manual; and
    c. Any other agency with authority over the development, such as, for sewer, the Parish Development Department or Louisiana Office of Public Health.

(b) *Construction of improvements*.

(1) After the City has approved the construction plans, the subdivider shall either:

a. Construct the improvements:

1. In conformance with the approved construction plans; and
2. Subject to the procedures, including inspection, as described in the City of Central Development Policies and Standards Manual; or

b. File an agreement and bond:

1. Securing to the City the actual satisfactory construction of the improvements within a period of not more than two (2) years;
2. In an amount approved by the City;
3. In conformance with Sec. 7:8.41; and
4. Subject to cancellation only upon written approval of the City.

(2) If the developer accesses the development through an existing subdivision, the developer shall post a maintenance bond or irrevocable letter of credit:

a. In an amount equal to ten (10%) percent of the value of the roads in the existing subdivision to be traversed by construction machinery;
b. In conformance with Sec. 7:8.41; and
c. Which may be released only after final inspection and completion of punch list items, as described in (c)(1) below.

(c) *Acceptance of improvements*.

(1) After all improvements are constructed, the developer shall:

a. Certify that all work has been completed;
b. Submit a completed sampling report;
c. Request final inspection by the City; and
d. Correct any improvements found to not be in conformance, as outlined on a punch list prepared by the City.

(2) After final inspection, if the City finds that all improvements were constructed in accordance with these regulations:

a. The City shall issue final written approval and acceptance;
b. The developer shall:

1. For a period of 18 months, keep all improvements in good condition, making repairs to defects in materials or workmanship as may develop or be discovered;
2. Following this 18-month period, file a maintenance agreement and security bond:
   (i) Securing to the City of Central the satisfactory performance of all constructed improvements for a period of 18 months;
   (ii) In an amount equal to ten (10%) percent of the cost of the improvements as determined by the City;
   (iii) In conformance with Sec. 7:8.41; and
   (iv) Subject to cancellation only upon written approval of the City; and
3. Sixty (60) days before the bond will expire:
   (i) Request, in writing, an inspection by the City to determine if the improvements are in conformance with the approved construction plans; and
   (ii) If any improvements are not in conformance, correct them and request a reinspection until all improvements are in conformance.

(3) After the City finds that all improvements are in conformance:
   a. The developer shall request City Council acceptance of the improvements into the City maintenance system; and
   b. The City Council may, at a regularly scheduled meeting no less than ten (10) days after all improvements are found to be in conformance, accept the improvements and release the bond.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.41. Surety bonds and letters of credit.**

(a) All commercial surety bonds shall:
   (1) Be written by a surety or insurance company currently listed on the United States Department of Treasury financial management service list of approved bonding companies or a bonding company approved by the State of Louisiana Commissioner of Insurance;
   (2) Be subject to review and approval by the City Attorney prior to final approval;
   (3) Have attached the certificate of the applicant's engineer attesting to the costs of the improvements (streets, drainage, and other publically maintained utilities); and
   (4) Be subject to cancellation only upon resolution of the Council.

(b) All letters of credit shall be:
   (1) In a form acceptable to the City Attorney; and
   (2) Issued by a bank with offices in the Baton Rouge metropolitan area.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.42-49. Reserved.**

# PART IV. REVIEW BODIES

**Sec. 7:8.50. Staff.**

The following City of Central staff have the following responsibilities related to this UDC, though their responsibilities may be delegated when necessary:

(1) *Planning Director*. The Planning Director shall:
   a. Serve as the Zoning Administrator, administering the zoning regulations of this code;
   b. Maintain the Official Zoning Map;
   c. Administer and enforce the landscaping provisions of this UDC;
   d. Coordinate the Development Review Committee;
   e. Provide a written report and technical recommendation for requests for:
      1. Annexation;
      2. Conditional use permit;
      3. Planned unit development;
      4. Revision, major;
      5. Site plan;
      6. Street name change;
      7. Subdivision, major, preliminary;
      8. UDC text amendment;
      9. Variance or waiver, PC; and

10. Zoning map amendment; and

f. Decide upon requests for:
   1. Revision, minor;
   2. Subdivision, major, final; and
   3. Subdivision, minor.

(2) *Building Official*. The Building Official shall:
   a. Administer and enforce the building regulations of this code;
   b. Participate in the Development Review Committee; and
   c. Decide upon requests for:
      1. Building permit;
      2. Occupancy permit;
      3. Sign permit; and
      4. Variance, paving.

(3) *Floodplain Manager*. The Floodplain Manager shall:
   a. Administer and enforce the floodplain management provisions of this code, as outlined in Sec. 7:4.35;
   b. Participate in the Development Review Committee; and
   c. Decide upon requests for disturbance permit.

(4) *City Engineer*. The City Engineer shall:
   a. Administer and enforce the stormwater management provisions of this UDC;
   b. Participate in the Development Review Committee; and
   c. Decide upon requests for:
      1. Waiver, drainage impact study; and
      2. Subdivision, construction plans.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.51. Development Review Committee (DRC).**

The Development Review Committee (DRC) shall:

(1) Be composed of staff from any City, Parish, or State department or agency that regulates or is involved in development; and

(2) Review and make recommendations to the applicant or applicable review body on any request brought before it, which shall include:
   a. Planned unit development;
   b. Revision, major;
   c. Site plan;
   d. Street name change;
   e. Subdivision, major, preliminary plat; and
   f. Wireless tower.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.52. Planning Commission.**

The Planning Commission shall have all the powers and duties conferred or imposed on municipal Planning Commissions by State law, including to:

(1) Decide upon requests for:
   a. Revision, major, site plan or subdivision;
   b. Site plan;

c. Subdivision, major, preliminary;
d. Waiver, as specifically authorized in Sec. 7:8.14;
e. Appeal, as specifically authorized in Table 7:8.22.1; and

(2) Make a recommendation to the City Council on:
a. Annexation petition; and
b. Street name change.

(3) Adopt a master plan for the city, or amendments to any part of the master plan; and

(4) Promote public interest in and understanding of a plan and planning.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.53. Zoning Commission.**

The Zoning Commission shall have all the powers and duties conferred or imposed on municipal Zoning Commissions by State law, including to make a recommendation to the City Council on:

(1) Conditional use permit;
(2) Planned unit development;
(3) Revision, major, CUP or PUD;
(4) UDC text amendment; and
(5) Zoning map amendment.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.54. City Council.**

The City Council shall have the following powers and duties with respect to this UDC:

(1) Decide on, via ordinance:
a. Annexation petition;
b. Conditional use permit;
c. Planned unit development;
d. Revision, major, CUP or PUD;
e. Street name change;
f. UDC text amendment;
g. Zoning map amendment; and
h. Appeal, as specifically authorized in 7:8.22.1; and

(2) Concur with Planning Commission adoption of the master plan for the city.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.55. Board of Adjustment.**

The Board of Adjustment shall have all the powers and duties conferred or imposed on municipal Boards of Adjustment by State law, including to decide on:

(1) Variance, as specifically authorized in Sec. 7:8.14; and

(2) Appeal, as specifically authorized in 7:8.22.1.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.56. Construction Board of Appeal.**

The Construction Board of Appeal shall have all the powers and duties conferred or imposed by the International Building Code Council, including to decide on:

(1) Variance, as specifically authorized in Sec. 7:8.14; and
(2) Appeal, as specifically authorized in 7:8.22.1.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.57. Judicial District Court.**

(a) The Judicial District Court with jurisdiction over the City of Central shall have, with respect to this UDC, the power to decide appeals from decisions of the:
    (1) Board of Adjustment;
    (2) Construction Board of Appeal; and
    (3) City Council.
(b) The JDC also has the authority to decide appeals that have first been decided by a lower body as shown in Table 7:8.22.1.

*(Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:8.58-59. Reserved.**

# PART V. NONCONFORMITIES

**Sec. 7:8.60. Purpose and intent.**

The regulations of this part:

(1) Govern lots, uses, structures, and other aspects of development that came into existence lawfully but do not conform to a requirement of this UDC as a result of:
    a. Adoption of or amendments to this UDC;
    b. Land coming under the jurisdiction of this UDC; or
    c. Governmental acquisition of public rights-of-way; and
(2) Are:
    a. Intended to:
        1. Recognize the interests of property owners in continuing to use their property for lawful purposes;
        2. Promote the reuse and rehabilitation of existing buildings; and
        3. Place reasonable limits on the expansion and alteration of nonconformities that have the potential to adversely affect surrounding properties or the community as a whole; and
    b. Not intended to:
        1. Prevent the maintenance or repair necessary to keep a building or site element in sound condition; or
        2. Encourage the continuance of nonconformities that are out of character with the requirements.

*(Ord. No. 2026-22, 10-27-2026)*

**Sec. 7:8.61. Nonconforming lots.**

A nonconforming lot may be used or improved, subject to the following:

(1) Where two (2) or more abutting lots are under common ownership, and one (1) or more is a nonconforming lot, the lots shall be combined to create conforming lots, unless the nonconforming lot was created by a public taking or court order.

(2) The minimum side and rear yard setbacks shall be reduced to reflect the extent of the nonconformity, such as a ten (10) percent reduction in the minimum required side yard setback for a lot that only provides 90 percent of the required lot width.

*(Ord. No. 2026-22, 10-27-2026)*

**Sec. 7:8.62. Nonconforming uses.**

(a) A nonconforming use, except a nonconforming adult use, may continue, but it shall not be:

(1) Expanded or extended, except by up to 35% upon approval of the Board of Adjustment, only if the Board determines that the expansion will not alter the character of the neighborhood, in addition to the standards for approval applicable to all zoning variances (see Sec. 7:8.14);

(2) Changed to another nonconforming use, unless the subsequent nonconforming use is less intense as determined by the Zoning Administrator; or

(3) Re-established:

a. After it has been discontinued, if it is:

1. Discontinued for 180 days; or

2. Changed to a conforming use, or to a less intense nonconforming use as allowed in (2) above, for any period of time; or

b. If it occupies a structure that is damaged or destroyed and cannot be restored in accordance with subsection (c)(2) below.

(b) *Nonconforming adult use*. Within two (2) months of receiving written notice from the City of nonconforming status, the owner of the nonconforming adult use shall apply for a certificate of nonconformance, which upon issuance shall allow the nonconforming adult use to continue until such time as the use becomes conforming, which shall be no more than one (1) year. Failure to apply for a certificate of nonconformance within two (2) months will require amortization of the nonconformance adult use within six (6) months of said notice.

(c) *Structures that contain a nonconforming use*. A structure, all or substantially all of which contains a nonconforming use:

(1) Shall not be structurally altered, which includes structural alterations that move, increase, or otherwise modify any structural support for the structure. Ordinary repairs and nonstructural alterations may be made. The replacement of storage tanks where the safety and operation of the installation requires such replacement shall also be permitted; and

(2) If it is damaged or destroyed, may be restored only if:

a. The cost of restoration is less than 50 percent of the cost of constructing the entire structure new; and

b. Restoration begins no more than six (6) months from the date of destruction and is diligently pursued to completion.

(d) *Nonconforming individual mobile homes*. A nonconforming mobile home may be replaced with another mobile home provided the replacement mobile home conforms to all regulations other than allowed use.

*(Ord. No. 2026-22, 10-27-2026)*

**Sec. 7:8.63. Nonconforming structures.**

(a) A nonconforming structure may be reconstructed or structurally altered only if the extent of the nonconformity is not increased.

(b) *Restoration of damaged or destroyed nonconforming structures*. A structure that is nonconforming for bulk regulations, if it is damaged or destroyed, may be restored to its nonconforming condition only if:

(1) For single-family dwellings or their accessory structures:
   a. The lot has less than the required minimum lot width or area; and
   b. The restored structure is not larger than, and does not exceed the limits established by the footprint of, the original structure; or

(2) For all other structures:
   a. The cost of restoration is less than 50 percent of the cost of constructing the entire structure new; and
   b. Restoration begins no more than six (6) months from the date of destruction and is diligently pursued to completion.

*(Ord. No. 2026-22, 10-27-2026)*

**Sec. 7:8.64. Nonconforming site elements.**

A nonconforming site element may remain and continue, subject to the following:

(1) No action shall be taken which increases the degree or extent of the nonconformity.

(2) Where this UDC requires a site element to come into conformance with this UDC, those requirements shall apply in addition to the regulations in this part.

(3) The use of a site that is nonconforming as to the number of parking or loading spaces may be changed without seeking a variance for parking or loading provided the new use requires the same or fewer parking or loading spaces as the existing use.

(4) A nonconforming luminaire with an initial output rating greater than 10,000 lumens, which:
   a. Is located on a lot that is within 100 feet of a residentially used property, shall be required to come into compliance with the maximum level of light trespass established by Sec. 7:14.6(d)(1) in a manner allowed by Sec. 7:14.6. Outdoor lighting; or
   b. Causes or creates glare perceptible to persons operating motor vehicles or cycles on public ways, should be modified in a manner allowed by Sec. 7:14.6. Outdoor lighting, so as not to cause a potential hazard to motorists or cyclists.

(5) A nonconforming sign shall not be:
   a. Enlarged, expanded, reworded, redesigned, or replaced with another nonconforming sign, including altering the sign face (except on outdoor advertising signs);
   b. Structurally altered to extend its useful life; or
   c. Relocated.

*(Ord. No. 2026-22, 10-27-2026)*

**Sec. 7:8.65-69. Reserved.**

# PART VI. VIOLATIONS AND PENALTIES

**Sec. 7:8.70. Violations, generally.**

(a) Any person who violates any provision of this UDC or any approval made in accordance with this UDC, knowingly or unknowingly, through action or inaction, shall be subject to the provisions of this part.

(b) The City may enforce violations of this UDC either:
   (1) Pursuant to Title 15 Miscellaneous, Chapter 1 Administrative Procedure of this Code; or
   (2) In any court of competent jurisdiction.

(c) In addition to other remedies provided for violations of this UDC, the Mayor or his designee may institute any action or proceedings in the name of the City of Central to prevent, restrain, correct, or abate a violation.

*(Ord. No. 2025-12, 6-24-2025)*

**Sec. 7:8.71. Notice and abatement period.**

(a) *Notice*. Upon determination that a violation has occurred or is about to occur, the City shall notify the violator:
   (1) By:
      a. Registered mail or hand delivery; and
      b. Posting at the violation; and
   (2) Including, with reasonable specificity:
      a. The nature of the violation;
      b. A time limit for compliance (the abatement period); and
      c. That in the event of noncompliance, a civil penalty may be assessed by a court of competent jurisdiction in a suit to be instituted by the City of Central.

(b) *Abatement period*. The City shall give the violator a reasonable period of time to cure the violation based on the nature of the violation and may extend that abatement period given extenuating circumstances.

*(Ord. No. 2025-12, 6-24-2025)*

**Sec. 7:8.72. Cures and penalties.**

(a) *Curing a violation*. The violator shall cure the violation within the abatement period. Cures may include, but are not limited to:
   (1) A notarized affidavit;
   (2) Restoring land to its pre-violation condition;
   (3) Replacing trees; or
   (4) Replacing nonviable plants.

(b) *Planting Replacement Policy*.
   (1) Trees shall be replaced:
      a. At the rate of twice the DBH of the tree being replaced;
      b. With one or more trees of the same class from the approved plant list, as established in the City of Central Development Policies and Standards Manual.

(2) All vegetation other than trees shall be replaced with the same or similar vegetation at the same rate as what is being replaced.

(c) *Penalties*.

(1) If the violator fails to take corrective measures to cure the violation within the abatement period, once the abatement period ends, the City shall fine the violator for each offense as established by Council resolution.

(2) If the City issues fines, it does not relieve the violator of the requirement to cure the violation.

(d) *Offenses*. One (1) offense is comprised of each separate:

(1) Section of the UDC that was violated;

(2) Day the violation existed; and

(3) Tree, if applicable.

*(Ord. No. 2025-12, 6-24-2025)*

**Sec. 7:8.73. City authority to correct violations.**

(a) *Refusal to correct violations*. If a violator refuses to correct a violation:

(1) The City may choose to cure the violation, within its authority and ability, and shall charge the cost to cure the violation to the violator;

(2) Of Chapter 4, Part III or IV, the Mayor or his designee is authorized to enter the affected property and restore the land to its pre-violation condition; and

(3) Of street lighting as provided in Chapter 14 Utilities, the City through its appropriate agent is authorized to remove the violation without further notice.

(b) The City shall have a lien and privilege for the cost of curing any violation against the lot and improvements where the violation occurred. To preserve the lien and privilege, the Mayor or his designee shall prepare and sign a sworn statement of facts, giving the description of the property and the costs of curing the violation, and shall record the statement of facts in the mortgage records of East Baton Rouge Parish. The City shall be entitled to recover the amount of this expense together with all costs of court, by ordinary process in the court having jurisdiction of the property.

(c) The City is authorized to institute a civil suit on its behalf to recover any penalties resulting from violations.

*(Ord. No. 2025-12, 6-24-2025)*

# CHAPTER 9. DEFINITIONS, CALCULATIONS, AND MEASUREMENTS

*(Ord. No. 2024-37, 9-24-2024)*

## PART I. DEFINITIONS

**Sec. 7:9.1. Definitions applicable to all.**

**Abutting**: to share a common property line.

**Accessory Dwelling Unit (ADU)**: a second, self-contained dwelling unit on the same lot as and accessory to a single-family detached dwelling. May be located within the primary building (attached ADU or AADU) or may be a stand-alone structure (detached ADU or DADU).

**Accessory structure or use**: a building, structure, or use that is customary in connection with and clearly incidental and subordinate to the principal building, structure, or use. Does not include the conduct of business, the raising of livestock, poultry, or pets, or Accessory Dwelling Units.

**Adult bookstore**: an establishment having 25 percent or more of its sales or stock in trade, books, magazines, films for rent, sale or for viewing on premises by use of motion picture devices or by coin operated means, and periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities, or specified anatomical areas; or an establishment with a segment or area devoted to the sale or display of such materials; or an establishment that holds itself out to the public as a purveyor of such materials based upon its signage, advertising, displays, actual sales, presence of video preview or coin operated booths, exclusion of minors from the establishment's premises or any other factors showing the establishment's primary purpose is to purvey such material.

**Adult entertainment cabaret**: a public or private establishment which:

(1) Features topless dancers, strippers, or male or female impersonators;
(2) Not infrequently features entertainers who display specified anatomical areas; or
(3) Features entertainers who, by reason of their appearance or conduct, perform in a manner which is designed primarily to appeal to the prurient interest of the patron, or entertainers who engage in or are engaged in explicit simulation of specified sexual activities.

**Adult motion picture theater**: a building or area used for presenting materials distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

**Adult novelty store**: an establishment having 25 percent or more of its sales or stock in trade consisting of toys, devices, clothing "novelties", lotions and other items distinguished or characterized by their emphasis on or use for specified sexual activities or specified anatomical areas, or an establishment that holds itself out to the public as a purveyor of such materials based upon its signage, advertising, displays, actual sales, exclusion of minors from the establishment's premises or any other factors showing the establishment's primary purpose is to purvey such material.

**Adult use**: adult bookstores, adult motion picture theaters, adult entertainment cabarets, adult novelty stores, and other similar uses.

**Agricultural activities**: the production, keeping, or maintenance, for sale, lease, or personal use, of plants and animals (including fish).

**Automobile body shop**: a facility which provides collision repair services, including body frame straightening, replacement of damaged parts, and painting.

**Borrow pit**: a use where dirt, soil, sand, gravel, or other natural material is removed by excavation or other means of extraction for use at another location. A borrow pit includes

temporary rock crushing facilities as part of the operations. It includes any property used for the storage or stockpiling of such material for use at any other location. Borrow pit does not include the following, which are regulated as part of the larger activities described:

(1) Excavation in connection with a valid building permit.
(2) Grading work in connection with an approved grading plan.
(3) Trenching incidental to the construction and installation of approved utilities.
(4) Excavation of a limited duration whether or not the excavated material is removed from the site; e.g., swimming pools; septic tanks; agricultural drainage work incidental to agricultural operations and irrigation/stock watering ponds; lakes or ponds created for aesthetic purposes, etc.
(5) Emergency work necessary to protect life or property.
(6) Removal of hazardous material or waste required for construction of improvements on the same property.

**Building**: a structure with solid exterior walls pierced only by windows and doors on all sides and a permanent roof.

**Cemetery**: land used and dedicated for the burial of the animal or human dead, including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of a cemetery.

**Club**: a building or premises owned or operated for a social, literary, political, educational, or recreational purpose primarily for the exclusive use of members and their guests.

**Commercial vehicle**: any vehicle, except standard passenger vehicles, operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, for-hire or not-for-hire, but not including a vehicle used in a ride sharing arrangement when being used for that purpose or a recreational vehicle not being used commercially. In any event, any vehicle that is licensed for a gross weight, including vehicle and cargo, of 8,001 pounds or more, or any vehicle used in a commercial enterprise or containing lettering on the vehicle body advertising that commercial enterprise, shall be considered a commercial vehicle.

**Communication tower**: a tower, pole, or similar structure that supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, freestanding, guyed, or on a building or other structure.

**Critical root zone**: a one-foot radius from the trunk of a tree for every one inch of trunk diameter at breast height.

**Day care center, adult**: a group program for not more than ten adults with developmental disabilities designed to meet the individual needs of functionally impaired adults, which is structured and comprehensive and provides a variety of health, social, vocational, or related services in a protective setting for a portion of a 24-hour day.

**Day care center, child**: any facility operated for the purpose of providing care, supervision, and guidance of seven or more children, not including those related to the caregiver, unaccompanied by parent or guardian, on a regular basis for at least 12½ hours in a continuous seven-day week. Related is defined as the natural or adopted child or grandchild of the caregiver or a child in the legal custody of the caregiver. The term does not include:

(1) Kindergartens or nursery schools or other daytime programs operated by public or private elementary schools;
(2) Facilities operated in connection with a shopping center or service, or other similar facility, where transient children are cared for temporarily while parents or custodians of the children are occupied on the premises, or are in the immediate vicinity and readily available;
(3) Any type of day care center that is conducted on federal government premises; or
(4) Special activities programs, including athletics, crafts instruction and similar activities conducted on an organized and periodic basis by civic, charitable, governmental and religious organizations.

**DBH (diameter at breast height)**: the caliper measurement taken approximately 4½ feet high on the trunk of a tree.

**Developed site area**: the area of a lot that is disturbed for the purpose of developing structures, parking facilities, loading areas, storage areas, access drives, sidewalks, or any other facilities paved with an all-weather material, and landscaped areas. Or for uses that don't require improvements, such as agricultural activities, the area of a lot actively engaged in the use.

**Development**: any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

**Disturbance**: any activity related to movement and removal of soil, addition or import of soil, or the removal of trees, vegetation, or brush from the land, not including the regular mowing of open grassy areas or the incidental movement of small amounts of land cover or soil for maintenance or operation.

**Drainageway**: a ditch, levee, watercourse, piping, or other natural or artificial condition for the removal of surplus or excess surface water collecting or accumulating on the land.

**Driveway**: a hard-surfaced area upon which vehicles may be driven or parked, and that may provide access to parking spaces.

**Driveway approach**: a hard-surfaced area from street pavement to lot that provides vehicular access to a driveway; also known as a driveway apron.

**Dwelling**: a building consisting of one or more dwelling units.

**Dwelling, multi-family**: a building consisting of three or more dwelling units with varying arrangements of party walls.

**Dwelling, single-family attached**: a building consisting of not more than four dwelling units attached by common vertical walls.

**Dwelling, single-family detached**: a building consisting of a single dwelling unit only, separated from other dwelling units by open space.

**Dwelling, two-family**: a building consisting of two dwelling units that may be either attached side by side or one above the other.

**Dwelling unit**: space within a building comprising living, dining, sleeping, storage, bathing, toilet, and no more than one cooking facility, all used by only one family.

**Environmentally sensitive area**: a specific geographic area in need of special protection because of the significance of its landscape, flora, fauna, habitat, history or environment as defined by federal, state or local government; or encompasses part or all of an area in a migratory bird flyway, wildlife corridor, habitat for one or more threatened or endangered plant or animal species, significant mature tree stands, wetland areas, or vegetated edges of coulees, bayous, rivers, or other water bodies.

**Family**: one or more persons related by blood, marriage or adoption, occupying a dwelling unit as an individual housekeeping organization, and including foster children placed by appropriate order of the court. A family may include no more than two adult persons unrelated by blood, marriage, adoption or foster child arrangement.

**Filling station**: a building or premise where fuel, oil, batteries, tires, or motor vehicle accessories may be supplied and dispensed at retail. A filling station may be part of an automobile repair facility, and may include a mini-mart or car wash.

**Footprint**: the area enclosed within the external walls or periphery of a structure, or for elevated structures, the vertical projection of the external walls to the ground surface.

**Frontage**: the length of that portion of a lot that is adjacent to a street or highway.

**Grade**: the average level of the finished or natural surface of the ground area adjacent to the exterior walls of a building or adjacent to the supports of a sign structure.

**Grading**: movement and reshaping of earth to create new contours.

**Group home**: a residential building housing not more than six service dependent or developmentally disabled people living with professional staff. The group home constitutes a single housekeeping unit in which residents share responsibilities, meals, and recreation. Group homes do not include Rehabilitative Care Centers or Halfway Houses.

**Halfway house**: a licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently.

**Historic structure**: any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing on the National Register;
(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
(3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
(4) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
    a. By an approved state program as determined by the Secretary of the Interior; or

b. Directly by the Secretary of the Interior in states without approved programs.

**Home, manufactured**: a dwelling with one dwelling unit constructed primarily at a plant or facility on a production line basis and delivered to the site as an assembled unit or in modular form, and specifically housing built to 42 USC § 5403 Federal Manufactured Home Construction and Safety Standards set by the U.S. Department of Housing and Urban Development ("HUD").

**Home, mobile**: a prefabricated trailer-type dwelling, with one dwelling unit, that is semi-permanently attached to land by a property owner or lessee. It is a moveable or portable structure designed and constructed on its own chassis and intended for connection to utilities for year-round occupancy as a dwelling unit. Any dwelling that qualifies as a manufactured or modular home is not a mobile home. Mobile homes do not include recreational vehicles.

**Home, modular**: a dwelling which is manufactured in multiple modules or sections in a remote facility, with those modules then delivered to the home site and assembled on a permanent foundation without a permanent chassis into a single dwelling, all in conformance with the International Building Code.

**Hospital**: a facility for the care, diagnosis, and treatment of sick, ailing, infirm, or injured persons, and those who need medical and surgical attention, and who are provided board or room and kept overnight.

**Hotel or motel**: an establishment, other than a boarding, rooming, or lodging house, providing transient accommodations at which customary services such as restaurants, meeting rooms, cleaning services, telephone, and secretarial or desk service are provided.

**Kennel**: any premises on which three or more domesticated animals more than four months of age are housed, groomed, bred, boarded, trained, or sold, or that offers provisions for minor medical treatment.

**Limits of clearing**: the specified boundaries of area to be cleared on a site that includes the developed site area and a "staging area" which shall not exceed ten (10%) percent of the developed site area.

**Loading berth**: a space within a loading facility, exclusive of driveways, aisles, maneuvering areas, ramps, columns, landscaping areas, office, and work areas, for the temporary parking of a commercial vehicle while loading or unloading goods or materials, and which abuts upon a street, alley, or other appropriate means of access.

**Loading space**: an open area of land other than a street, public way, or required parking space, the principal use of which is for standing, loading, and unloading of motor trucks, tractors, and trailers, to avoid undue interference with the public use of streets and alleys. A loading space need not be a dock.

**Lot**: a parcel or tract of land.

**Lot, corner**: a lot located at the intersection of two or more streets. A lot abutting on a curved street shall be considered a corner lot if straight lines projected tangent to the curve from the points of intersection between the curve and the Side Lot Lines meet at an interior angle of less than 135 degrees.

**Lot, front of**: the narrowest portion of a lot that abuts a street.

**Lot, interior**: a lot other than a Corner Lot with only one frontage on one street.

**Lot line**: the dividing line between a public way and an abutting lot, or the projected dividing line between lots without regard to any recorded plat.

**Lot line, front**: a Lot Line fronting the street right-of-way.

**Lot line, rear**: a Lot Line most nearly parallel to the Front Lot Line.

**Lot line, side**: a Lot Line other than the Front or Rear Lot Lines.

**Lot of record**: a lot properly platted and recorded in the office of the East Baton Rouge Parish Clerk of Court.

**Lot, through**: a lot other than a Corner Lot with frontage on more than one street.

**Manufacturing, light**: the manufacturing from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the industrial activity are confined entirely within the building.

**Mobile home park**: two or more mobile homes on a single lot or group of lots in common ownership or control.

**Nursery**: a facility for the storage, cultivation, or transplanting of live trees, shrubs, or plants offered for sale on the premises, including products used for gardening or landscaping.

**Obstruction in required yard**: a structure that intrudes upon any open space required by this UDC. Recreational equipment, including swing sets, swimming pools, and recreational vehicles, are Obstructions.

**Open space**: an area unobstructed by structures from the ground upward, except for walks, paths, landscaping, or other recreational site features in public, common, or other private ownership. Open space includes, but is not limited to, environmental corridors and natural areas dedicated for preservation, tennis courts, gazebos, and parks and playgrounds. Yards of individual lots occupied by dwellings, required setbacks for commercial uses, wetlands, floodways, detention ponds, and areas within rights-of-way and utility servitudes with above-ground facilities are not open space.

**Out parcel**: a lot associated with a shopping center or multi-tenant property development, which is designated on an approved site plan as a location for a freestanding structure.

**Planting area**: an area with a pervious surface designed for landscape material installation and growth.

**Premises**:

(1) The term "premises" shall be interchangeable with the term "lot."

(2) The term "premises" means a parcel of real property with a separate and distinct number or designation shown on a recorded plat, record of survey, parcel map, subdivision map, or a parcel legally created or established pursuant to applicable zoning. Out parcels of shopping centers shall be considered on the premises of the shopping center.

**Public utility**: power plant, bus, rail, or other transportation depot, water or sewage treatment plant or pumping station, and other similar public service structures erected, operated, or regulated by a public utility, by a railroad whether publicly or privately owned, or by a municipal or other governmental agency, including but not limited to electrical, gas, rail transport, telecommunication, cable television, public water, drainage, and sewage services facilities. Public way: an alley, avenue, boulevard, bridge, channel, ditch, servitude, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, subway, tunnel, viaduct, walk, or other ways in which the general public or public entity have a right, or that are dedicated, whether improved or not.

**Recognized residential subdivision**: any recorded subdivision containing more than five lots for residential use.

**Recreational vehicle or RV**: any camping trailer, motor home, mini-motor home, travel trailer, truck camper, van camper, boat, or boat trailer used primarily for recreational purposes and not used commercially.

**Recreational vehicle park or RV park**: a campground for recreational vehicles.

**Rehabilitative or congregate care facility**: a facility for the temporary or long-term inpatient treatment of not more than ten victims of alcohol or drug use or addiction.

**Research, development, and testing**: the conduct of research, development, and testing in various fields of science, such as but not limited to chemistry, pharmacy, medicine, electricity, transportation, and engineering.

**Right-of-way**: a strip of ground dedicated by the subdivider for public use, title to which shall rest in the public for the purpose stated in the dedication.

**Rural event venue or REV**: a use on a parcel of land with the unique capacity to accommodate events while preserving the essential rural character of the community and the site on which the use may be located. An owner/operator of a rural event venue may operate a hosting and rental facility for events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on site or by a caterer to invited guests during intermittent dates and hours of operation. A rural event venue shall not operate as any kind of restaurant, bar, or other non-residential use with regular hours of operation.

**School**: an establishment, whether public or private, that primarily offers teaching and learning for students in grades pre-Kindergarten through 12th grade, and also includes functions that are part of the day-to-day operations of these establishments, such as school-bus parking and sports fields and structures.

**Servitude**: a parcel of land designated for private access, utilities, drainage and/or other (public or private); the title to which shall remain with the property owner, subject to the right of use designated in the reservation of the servitude.

**Setback line**: a line generally parallel with and measured from the lot line that defines the limits of a yard within which no structure or parking lot may be located above ground, except as may be permitted by this UDC.

**Shopping center**: a commercial area consisting of two or more retail businesses providing convenience goods, general merchandise, office, or recreational activities, with adjacent off-street parking.

**Sight triangle (vision triangle or sight distance triangle)**: triangular area formed by a diagonal line connecting two points located on intersecting right-of-way lines (or a right-of-way line and the curb or a driveway).

**Sign**: any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, structures, designs, trade names, or trademarks by which anything is made known, used to designate, or used to attract attention to an individual, firm, association, corporation, profession, business, commodity, or product that is legible from any public right-of-way or adjacent property, including the structure (other than a wall) on which the sign message is displayed. This definition does not include flags or trade dress, architectural features identified with a product or business.

**Specified anatomical areas**: less than completely and opaquely covered: 1) human genitals, pubic region; 2) buttock; 3) female breasts below a point immediately above the top of the areola; and Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

**Specified sexual activities**: human genitals in the state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; and fondling or other erotic touching of human genitals, pubic region, buttock or female breasts.

**Storage or stored**: the keeping of items for a period longer than would be involved in the normal day-to-day use or consumption of the same.

**Storage shed**: an accessory structure on a residential lot not greater than ten feet in height or 300 square feet in area that is placed or constructed without a slab or other permanent foundation (such as on skids); nor on wheels. May be used to store household goods and yard and home maintenance equipment and materials, and may not be used for vehicle or boat storage or as a workshop.

**Stormwater conveyance zone**: an area which is critical to the conveyance and storage of flood discharges, which are identified using the City's existing conditions 2D models and the Parish's Regional Model as areas which, for the 100-year event, have a flood depth of at least 0.5 feet and a velocity of at least 0.25 feet per second or a depth of at least 4.0 feet, and which are shown on the "Conveyance Zone" map on the City of Central Geographic Information System (GIS) website.

**Stream segments**: all streams identified on the "Stream Segments" map on the City of Central Geographic Information System (GIS) website.

**Street or road**: the full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic.

**Street or road, private**: an undedicated street, privately owned and maintained, and intended as a primary means of access to one or more lots.

**Street or road, public**: a street dedicated to, and accepted for maintenance by, the City of Central, the Parish of East Baton Rouge, or the State of Louisiana for public use.

**Structure**: anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, including but not limited to buildings, walls, fences, signs, light standards, air conditioning units and heat pumps, and other fixed mechanical equipment, as well as recreational equipment not moved on a regular basis.

**Swimming pool**: a receptacle or artificial basin intended to contain water at least 24 inches deep for swimming, total body immersion, or recreational bathing, not readily portable in design or construction, including in- or above-ground pools, hot tubs, and spas.

**Tavern or bar**: an establishment for the retail sale of intoxicating beverages, for use or consumption on the premises, and licensed as such. May also include package liquor if properly licensed.

**Tower or antenna**: a structure attached to a building or affixed to the ground, used in the transmission, relaying, or receiving of electromagnetic waves or signals.

**Tree, Class A**: any self-supporting woody plant of a species that normally grows to an overall height of at least 50 feet, usually with one main stem or trunk and many branches.

**Tree, Class B**: any self-supporting woody plant of a species which normally grows to an overall height of at least 25 feet, with either one main stem or trunk with many branches, or several stems or trunk.

**Tree removal or shrub removal**: any intentional or negligent act which is likely to cause a tree or shrub to decline and die within one year, including but not limited to, damage inflicted by application of toxic substances, operation of machinery, excavation or filling around root systems, or fire.

**Variance**: a grant of relief from the terms of a regulation.

**Vehicular use area**: that area of private development subject to vehicular traffic, including accessways, parking aisles, loading and service areas, and areas used for parking and storage of vehicles, boats, or portable construction equipment, and all land which vehicles cross over as a function of primary use.

**Wastewater Suburban Transportation Network**: the existing public gravity and pressurized sanitary sewerage collection system operated by the Parish of East Baton Rouge.

**Yard**: an open space on the same lot as a building that is unobstructed by encroachments or projections except as may be specifically allowed.

**Yard, front**: a yard extending across the full width of a lot from the closest point of the front line of the principal building to the front lot line. On a corner lot, the front yard shall face the shortest dimension of the lot adjacent to the street.

**Yard, rear**: a yard extending across the full width of a lot from the closest point of the rear line of the principal building to the rear lot line.

**Yard, side**: a yard extending from the front yard line to the rear yard line and from the closest point of the principal building to a side lot line.

*(Ord. No. 2013-30, 1-1-2014; Ord. No. 2022-03, § 1, 1-11-2022; 2024-18, 6-25-2024; Ord. No. 2025-02, 1-14-2025; Ord. No. 2025-13, 6-24-2025; Ord. No. 2026-08, 5/26/2026; Ord. No. 2026-15, 6-23-2026; Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:9.2. Floodplain management definitions.**

The following definitions only apply in the context of floodplain management:

**2016 Flood**: flooding that occurred between August 12 and August 22, 2016, that was caused by prolonged rainfall that began on August 11, 2016.

**Accessory structure**: a structure on the same parcel of property as a principal structure, the use of which is incidental to the use of the principal structure, and which is used only for parking or storage, is no more than 600 square feet, and is low-cost with low damage potential, as defined in FEMA Floodplain Management Bulletin P-2140.

**Agricultural structure**: a structure that is used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, and does not include any structure used for human habitation, employment, entertainment, or multiple or mixed purposes, as defined in FEMA Floodplain Management Bulletin P-2140.

**Base flood**: the flood having a one percent chance of being equaled or exceeded in any given year.

**Base flood elevation or BFE**: elevation shown on the FEMA FIRM or as established by the CD SFHA, whichever is higher, that indicates the water surface elevation resulting from the flood that has a one percent chance of equaling or exceeding that level in any given year.

**Basement**: any area of the building having its floor subgrade (below ground level) on all sides.

**Compensatory storage**: an excavated, hydrologically and hydraulically equivalent volume of storage created to offset the loss of existing flood storage.

**Critical facility**: facilities that are vital to flood response activities or critical to the health and safety of the public before, during, and after a flood, or facilities that if flooded would make the flood and resulting impacts worse, including but not limited to hospitals, emergency operations facilities, electric substations, police stations, fire stations, nursing homes, schools, public works facilities, vehicle and equipment storage facilities, shelters, hazardous materials facilities, water utilities, and wastewater collection and treatment facilities.

**Elevated building**: a non-basement building which has the lowest elevated floor raised above the ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

**Flood or flooding**: a general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters; or the unusual and rapid accumulation or runoff of surface waters from any source.

**Flood insurance rate map or FIRM**: the official map on which the Federal Emergency Management Agency (FEMA) has delineated both the special flood hazard areas and the risk premium zones applicable to the City of Central.

**Flood insurance study or FIS**: an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

**Floodplain or flood-prone area**: any land area susceptible to being inundated by water from any source.

**Floodplain management**: the operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

**Floodplain management regulations**: any federal, state or local law, regulation or ordinance including, but not limited to, zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other order issued by a governmental entity possessing police power or any combination thereof which provide standards for the purpose of flood damage prevention and reduction.

**Floodproofing**: any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Floodway or regulatory floodway**: the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height, and are designated as floodways on the FIRM or CD SFHA.

**Functionally dependent use**: a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term "functionally dependent" includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**Lowest floor**: the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program Regulations.

**Manufactured home**: a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

**Manufactured home park or manufactured home subdivision**: a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**Mean sea level**: the North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations show on the FIRM are referenced.

**New construction**: structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the City of Central and includes any subsequent improvements to such structures.

**Record inundation**: the highest flood level recorded in an applicable area.

**Recreational vehicle**: a vehicle which is: built on a single chassis; 400 square feet or less when measured at the largest horizontal projections; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Riverine**: relating to, formed by, or resembling a river (including tributaries), stream, brook or similar body of water.

**Special flood hazard area or SFHA**: land subject to a one percent or greater chance of flooding in any given year, as established by the Federal Emergency Management Agency (FEMA) on flood insurance rate maps (FIRM) or by the City of Central, and as more specifically described in Sec. 7:4.34 of this code.

**Start of construction**: the date the building permit was issued, provided the actual start was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets or walkways; nor does it include excavation for basement, footings, piers, or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**Structure**: a walled and roofed building, including, but not limited to, a gas or liquid storage tank located principally above ground, or a manufactured home.

**Substantial damage**: damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 45 percent of the market value of the structure before the damage occurred.

**Substantial improvement**: any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 45 percent of the market value of the structure before "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term "substantial improvement" does not, however, include:

(1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to ensure safe living conditions; or
(2) Any alteration of an "historic structure," provided that the alteration will not preclude the structure's continued designation as an "historic structure."

**Water surface elevation**: the height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplain.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:9.3-9. Reserved.**

# PART II. CALCULATIONS AND MEASUREMENTS

**Sec. 7:9.10. Building or structure height.**

Unless otherwise specified in this UDC, the height of a structure shall be measured as the vertical distance from:

(a) The average elevation of the finished ground grade within 20 feet of the front of the structure; to

(b) The highest point of the roof or structure, including appurtenances such as antennas, chimneys, or spires.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:9.11. Density.**

(a) Density shall be measured by dividing the number of dwelling units by the number of acres of land.

(b) Net density shall be measured by dividing:

(1) The number of dwelling units; by

(2) The number of acres of developable property, as determined by the Net Density calculators, which subtracts from the gross acreage land that is unsuitable for development, such as:

a. Floodways;

b. Wetlands;

c. Detention or retention ponds;

d. Roadways and other infrastructure; and

e. Open space.

*(Ord. No. 2025-13, 6-24-2025)*

**Sec. 7:9.12. Lot depth, width, and coverage.**

(a) Lot depth shall be measured as the distance between the mid-points of straight lines connecting the end points of the side lot lines at the front and rear. See Figure 7:9.12.1.

(b) Lot width shall be measured as the distance between the side lot lines measured at the minimum front yard setback line. See Figure 7:9.12.1.

(c) Lot coverage shall be measured by dividing:

(1) The ground floor area of all improvements on a lot:

a. Not including swimming pools; but

b. Including:

1. Buildings and structures;

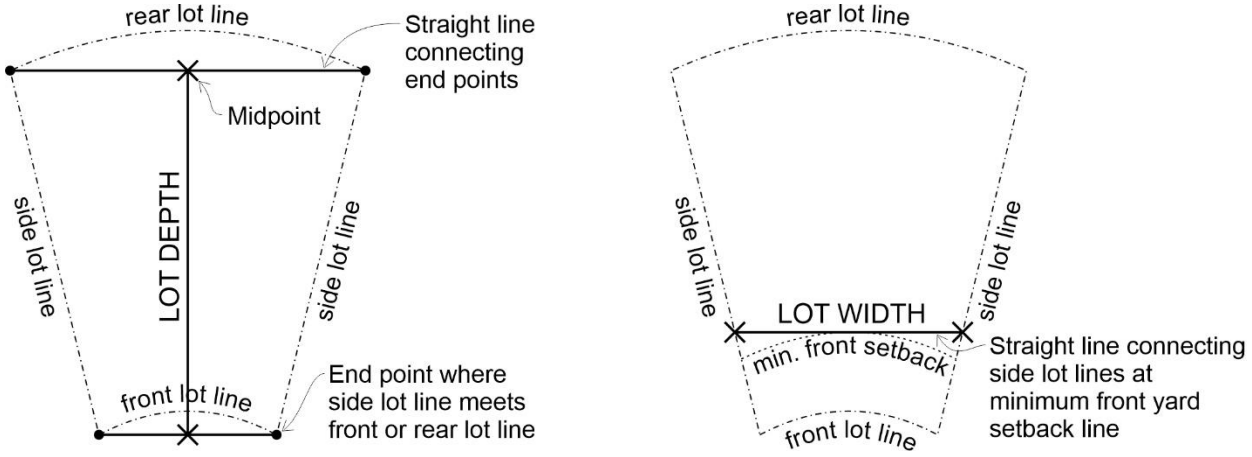
2. Driveways and parking areas;

3. Patios and decks; and

4. Garages and sheds; by

(2) The area of the lot.

**Figure 7:9.12.1. Lot Depth and Lot Width**




*(Ord. No. 2025-13, 6-24-2025)*

# CHAPTER 10. RESERVED

*(Ord. No. 2024-37, 9-24-2024)*

# CHAPTER 11. PERMITS AND FINAL PLAT APPROVAL

*(Ord. No. 2024-37, 9-24-2024)*

### Sec. 7:11.1. Reserved.

*(Ord. No. 2011-22, 5-10-2011; 2024-34, 8-27-2024; Ord. No. 2025-02, 1-14-2025)*

### Sec. 7:11.101. Reserved.

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2012-10, 9-22-2012; 2024-19, 5-28-2024; Ord. No. 2025-02, 1-14-2025)*

### Sec. 7:11.102. Reserved.

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2022-36, 10-25-2022; 2024-19, 5-28-2024; Ord. No. 2025-02, 1-14-2025)*

### Sec. 7:11.103. Requirements for improvements, reservations, and design.

(a) *General improvements*.

(1) *Conformance to applicable rules and regulations*. In addition to the requirements established in these regulations, all subdivision plats shall comply with all applicable laws, rules, and regulations including, but not limited to:

a. City of Central zoning regulations, all other applicable ordinances of the City of Central and of the Parish of East Baton Rouge.

b. The special requirements of these regulations and any rules of the Parish Health Unit.

c. The rules of the State Department of Transportation and Development if the subdivision or any lot contained therein abuts a state highway or connecting street.

d. Final Plat approval may be withheld if a subdivision is not in conformity with the above laws, regulations, guidelines, and stipulations set forth by the Planning Commission and the Department of Public Works.

(2) *Adequate public facilities*. No Preliminary Plat shall be approved unless the Department of Public Works determines that public facilities will be adequate to support and service the area of the proposed subdivision. Public facilities and services to be examined for adequacy will include roads and public transportation facilities, sewerage and water service, stormwater management facilities, schools, police stations, fire houses, and health clinics.

a. The applicant for a Preliminary Plat must, at the request of the Planning Commission, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities and services by possible uses of said subdivision.

b. *Water*. All habitable buildings and buildable lots shall be connected to a public water system capable of supplying water for health and emergency purposes, including adequate fire protection and shall comply with requirements of Chapter 14 of the Development Code.

c. *Sanitary sewer*. All habitable buildings and buildable lots shall be served by an approved means of wastewater collection and treatment as required by Chapter 14 of the Development Code.

d. *Stormwater management*. The development shall meet the requirements of Chapter 4, Part IV of this Development Code.

e. *Roads*. Proposed roads shall provide a safe, convenient, and functional system for vehicular and pedestrian traffic, and provide bicycle circulation; shall be properly related to the Major Street plan and standard street sections in Appendix J; and shall be appropriate for the particular traffic characteristics of each proposed development and shall meet the requirements of Chapter 13 of the Development Code.

(3) *Character of the land and development*.

a. Land that the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, adverse earth formations or topography, utility easements, or other features that will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Commission, upon recommendation of the Department of Public Works, to solve the problems created by the unsuitable land conditions.

b. The subdivider or tract developer or his representative shall confer with the Planning Commission staff regarding the type and character of development that will be permitted in the subdivision and discuss with the Planning Commission staff. To the extent required by the Development Code, deed restrictions or covenants shall be submitted to provide for the proper protection and maintenance of the development. Such deed restrictions or covenants shall not contain reversionary clauses wherein any lot shall return to the subdivider because of a violation thereon of the terms of the restrictions or covenants. The City of Central does not enforce

private deed restrictions. A copy of such restrictions shall accompany the plat for final approval.

(4) *Lot improvements*.

a. *Lot arrangement*. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the Development Code and health regulations of East Baton Rouge Parish.

b. Reserved.

c. Reserved.

d. *Lot orientation*. The lot line common to the street or servitude of access right-of-way shall be the front line or frontage. Lots may be rear loaded and front common green open space. The lot width (frontage) of any or portion of a lot having frontage on a cul-de-sac or flares at right angle street corners may be measured at the building line. All side lines of lots shall be at right angles to straight street lines or radial to curved street lines, unless, a variation to this rule will give a better street and lot plan. Corner lots shall have extra width of a least twenty percent to permit establishment of greater building lines on the side of the lots adjoining the side street. Lots on major street intersections and at all acute angle intersections, which in the opinion of the Planning Commission are likely to be dangerous to the traffic movement, shall have a radius of 20 feet at the street corner. Where grade separation structures are proposed at the intersection of major streets, the lots, and improvements in the subdivision shall be arranged so as to make adequate provision for such structures.

e. Site or tract developments, as defined above, are subject to lot development standards.

f. On lots or tracts with access to the Wastewater Suburban Transportation Network as determined by the Department of Public Works, the minimum width of lots and minimum area shall conform to the Development Code.

g. On lots or tracts without access to the Wastewater Suburban Transportation Network as determined by the Department of Public Works, the minimum lot width, area and/or depth irrespective to minimum lot requirements established by zoning districts shall be as follows:

1. Subdivisions having five lots or less shall have lots containing 22,500 square feet or more and with a width (frontage) of at least 100 feet may have effluent from an approved private sewage disposal (treatment) system draining to open effluent ditches, provided such open effluent ditches are predominant in the area and are at least 24 inches deeper than the grade at the building site.
2. Sufficient grade elevations, to adequately determine meeting of this requirement and statement by the engineer certifying that open effluent ditches are predominant in the area, are required on the plat and shall be approved by the Parish Health Unit along with a vicinity map at a scale of 500 feet to the inch showing the subject property and any existing buildings, streets and drainage channels within at least 1,000 feet in all directions from the subject property. None of these lots may be further subdivided unless treatment and disposal are provided for all lots.

(5) *Access to lots*. Driveways or curb-cuts shall be approved by the Planning Commission staff and Department of Public Works in the proposed subdivision by the following criteria:
   a. On lots having a frontage of 50 feet or less, only one combined entrance-exit shall be permitted. On lots having a frontage in excess of 50 feet but less than 200 feet, there shall be no more than two combined entrance-exits. On property having frontage on publicly maintained streets and roadways in excess of 200 feet, additional drives may be permitted only when traffic generated by the use warrants the additional drives and the design has been approved by the Central Department of Public Works.
   b. Shared access is encouraged whenever possible.
   c. Access to residential lots with frontage on two or more roadways shall be limited to one access from the lower functional roadway.
   d. Access to nonresidential lots with frontage on two or more roadways shall be limited to one access point per roadway.
   e. A subdivider seeking a driveway or curb-cut on a roadway maintained by the State or City shall obtain all required approvals from the entity responsible for maintenance of the roadway.

(6) *Blocks*.
   a. No blocks shall be longer than 1,500 feet between intersecting street centerlines. For blocks over 750 feet in length, the Planning Commission shall require signs and crosswalks in accordance with the Manual on Uniform Traffic Control Devices near the center of the block with a minimum right-of-way width of ten feet where the nearest portion of the block is within 1,500 feet of an existing school, playground, shopping center, transportation, and other community facilities.
   b. Where it is desired to subdivide a tract of land which because of its size or location does not permit an alignment directly related to a normal street arrangement, there may be established one or more "places." Such a "place" may be in the form of a court, streets with a cul-de-sac, or other arrangement provided, however, that proper access shall be given to all lots from a dedicated street or court. A turning circle or a "T-turnaround" as described in section 13.2(d) of the Development Code shall be required at the end of dead-end streets which provide access to subdivided lots when the dead-end streets exceed 250 feet or the width of two abutting lots.
   c. Development of sites or tracts is subject to the block length standards and alignment of streets or drives in relation to adjacent streets.

(7) *Roads*.
   a. *General requirements*.
      1. *Frontage on public street*. Except as set forth in paragraphs 2 and 3 below, no subdivision shall be approved unless the area to be subdivided shall have frontage on an existing or proposed public street that fully meets the improvement standards set forth in this Development Code or other City ordinance.
      2. A subdivision may be approved when the area to be subdivided has frontage on an approved private street or an approved private servitude of access that fully meets the improvement standards set forth in this Development Code or other City ordinance.

3. The Planning Commission may approve a subdivision even if the public street, private street or private servitude of access on which it has frontage does not fully meet the improvement standards set forth in this Development Code or other City ordinance. However, said approval shall require that the Planning Commission specifically consider whether improvements to the public street, private street or private servitude of access are necessary to protect the health, safety and welfare of the traveling public and shall consider the cumulative effect of previous and possible future subdivisions along the same roadway. The Planning Commission shall impose conditions (including such things as requiring dedication of additional rights-of-way and roadway improvements) on the subdivision it deems necessary or beneficial to protecting the health, safety and welfare of the traveling public.

b. *Location of new streets in relation to existing and proposed streets*.
   1. The arrangement of new streets in new subdivisions and in new site or tract developments shall make provision for the continuation of the principal existing streets in adjoining areas in so far as it may be deemed necessary by the Planning Commission for public requirements. Streets shall be extended to the boundary of the subdivision to provide access to undeveloped areas for future use and public safety. The street and alley arrangements must also be such as to cause no hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access. In general, provisions should be made for through streets at intervals of approximately one-half mile or less and offset streets avoided. In cases where the subdivision includes or adjoins an existing street of less width than the minimum widths established herein, and the Department of Public Works determines that the subdivision creates a need for additional right-of-way, the Planning Commission may require the dedication of sufficient right-of-way width to conform to the standards set forth in Chapter 13 of the Development Code.
   2. Rectilinear street layouts are generally preferred with occasional diagonal elements to enhance visual interest although curvilinear layouts shall be acceptable when designed to interconnect and to produce terminal vistas of protected open space or prominent structures.
   3. Streets shall be interconnected as far as practicable and may also be supplemented with back lanes or alleys.
   4. Streets shall be located and oriented to take advantage of views of open space and common areas.

(8) *Utilities*. Certain locations within the street right-of-way and servitudes shall be designated for the construction of subsurface drainage, sanitary sewers, and public facilities to minimize conflicts and facilitate the construction, maintenance, and operation of these various facilities in accordance with typical sections as published by the Department of Public Works showing space allocations for utilities in new subdivision development.

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2013-31, 1-1-2014; Ord. No. 2022-03, § 2, 1-11-2022; 2024-34, 8-27-2024)*

**Sec. 7:11.104. Buffer yards.**

(a) All proposed major subdivisions that abut a major arterial street shall provide along such arterial either:
   (1) An opaque fence at least eight feet in height parallel to the arterial street. Such fence shall be at least ten feet from the arterial street right-of-way. Between the fence and the arterial street right-of-way there shall be a landscape buffer in which for every 100 linear feet there are planted at least four Class A Trees. Two Class B Trees may be substituted for each required Class A Trees, provided that at least 50 percent of the required trees are Class A Trees. All required trees shall have at least a two-inch caliper measured six inches from the ground. Existing trees in the requisite locations can qualify for the required trees.
   (2) A 20-foot wide landscape buffer parallel to the arterial street. For every 100 feet of the landscape buffer, there shall be planted at least four Class A Trees. Two Class B Trees may be substituted for each required Class A Tree, provided that at least a two-inch caliper measured six inches from the ground. Existing trees in the requisite locations not removed in connection with construction can qualify for the required trees.

(b) The requirements of this section 7:11.104 shall be installed by the subdivider prior to filing of the Final Plat, although they may be bonded and subsequently installed in accordance with the provisions of section 7:11.102(11)a of this chapter. Prior to the filing of the Final Plat, the subdivider shall provide a certification from a landscape architect that the plantings have been installed in compliance with this section.

*(Ord. No. 2011-22, 5-10-2011)*

**Sec. 7:11.2. Reserved.**

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:11.3. Reserved.**

*(Ord. No. 2011-22, 5-10-2011; 2024-34, 8-27-2024; Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:11.4. Reserved.**

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:11.5. Reserved.**

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:11.6. Reserved.**

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2013-31, 1-1-2014; 2024-34, 8-27-2024; Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:11.7. Reserved.**

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:11.8. Cluster Subdivision.**

Cluster Subdivision is a single family detached residential development that permits lots with dimensions, frontages and setbacks reduced from conventional lot sizes, provided the density of the tract as a whole shall not be greater than the density allowed by the underlying zoning district to which the property is subject and the remaining land area is reserved for common open space. Flexibility, good design, and layout for development of the land are encouraged

to promote the preservation of historical and archeological sites, wetlands and environmentally sensitive areas, and natural features of the land.

(1) *Purpose*. The intent of this provision is to improve the quality of life of homeowners by creating standards of residential development to accomplish the following:
   a. Provide flexible development options where the standard rectilinear lot pattern may not be practical due to physical constraints;
   b. Promote creative design to achieve walkable neighborhoods, diverse housing choices and distinctive, attractive places;
   c. Provide an efficient use of land that is characterized by a smaller network of utilities and streets; and
   d. Provide a design to promote the preservation of historical and archeological sites, wetlands and environmentally sensitive areas and natural features of the land.

(2) *Procedures*.
   a. A conference with the Planning Commission staff is required. The subdivider or tract developer shall submit an existing resource and site analysis plan conservation area to demonstrate environmental protection.
   b. The Cluster Subdivision application will then follow the Preliminary Plat and Final Plat procedures outlined in sections 7:11.3 through 7:11.6 of this chapter.

(3) *Development standards*.
   a. A minimum of 30 percent of the total site area contained within a Cluster Subdivision shall be dedicated for common open space.
   b. At least 50 percent of the common open space requirement shall be devoted and maintained as green open space. Green open space shall directly abut or face at least one-third of the lots.
   c. Lakes or Ponds may be included in the common open space calculations provided that they are designed so that a minimum of 20 percent of the abutting shoreline is made accessible for the common usage of the development or 300 feet of frontage whichever is the lesser. Drainage ditches or canals are not considered lakes and ponds and shall not count towards open space.
   d. Hard surface areas such as pedestrian plazas and recreational courts may account for up to 25 percent of the common open space.
   e. Common landscape areas located within rights-of-way or servitudes may account for up to 25 percent of the common open space.
   f. Dry detention basins and retention areas may account for up to 50 percent of the common open space.
   g. Servitudes with existing below ground utilities or facilities may be included in the common open space requirement.
   h. The area immediately surrounding existing building(s) that have historical or cultural significance may be located within the dedicated common open space. However, the enclosed building area may not be included in the common open space requirements. These areas must be made accessible for the common usage of the development.
   i. There shall be four percent maximum impervious cover within subdivision adjacent to or within floodplains and/or wetlands.

j. A Cluster Subdivision shall conform to the applicable provisions in section 7:11.104 of this chapter.

*(Ord. No. 2011-22, 5-10-2011)*

**Sec. 7:11.9. Townhouse subdivision.**

(a) The Planning Commission may approve townhouse subdivisions in the R-3 zoning district or within a PUD in other districts under the following conditions:

(1) *Townhouses*. Single-family attached dwellings on individual lots for sale may be served by servitudes of access and providing common open spaces in lieu of typical single-family yards.

(2) *Site plan and design criteria, general*.

a. It is the intent of this section that townhouses in areas where they are or may be permitted:

1. May be appropriately intermingled with other types of housing except that they shall not be located on lots of less than 120 feet of frontage.
2. Shall constitute groupings making efficient, economical, comfortable, and convenient use of land and open space and serving the public purposes of zoning by means alternative to conventional arrangements of yards and buildable areas.

b. Not more than six contiguous townhouses shall be built in a row with the same or approximately the same front building line. More than 15 townhouses shall only be developed as a PUD or within a TND.

c. *Separation requirements*. No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than 20 feet to any portion of a town house or accessory structure related to another group, or to any building outside the townhouse area, nor shall any structure be less than 20 feet from a public street.

d. *Yards*. There shall be a 25-foot yard along sides and rear of each townhouse site wherever it adjoins an R-1 or R-2 zoning district. Each townhouse shall have its own lot yard space of at least 400 square feet, reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for off-street parking or for an accessory building.

e. *Grouped parking facilities*. Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of blocks. Practicable methods of drainage shall be assured by developers in connection with common parking facilities, and all such facilities shall be improved to City of Central standards for off-street parking areas, with at least two spaces per unit on the lot plus one visitor parking space per each two units, which may be provided in separate areas.

f. *Site Plan and Design Criteria, Details*. In line with the general considerations above:

1. Minimum width for the portion of the lot on which the town house is to be constructed shall be 20 feet.
2. Minimum lot area shall be 2,000 square feet.

g. *Courts, Open Space, and Recreation Areas*. There shall be a site area of at least 3,800 square feet per dwelling unit including lots, common open space, yards and

buffer area adequately landscaped, walkways, and access drives, and including at least 200 square feet per dwelling unit of recreation space.

h. *Utilities and Landscaping*. As provided by the Development Code, design and construction of drives, stormwater management facilities, and location of utilities shall be subject to review and approval by the Department of Public Works, after approval of the preliminary plan by the Planning Commission office.

(3) Sewerage, water supply and drainage shall be designed and constructed under the supervision of and approved by the Parish Health Unit and the Department of Public Works as provided under sections 7:14.3 and 7:4.50 of the Development Code except that connection to sanitary sewers shall be the only permitted method of sewage disposal.

(4) *Drives, parking, and utilities*. Design and construction of drives, and drainage and location of utilities shall be subject to review and approval by the Department of Public Works after approval of the preliminary plan by the Planning Commission office.

a. Lots may front on driveways with access to a public street by means of a private servitude of access, provided that driveways extending more than 300 feet from a public street provide adequate turning and maneuvering area. All other requirements for public streets and servitudes as set forth in Chapters 2 and 13 of the Development Code shall apply.

b. Interior access drives shall be at least six inches soil cement base with 1½ inches asphaltic concrete wearing surface or better, at least 22 feet wide, with adequate drainage.

c. Parking areas shall be at least 65 feet wide where parking or carports are on both sides of a common drive, or at least 42 feet wide where there is parking on one side only; except where diagonal parking is to be provided, parking areas shall be at least 57 feet wide for parking on both sides or 36 feet for parking on one side.

d. Before approval of the final subdivision plats, restrictions shall be submitted, including designation of all servitudes, lot lines, parking areas and other open space, with provision for perpetual maintenance of all improvements as described in the maintenance covenant including pavements, landscaping, utilities and services. Restrictions shall clearly indicate that the City of Central will not accept any maintenance responsibility for drives and parking spaces.

e. Where a property extends more than 400 feet from a public street, additional fire hydrants shall be provided as required by the fire chief.

f. There shall be an eight-foot high wall or solid fence along the sides and rear of the Townhouse Subdivision wherever it adjoins all subdivisions.

(5) The minimum lot width shall be 20 feet.

(6) Servitudes in favor of the lots shall be provided at the front or rear of lots in the required front or rear yards for off-street parking and utilities, but entrances to front yard parking areas shall be not less than 50 feet apart, unless an individual space is provided for each lot. Parking spaces and drives shall have permanent dust-free surfacing.

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2013-31, 1-1-2014)*

### Sec. 7:11.10. Zero lot line subdivision (Repealed).

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2013-31, 1-1-2014)*

**Sec. 7:11.11. Camp site subdivision (Repealed).**

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2013-31, 1-1-2014)*

**Sec. 7:11.12. Mobile home parks (Repealed).**

*(Ord. No. 2011-22, 5-10-2011; Ord. No. 2013-31, 1-1-2014)*

**Sec. 7:11.13. Reserved.**

*(Ord. No. 2011-22, 5-10-2011; 2024-19, 5-28-2024; Ord. No. 2025-02, 1-14-2025)*

# CHAPTER 12. RECREATIONAL FACILITIES AND OPEN SPACE

**Sec. 7:12.1. Parks, playgrounds, and schools sites, etc.**

(a) In subdividing property, consideration shall be given by the developer to the dedication or reservation of suitable sites for schools, parks, playgrounds, and other areas for public use so as to conform to the recommendations of the Planning Commission in its adopted master plan or portion thereof of the City. Areas to be dedicated or reserved for schools, parks, and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be dedicated to or acquired by the appropriate taxing agency. In general, whenever the proposed subdivision contains 20 acres or includes more than 100 lots, consideration shall be given to the reservation or dedication of a suitable area for school and recreation purposes.

(b) For parks and playgrounds, five acres should be provided for each 100 lots in the proposed subdivision or each 400 units in a multi- dwelling development with the location to be mutually agreed upon by the developer, the East Baton Rouge Parish Recreation, and Parks Commission (BREC) and the Planning Commission. This should be adjacent to or combined with the school site whenever possible.

(c) For school sites, every subdivision or group of subdivisions with 200 lots or more should be provided with a basic site of seven acres plus an additional acre for each additional 100 lots in the proposed subdivision or in the vicinity. Location and confirmation of the school site shall be mutually agreed upon by the Central Community School Board, the Planning Commission, the developers, and also BREC where school and park sites are to be jointly used or designated. Agreement shall also be made on the method of acquisition and development to provide for acquisition on an acreage basis rather than as developed lots.

# CHAPTER 13. STREETS AND SIDEWALKS

**Sec. 7:13.1. Blocks.**

(a) No blocks shall be longer than 1,500 feet between street lines. For blocks over 750 feet in length the Planning Commission shall require a paved crosswalk near the center of the block with a minimum right-of- way width of ten feet where the nearest portion of the block is within 1,500 feet of an existing school.

(b) Where it is desired to subdivide a tract of land which because of its size or location does not permit an alignment directly related to a normal street arrangement, there may be

established one or more "places." Such a "place" may be in the form of a court, a street with a cul-de-sac, or other arrangement provided, however, that proper access shall be given to all lots from a dedicated street or court. A turning circle or a "T-turnaround" as described in section 7:13.2(d), of this section, shall be required at the end of dead-end streets which provide access to subdivided lots when the dead-end streets exceed 250 feet or the width of two abutting lots.

(c) Development of sites or tracts is subject to the block length standards and alignment of streets or drives in relation to adjacent streets.

**Sec. 7:13.2. Street and alley rights-of-way.**

(a) Major street and major parish road rights-of-way shall conform to the widths designated on the major street plan as adopted by the Planning Commission and on all subsequent amendments and additions thereto.

(b) Minimum right-of-ways shall be as shown for street cross sections illustrated in Appendix J.

(c) Streets existing, other than new subdivision streets, designated as parish roads shall have an 80-foot right-of-way for improvement to parish highway standard two-lane open ditch.

(d) Turning circles at the end of dead-end streets shall be open spaces preferably circular and designed as shown in the following drawings. Any other non-standard designs will be considered and may be approved on a case-by-case basis by the Department of Public Works. The minimum pavement size of a "T-turnaround" is 20 feet by 80 feet and unless otherwise approved by the Department of Public Works, the required right-of-way is 30 feet by 90 feet. All other street turn radii must be approved by the Department of Public Works.

(e) Alleys shall have a minimum right-of-way width of 20 feet.

(f) Boulevards shall have a right-of-way at least 100 feet.

(g) For a single entrance subdivision, each travel lane shall be at least 12 feet wide at the subdivision entrance, until the entrance street meets another street in the subdivision.

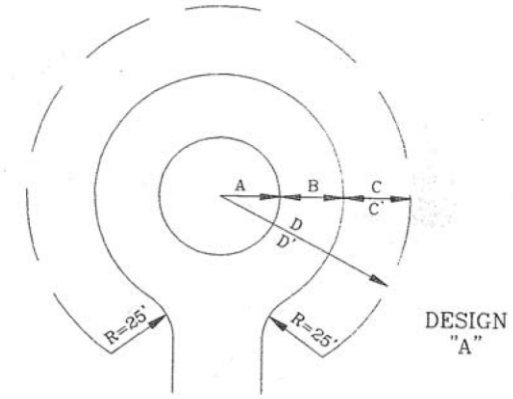
(h) The Planning Commission and Department of Public Works will determine whether provisions shall be made for the construction, extension, or widening of public streets or drives where justified by the anticipated traffic generation and circulation.

(i) Standards for street cross sections are illustrated in Appendix J.

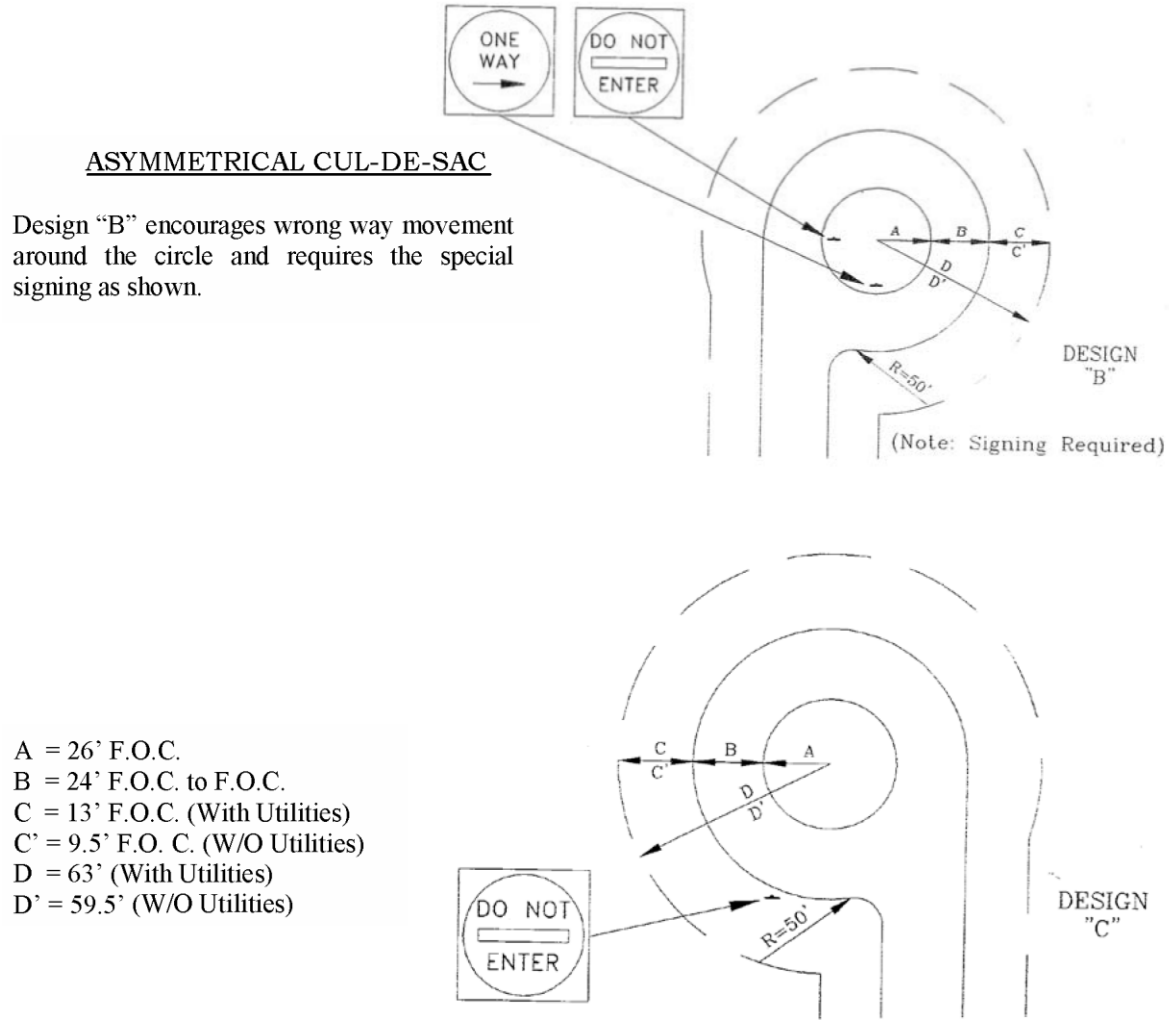
**CUL-DE-SAC (Based on SO Design)**

SYMMETRICAL CUL-DE-SAC

A = 26' F.O.C.
B = 24' F.O.C. to F.O.C.
C = 13' F.O.C. (With Utilities)
C' = 9.5' F.O. C. (W/O Utilities) D = 63' (With Utilities)
D' = 59.5' (W/O Utilities)



DESIGN "A"



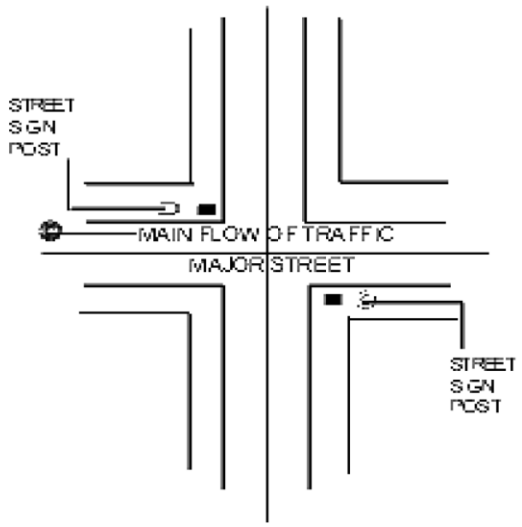

**Sec. 7:13.3. Location of new streets in relation to existing and proposed streets.**

The arrangement of new streets in new subdivisions and in new site or tract developments shall make provision for the continuation of the existing streets in adjoining areas (or the proper projection where adjoining land is not subdivided) in so far as it may be deemed necessary by the Planning Commission for public requirements. The street and alley arrangements must also be such as to cause no hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access. In general, provisions should be made for through streets at intervals of approximately one-half mile or less and offset streets avoided. In cases where the subdivision includes or adjoins an existing street of less width than the minimum widths established, herein, and the Department of Public Works determines that the subdivision creates a need for additional right-of-way, the Planning Commission may require the dedication of sufficient right-of-way width to conform to the standards set forth in section 7:13.2.

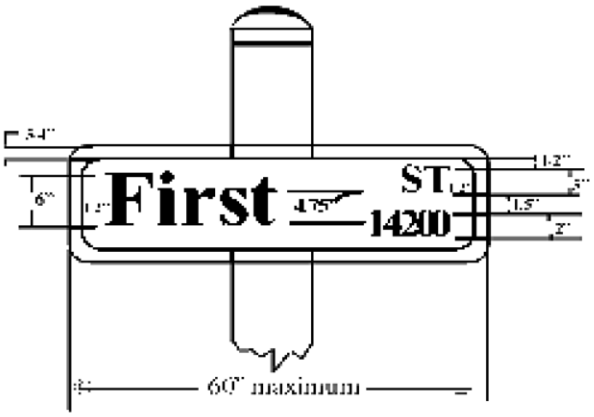
**Sec. 7:13.4. Street names.**

Two suitable street name signs approved by the Department of Public Works shall be placed by the developer at all street intersections and all private street drives serving more than five lots at locations designated by the Department of Public Works. The proposed street names shall be

checked against duplication and approved by the Planning Commission. All north-south streets shall be called "drives" and all east-west streets shall be called "avenues." Boulevard-type streets shall be called "boulevards." Street name signs shall also be provided where necessary for site or tract developments. The developer shall also install intersection control signs with the type sign and locations to be determined by the Department of Public Works.




LOCATION OF STREET SIGNS AT STREET INTERSECTIONS




TYPICAL STREET SIGN
White Letter on Blue High Intensity (Type III) Background

**Sec. 7:13.5. Reserved.**

*(Ord. No. 2024-19, 5-28-2024; Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:13.6. Street and sidewalk improvement standards.**

For the purpose of determining minimum street and sidewalk improvement requirements the City is divided into the following areas:

(1) *Residential subdivisions*. All roadway widths shall be as illustrated in Appendix J. All streets not classified as major streets by the Planning Commission shall be constructed with one of the following and, except where the property location and proposed density allows for construction of streets identified in Appendix J as "rural local," "rural street" and "rural parkway," with complete curbing, guttering, and storm drainage:

a. The owner or developer shall employ the services of a geotechnical engineering firm to perform a subsurface investigation for the purposes of obtaining information needed to design proper street pavement sections. The geotechnical engineering firm must have on staff a civil engineer registered in the state of Louisiana who is qualified and experienced in the field of geotechnical engineering and who is actively engaged in the practice of soils mechanics, foundation engineering, and pavement design. One copy of the geotechnical analysis together with layout maps showing location of all roadway borings, and pavement design recommendations shall be provided to the city for review and approval prior to issuance of roadway construction permits and approval.

b. A minimum of three inches of asphalt on a 12-inch compacted crushed stone base on geotextile fabric or three inches of asphalt on 12 inches of soil cement base or better shall be used for minimum allowed pavement sections.
c. The design of all streets within a subdivision which all lots utilize shall be based upon the minimum 18-kip equivalent single axle loads (ESAL) shown in Table 1 below. A design life of 20 years shall be used in development of the pavement typical section.

**Table 1**

| | Flexible Pavement (20-year design life) | Rigid Pavement (20-year design life) |
|---|---|---|
| **Initial construction** | | |
| Concrete trucks (assume eight trucks/lot) | 8 ESALs/lot | 11 ESALs/lot |
| Delivery trucks (assume eight trips/lot) | 8 ESALs/lot | 11 ESALs/lot |
| Moving vans (assume two/lot) | 3 ESALs/lot | 5 ESALs/lot |
| **ESAL subtotal number 1** | **19 (number of lots)** | **27 (number of lots)** |
| 20-year loading | | |
| Passenger cars (assume six trips/day) | 18 ESALs/lot | 18 ESALs/lot |
| Trucks (assume four trips/day) | 60 ESALs/lot | 60 ESALs/lot |
| School buses (180 days at two trips/day) | 9,151 ESALs/subdivision | 10,944 ESALs/subdivision |
| Garbage trucks (one per week at 52 weeks) | 875 ESALs/subdivision | 1,164 ESALs/subdivision |
| Delivery trucks (one truck per day/six days a week) | 668 ESALs/subdivision | 624 ESALs/subdivision |
| **ESAL subtotal number 2** | **10,694 + 78 (number of lots)** | **12,732 + 78 (number of lots)** |
| **Total ESALs** | **10,694 + 97 (number of lots)** | **12,732 + 105 (number of lots)** |

Source: Characterization and Development of Truck Load Spectra and Growth Factors for Current and Future Pavement Design Practices in Louisiana, LADOTD Louisiana Transportation Research Center, July 2011.

d. From materials sampled in-place on the project, the testing lab will determine the percentage of lime or cement to be mixed in order to meet city requirements stated in section 7:13.8. The testing lab shall transmit to the City the percent determinations and associated recommendations prior to mixing.
e. All roadways must pass a proof roll test prior to asphalt or concrete surface courses being placed. Any failed proof roll test shall be repeated until the proof roll test passes. The testing lab shall be the determining factor on pass or fail proof rolls. A proof roll test in accordance with section 7:13.8 shall be required and witnessed by the Mayor or Mayor's designee, testing lab, and owner or designee as follows: 1) Prior to placement of limestone base course and geotextile fabric when used. 2) After the 72-hour curing period of a soil cement base layer. 3) After the 48-hour mellowing or aging period of a lime treated base course or lime treated subgrade layer. If lime is used to treat the base or subgrade it needs a 48 hour aging period.

f. Street intersection curb radius returns shall not be less than 25 feet. Those streets designated by the Planning Commission on the major street plan shall be constructed with eight-inch Portland cement concrete pavement or asphalt pavement and base with an equivalent structural number with complete curbing, guttering, and storm drainage.

(2) *In commercial and industrial subdivisions*. In those subdivisions portions of subdivisions, or groups, lots, site or tract developments to be developed with multi-family dwellings, office buildings, commercial, or industrial buildings, all streets shall be at least 27 feet wide with curb and gutter and constructed with an eight-inch Portland cement concrete pavement.

(3) *Streets outside of residential, commercial, or industrial subdivision*.

a. All streets shall be at least 20 feet wide:
   1. With 1½-inch asphaltic wearing surface on eight-inch soil cement base at least 21 feet wide;
   2. With six inches of concrete or 7½ inches of full depth asphalt; or
   3. With five inches of concrete and 1½ inches of asphaltic wearing surface.

b. On a graded roadbed at least 26 feet with the swale ditch slope to be 2:1 on the street side and 1½:1 on the property line side. Approved pipes may be installed under driveways only. The determination as to which type construction is to be used will be made by the Department of Public Works based on engineers' recommendations and results of soil analysis in the particular area involved.

(4) *Back lanes*. Back lanes as illustrated in Appendix J shall be constructed of six-inch Portland cement concrete in a 20-foot wide right-of-way.

(5) *Authority of the Planning Commission to require higher street standards*. The Planning Commission based on the recommendation from the Department of Public Works, reserves the right to require street standards and specifications so as to provide adequate construction to carry the traffic which can reasonably be anticipated to use such existing or proposed major street, or entrance street or main artery.

a. All such entrance streets or main arteries so designated by the Planning Commission staff in conjunction with the Department of Public Works and developer's consulting engineer shall be constructed with six-inch concrete, five-inch concrete base with 1½-inch asphalt.

b. For existing or proposed major streets, the subdivider shall dedicate the area required by the Planning Commission for the proposed major street. However, should the construction requirements be higher than those set forth herein, the additional cost of such construction shall be borne by the City if immediate construction to major street standards is required.

(6) *Types of subdivision*. Each subdivider shall indicate on his preliminary and Final Plats the classification in which he proposes to place his subdivision such as residential, commercial, or industrial.

(7) *Profiles of all streets and ditches shall be submitted with construction plans*. Where open ditches are used for drainage, a plat showing location, size, and grade of all pipe to be used under driveways shall also be furnished.

(8) *Sidewalks*. Four-inch thick, five-foot wide sidewalks shall be required along both sides of all public and private subdivision streets. Single-loaded streets, which have lots on one

side only, may be allowed to have sidewalks along one side of the street when deemed appropriate and reasonable by the Planning Director. Sidewalks may also be required along officially designated major streets and along all other streets where deemed essential for the public safety by the Planning Commission staff. Such sidewalks shall be constructed in accordance with the standards and specifications of the Department of Public Works.

(9) *Private street*.

a. *Minimum lot area requirements*. Minimum lot area requirements in all zoning districts shall be applied to subdivisions involving private streets less and except the private street area, effective September 18, 2001.

b. *Minimum frontage*. Minimum frontage and lot widths for private streets shall be as established by the Development Code according to Zoning District for public streets.

c. *Private Streets or Servitudes of Access in R1, RS, R3 and R/A Zoning Districts*. Private servitudes of access that are located in any R1, R2, R3, and R/A Zoning Districts shall be constructed with a minimum of six-inch thick concrete and shall be at least 22 feet wide with adequate drainage within a 30-foot servitude. Any private servitude of access must have a maneuvering surface and approved by the Department of Public Works.

d. *Private streets or servitudes of access for Minor or Large Lot Subdivisions in "R/A" (Rural/Agricultural) Zoning Districts*. Private Servitudes of Access for Minor Subdivisions, or subdivisions of less than 10 lots where each lot has at least 3 acres of lot area, located in the "R/A" (Rural/Agricultural) Zoning District shall be a minimum of 30 feet wide with a paved six-inch concrete or asphalt apron at least 20 feet wide by 30 feet long from the edge of the public road. The remaining portion of the Private Access Servitude may be constructed of gravel, crushed limestone, or equivalent four inches thick as approved by the Department of Public Works and shall be at least 20 feet wide within the 30-foot servitude of access. Any private access servitude in "R/A" Zoning Districts must have a maneuvering surface approved by the Department of Public Works. Waivers shall not be granted from paving the first 30 feet of the private servitude of access from the public road. Major Subdivisions must also comply with section 7:14.3.

e. *Private streets or access servitudes in districts other than R1, R2, R3, and R/A Zoning Districts*:

Private access servitudes located in all zoning districts except the R1, R2, R3, and R/A Zoning Districts shall be constructed of eight-inch concrete or equivalent dust-free paving material approved by the Department of Public Works. Private access servitudes in these zoning districts shall be at least 22 feet wide with adequate drainage within a 30-foot servitude. Turnarounds must have a maneuvering surface constructed as a t-turnaround or cul-de-sac and approved by the Department of Public Works.

At the entrance to any subdivision development with private improvements, a sign shall be placed stating the limits of public maintenance within the development. The construction plans for all private improvements required by the preliminary plan approval, shall be submitted to the engineering division of the Department of Public Works for review and approval prior to construction.

Unless otherwise approved by the Department of Public Works, the centerline of all major streets as defined in Chapter 2 shall be constructed at or above the FIRM Base Flood Elevation or record inundation as defined in Chapter 2, whichever is greater. The centerline of all other streets shall be constructed no lower than two feet below the FIRM Base Flood Elevation or one foot below record inundation as defined in Chapter 2, whichever is greater.

f. When a parcel of land is subdivided into one or more lots and access to any of the newly created lot(s) is (are) provided only over a private road or servitude or access, rather than a public road, the subdivision plat shall contain a covenant providing that all lots that use the private road or servitude of access are jointly responsible for the costs to maintain the entire private road or servitude of access created by the subdivision. Each lot's responsibility shall be pro-rata based upon each lot's frontage on the private road or servitude of access.

*(Ord. No. 2007-3, 3-27-2007; Ord. No. 2011-24, 5-19-2011; Ord. No. 2020-28, 10-16-2020; Ord. No. 2023-18, 5-24-2023; Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:13.7. Uniform grid system; numbers required.**

(a) It is hereby the duty of each and every property owner holder to number or have numbered with Arabic numbers not less than three inches in height every residential, commercial, or industrial building belonging to him in accordance with the following provisions. The number to be assigned such main building is to be assigned by the Department of Community Development.

(b) There is hereby established a uniform grid fronting on all streets, avenues, and public ways in the city. All main buildings shall be numbered in accordance with provisions of this section.

(c) Odd numbers shall be established on the north and east sides of the streets, avenues, and public ways. Even numbers shall be on the south and west side of the streets, avenues, and public ways. This pertains only to all new numbers assigned to buildings.

(d) Municipal numbers shall be composed of individual digits, a minimum height of three inches each and posted on either a mailbox or the building in such a manner as to read from the street, avenue, or public way. Numbers shall be posted prior to final inspection and no occupancy certificate will be granted unless a building is properly numbered. When a residential, commercial or industrial building previously assigned a rural route number is assigned a municipal number, the newly assigned number shall be posted within 90 days of the receipt by the property owner of notification of the assignment of such number, except, that in commercial zoning, a reasonable extension may be granted to avoid hardship to a business occupying the building.

(e) A request for issuance of an address requires submission of the property's legal description, proof of legal ownership and a plat or survey of the property performed by a registered licensed professional surveyor or civil engineer who is recognized and authorized by the State of Louisiana.

(f) Not withstanding the provisions of subsection (c) of this section, nothing in this section relating to assignment of odd numbers on the north and east sides of streets and even numbers on the south and west sides of streets shall be construed to require a change in any municipal number presently assigned.

*(Ord. No. 2008-11, 4-22-2008; Ord. No. 2024-19, 5-28-2024; Ord. No. 2025-12, 6-24-2025)*

**Sec. 7:13.8. Standards and specifications for testing, inspection, and acceptance of public roads into the City of Central Roadway System.**

(a) *General*.

- The requirements stated herein apply to any street constructed in the City of Central which is currently part of the existing City of Central system of roadways or is planned to be dedicated to the City of Central for ownership and maintenance in the future. Roadways built by the city must comply with these standards and testing/inspection requirements .
- The latest edition of the Louisiana Standard Specifications for Roads and Bridges (LSSRB) as amended herein shall apply to roadway testing and inspection requirements.
- Testing of all materials and construction shall be in accordance with LA DOTO standards unless amended below.
- The developer/contractor must retain and pay a qualified testing laboratory, to perform all required testing in accordance with the City of Central standards.
- The Materials Testing Laboratory shall be approved by City of Central Department of Public Works Director. The testing and inspection firm must be registered with the Louisiana Professional Engineering and Land Surveying Board (LAPELS).
- All testing and inspection reports performed by the independent testing laboratory, employed by the developer/contractor shall be submitted directly by the testing lab to the City of Central Department of Public Works Director within ten working days after the tests are conducted.
- Notwithstanding the foregoing the City of Central Department of Public Works Director retains the right to require additional requirements for roads to address public safety hazards, to be determined on a case-by-case basis, including but not limited to, lighting, signage, and testing.
- For purposes of this ordinance, "excessive amount of precipitation" is defined as precipitation greater than one inch within a 24-hour period.
- All asphalt and soil-cement core samples shall be taken two feet from the curb and one foot from the centerline, alternating lanes every 250 linear feet.

(1) *Roadway subgrade preparation*. The roadway alignment shall be stripped of all topsoil with organics and other deleterious materials. The topsoil in the City of Central is generally underlain by moisture sensitive silty soils. These near surface silty deposits shall be examined at the time of construction since they tend to lose their support capabilities if they become wet. Consequently, depending on the site condition at the time of construction, the moisture sensitive soils may have to be undercut and replaced with compacted structural fill.

Once the roadway alignment is stripped and undercut to the required sub grade elevation, the entire roadway sub grade shall be proof rolled using a single or a tandem axle dump truck or similar heavily loaded rubber-tired vehicle weighing at least 12 tons. At the direction of the geotechnical engineer of record, soils which are observed to rut or deflect under the moving load (as determined by the testing lab) shall be undercut and replaced with compacted structural fill, disked open to dry or treated to form a stable non-yielding sub grade prior to fill placement. The approval of the subgrade is valid for five calendar days. Therefore, the subgrade shall be protected and covered with fill as

soon as possible. Should the sub grade be exposed to excessive amount of precipitation, re-approval of the subgrade will be required.

The contractor shall protect the subgrade from damage until the base course or fill is placed. Damaged subgrade layers shall be repaired by the contractor and approved by the City of Central Public Works Department prior to application of the base course.

(2) *Roadway fill*. Fill placed along the roadway alignment shall consist of a maximum liquid limit of 40 and a plasticity index between 10 and 25 percent with a maximum organic content of 5 percent. The structural fill shall be placed in maximum lifts of eight inches of loose materials and shall be compacted within one percentage point below to three percentage points above the optimum moisture content. The fill shall be compacted to at least 95 percent of the fill's maximum dry density as determined by ASTM D698 (AASHTO T99). Each lift of fill shall be tested by the approved testing laboratory and approved prior to placement of subsequent lifts. The edge of the fill shall extend at least two feet beyond the edge of the road or face of curb. Field density tests shall be conducted in accordance with ASTM D6938 with a minimum of two (2) samples taken along the roadway alignment.

Once the roadway fill is placed and compacted to the required elevation, the entire limits of roadway fill shall be proof rolled using a single or a tandem axle dump truck or similar heavily loaded rubber-tired vehicle weighing at least 12 tons. At the direction of the geotechnical engineer of record, soils which are observed to rut or deflect under the moving load (as determined by the testing lab) shall be undercut and replaced with compacted structural fill. Proof rolling the roadway fill area shall be witnessed by City of Central Inspection personnel or their representative prior to proceeding with fill placement. The approval of the roadway fill area is valid for five days. Therefore, the roadway fill area shall be protected and covered as soon as possible. Should the roadway fill be exposed to excessive amount of precipitation, re-approval of the roadway fill area will be required.

The contractor shall protect the roadway fill from damage until the base course is placed. Damaged fill layers shall be repaired by the contractor and approved by the City of Central Public Works Department prior to application of the base course. The testing lab must report the following to the city before authorization to begin the base course can be made.

**Roadway Fill Testing Requirements**

| Material Property | Test Method | Frequency |
|---|---|---|
| PI & Liquid limit | TR 428 | 1/500 lin ft roadway |
| In-Place Moisture | TR 403 | 1/250 lin ft roadway |
| In-Place Density | TR 401 | 1/250 lin ft roadway |

(3) *Lime treated subgrade*. Lime treatment may be used to stabilize the clay subgrade or to dry the in situ soil. It is not intended for use as a pavement base. Lime treatment shall be conducted after the soil has been classified and the plasticity index of the soil is determined to optimize the quantity of lime needed to treat the soil. The actual amount shall be verified by the approved testing laboratory prior to field application.

Lime treatment shall be designated by type in accordance with LSSRB, Section 304. When lime is used to treat the clay sub-base or to prepare for cement treatment, Type B and Type C shall be used, respectively. For Type B and Type C treatments, the pulverized treated soil shall yield 95 percent passing the %-inch sieve and 50 percent passing the No. 4 sieve, by weight. The mixture shall be compacted to at least 95 percent of the maximum dry density as determined by ASTM D698 (AASHTO T-99). Field density tests shall be conducted at intervals of 250 linear feet of roadway. The mixture shall be protected against drying in accordance with LA DOTO specifications.

Once the roadway alignment is lime-treated to the required sub grade elevation, the entire roadway sub grade shall be proof rolled using a tandem axle dump truck weighing at least 20 tons. At the direction of the geotechnical engineer of record, soils which are observed to rut or deflect under the moving load (as determined by the testing lab) shall be undercut and replaced with compacted structural fill, disked open to dry or treated to form a stable non-yielding sub grade prior to fill placement. Proof rolling the roadway subgrade shall be witnessed by City of Central Inspection personnel or their representative prior to proceeding with base course placement. The approval of the subgrade is valid for five days. Therefore, the subgrade shall be protected and covered with the base course as soon as possible. Should the sub grade be exposed to excessive amount of precipitation, re-approval of the subgrade will be required.

The contractor shall protect the lime-treated subgrade from damage until the base course is placed. Damaged subgrade layers shall be repaired by the contractor and approved by the City of Central Public Works Department prior to application of the base course. The testing lab must report the following to the city before authorization to begin the base course can be made.

(4) *Cement treated base*. Cement treatment of roadways shall be conducted in general accordance with LSSRB Section 303. Cement treated base generally involves treatment of the existing subgrade soils or treatment of imported embankment fill to be used as a base course in flexible or rigid pavement sections.

The in situ or embankment fill considered for cement treatment shall have a plasticity index of less than 15 percent. Soils with higher plasticity indices shall be lime treated prior to cement treatment. Cement treated bases for roadways shall be designed to yield a minimum compressive strength as determined by a mix design in accordance with DOTD TR 432 Standard Procedure. The mix design shall be conducted on representative samples of the subgrade soil by an independent testing laboratory. Unless the results of the mix design indicate otherwise, the silty soils encountered generally in Central shall be treated with at least 10 percent of Portland Cement, by volume. The roadway shall be prepared in general accordance with LSSRB Section 303-04. The moisture content of the mixture shall be within two percent of the optimum moisture at the time of treatment. Pulverization of the treated soils shall yield a mixture with at least 60 percent passing the No. 4 sieve.

Compaction and finishing of a treated roadway section shall be completed within three hours of the initial cement application to the base course materials. The treated base shall be compacted to at least 95 percent of the mixture's maximum dry density as determined by ASTM D698. Thickness of the cement treated base shall be verified for compliance with the roadway design. The cement treated base shall be immediately

protected against rapid drying by applying an asphalt curing membrane. The treated section shall be allowed to cure for a period of at least seven days prior to exposure to construction traffic.

Once the cement treated base is constructed to the required base course elevation, the entire roadway base course shall be proof rolled using a tandem axle dump truck weighing at least 20 tons. At the direction of the geotechnical engineer of record, soils which are observed to rut or deflect under the moving load (as determined by the testing lab) shall be undercut, reworked, and proof rolled again until passing. At the applicant's option areas that fail may be replaced with a minimum eight inches of full depth asphaltic concrete pavement or approved equal to form a stable non-yielding base course prior to surface course placement. The approval of the base course is valid for 14 calendar days. Therefore, the base course shall be protected and covered as soon as possible. Should the base course be exposed to excessive amount of precipitation, re-approval of the base course will be required.

The contractor shall protect the treated base from damage until the surface course is placed. Damaged base course shall be repaired by the contractor and approved by the City of Central Public Works Department prior to application of the surface course. The testing lab must report the following to the city before authorization to begin the surface course can be made.

**Cement Treated Base Course Testing Requirements**

| **Material Property** | **Test Method** | **Frequency** |
|---|---|---|
| Density | TR 401 | 2/250 lin ft roadway |
| Moisture Content | TR 403 | 2/250 lin ft roadway |
| Core Thickness | TR 602 | 2/250 lin ft roadway |

(5) *Aggregate base course*. The roadway aggregate base shall consist of Class II Base including 610 limestone or crushed concrete meeting the requirements of the latest edition of Louisiana Standard Specifications for Roads and Bridges (LSSRB) Section 1003. A non-woven geotextile fabric is required if aggregate base is to be used. Fabric shall meet the requirements of the latest edition of Louisiana Standard Specifications for Roads and Bridges. The aggregate base shall be compacted to at least 95 percent of the aggregate's maximum dry density determined by ASTM D698 (AASHTO T99). Field density tests shall be conducted on the base material in accordance with ASTM D6938 at 250-foot intervals along the roadway alignment.

Once the aggregate base is constructed to the required base course elevation, the entire roadway base course shall be proof rolled using a tandem axle dump truck weighing at least 20 tons. At the direction of the geotechnical engineer of record, soils which are observed to rut or deflect under the moving load (as determined by the testing lab) shall be undercut, reworked, and proof rolled again until passing. At the applicant's option areas that fail may be replaced with a minimum six (6) inches of Portland Cement Concrete or approved equal to form a stable non-yielding base course prior to surface course placement. Proof rolling the roadway base course shall be witnessed by City of Central Inspection personnel or their representative prior to

proceeding with surface course placement. The approval of the base course is valid for 14 calendar days. Therefore, the base course shall be protected and covered as soon as possible. Should the base course be exposed to excessive amount of precipitation, re-approval of the base course will be required.

The contractor shall protect the aggregate base from damage until the surface course is placed. Damaged base course shall be repaired by the contractor and approved by the City of Central Public Works Department prior to application of the surface course. The testing lab must report the following to the city before authorization to begin the surface course can be made.

**Aggregate Base Course Testing Requirements**

| **Material Property** | **Test Method** | **Frequency** |
|---|---|---|
| Gradation | Refer to LSSRB | one per source |
| Density | Refer to LSSRB | 2/250 lin ft roadway |
| Moisture Content | Refer to LSSRB | 2/250 lin ft roadway |

(6) *Portland cement concrete*. Portland Cement Concrete for City of Central roadways shall be LA DOTD PCC Pavement Type B (4,000 psi average compressive strength at 28 days) placed on approved roadway bases. The concrete mix design shall be reviewed and approved by the city engineer and the developers engineer for compliance with the requirements of LSSRB Table 901-3 for Pavement Type B. All materials used in the concrete mix shall be from LA DOTD QPL approved sources. The materials shall be proportioned, batched, cured, and placed in accordance with LSSRB Sections 601 and 901. Concrete pavement shall be designed and constructed in compliance with the latest version of LA DOTD Standard Plan CP-01 titled "Portland Cement Concrete Pavement Details," a copy of which is required to be made part of the construction plans.

Prior to placement of concrete, depth checks shall be conducted by string lines trained across the forms to verify the pavement thickness at a frequency of not less than 250 feet and shall be witnessed by testing lab. Deficiencies noted shall be corrected and approved prior to concrete placement. The contractor shall notify the Department of Public Works at a minimum 48 hours prior to placement of Portland Cement Concrete pavement.

During placement of Portland Cement Concrete pavement, observation and testing shall be done on a full-time basis. At a minimum, slump and mix temperature tests shall be conducted every 50-cubic yards of placed concrete. Six compressive strength cylinders shall be cast every 50 cubic yards or every pour if the pour is less than 50 cubic yards. Additional cylinders shall be cast when high/early mix is used and early concrete strength is required to open the road to traffic with the approval of the City of Central Department of Public Works. The pavement will not be opened to traffic, including vehicles of the contractor, until it meets the requirements of LSSRB Section 601.17. Concrete shall not be placed if the U.S. Weather Service forecasts the temperature to be less than 35°F within the 24-hour period following placement unless authorized in writing. Production shall not begin until the temperature at the point of placement is greater

than 40°F provided the above temperature limitations are met. Internal temperature of the plastic concrete shall not exceed 95°F at the time of placement.

The placed concrete shall be finished, cured and protected in accordance with LSSRB requirements. Damaged concrete pavement shall be repaired by the contractor and approved by the City of Central Public Works Department prior to acceptance of the roadway. The testing lab must report the following to the city before acceptance of the roadway can be made.

**PCC Pavement Testing Requirements**

| Material Property | Test Method | Frequency |
|---|---|---|
| Slump | TR 207 | Per 50 Cubic Yards |
| Mix Temperature | Ref. 901.11 & 901.06(b) | Per 50 Cubic Yards |
| Compressive Strength (4 in. x 8 in. cylinder mold) | TR 226 | one (1) set per 50-Cubic Yards, or every pour if less than 50-Cubic Yards (one set = 6 cylinders; testing two at 7- days with one spare in reserve, and two at 28 days with one spare in reserve) |

(7) *Asphaltic concrete*. All materials used in the mixture shall be from DOTO approved sources. The materials shall be proportioned to produce a pavement mix meeting LSSRB Section 502 requirements for Superpave Asphaltic Concrete. The Asphalt Cement Grade for wearing and binder courses on low volume roads where average daily traffic (ADT) is less than 2500 shall be Level 1 mix with grade PG 70- 22m Asphalt Cement. The Asphalt Cement Grade for wearing and binder courses on higher volume roads where average daily traffic (ADT) is greater than 2500 shall be Level 2 mix with grade PG 76-22m Asphalt Cement. The proposed job mix formula shall be submitted for approval to the City of Central Department of Public Works. The asphaltic concrete mixture shall be placed on a stable and approved base.

During production of asphaltic concrete, supplier shall provide quality control testing in accordance with LADOTD requirements. Daily batch plant reports shall be provided to the testing lab.

Mix temperature shall be checked on each truck load in the field. Loads with low temperatures (below 275 degrees Fahrenheit) shall not be placed. Asphaltic concrete mixtures shall not be applied on a wet surface or when the ambient temperature is below 50°F for wearing courses and 40°F for base and binder courses.

The final pavement thickness and density of the mixture shall be verified by obtaining four-inch diameter cores at a minimum frequency of two core per 250 linear feet of road and not less than three cores. Cores shall be obtained and repaired by the contractor as directed and witnessed by the testing lab. The density of all cores shall be greater than 92 percent of Maximum Theoretical Gravity (TR 327). The asphalt cement pavement thickness of the cores shall be within 1/4 inch (tolerance per core) of the design thickness.

The city reserves the right to accept or reject the pavement based on the test results.

**Asphaltic Concrete Pavement Testing Requirements**

| Material Property | Test Method | Frequency |
|---|---|---|
| Cores - Thickness & Density | TR 304 | 2/250 lin ft roadway* |
| Thickness | TR 602 | 2/250 lin ft roadway* |

* Two testing sets if street is less than 250 linear feet.

*(Ord. No. 2015-06, 2-7-2015; Ord. No. 2023-19, 6-22-2023)*

# CHAPTER 14. UTILITIES

**Sec. 7:14.1. Servitudes.**

Where alleys are not provided, a servitude of not less than 7½ feet in width shall be provided along all rear lot lines where necessary for poles, wires, conduits, drainage ditches, storm and sanitary sewers, and other utilities. Where the contour of the land requires a drainage ditch in the same servitude with utilities, a width of servitude shall be required sufficient to serve all of the necessary drainage. Wherever it is necessary to install sanitary or storm sewers, utilities, or drainage ditches along side lot lines or across lots, a sufficient servitude shall be required to contain the necessary services as determined by the Department of Public Works. A five-foot servitude for the location of sidewalks shall be required on each residential lot abutting all street rights-of-way. Servitudes for sewerage, utilities, or drainage ditches shall also be provided in or adjacent to proposed site or tract developments where determined necessary by the Department of Public Works.

**Sec. 7:14.2. Space allocations for utilities in new subdivisions and on new site or tract developments.**

(a) Certain locations within the street right-of-way and servitudes shall be designated for the construction of subsurface drainage, sanitary sewers, and public facilities to minimize conflicts and facilitate the construction, maintenance, and operation of these various facilities in accordance with the Typical Utility Layout Cross section (Public Sewer), the Typical Utility Layout Cross section (Private Sewer) and the Typical Double Wye Sewer Service Terminus Detail designs, as illustrated in Appendix J, showing space allocations for utilities in new subdivision and on new site or tract developments. Where feasible, all utilities shall be installed below the ground.

(b) A copy of the applicable typical cross section showing the location of all utilities shall be included in the subdivision construction plans. The two approved typical street cross sections are CPS S/D-02 and CPS S/D-02A (ACAD File CP-SD02A), as illustrated in Appendix J. If there is to be an exception or variation, the consulting engineer shall submit his proposed typical cross section to the engineering division of the Department of Public Works for their review and approval.

*(Ord. No. 2013-6, 4-5-2013)*

**Sec. 7:14.3. Sewerage and water supply.**

The installation of all individual water supplies and sewage disposal units shall be approved by the Health Unit. Plans for all subdivision water supplies, sewer lines and treatment plants or

treatment facilities shall be approved by the Louisiana Department of Health and Hospitals Office of Public Health. The construction plans for the installation of all subdivision public sewerage facilities shall be approved by the Department of Public Works. Building permits shall not be issued by the Building Inspection Division of the Department of Public Works until such time as the sanitary sewer collection piping system has been installed and determined to be operational by the Department of Public Works. In cases where a lift station and sewerage force mains are required in the sewage system, said equipment shall have been installed at the project site prior to issuance of the building permits. Occupancy permits shall not be issued until such time as the sewer system is placed into operation and accepted by the Department of Public Works.

(1) *Sanitary sewer accessible*. Except as set forth in subsection (2) of this section, any subdivider or developer shall provide adequate sanitary sewer collection lines, connected to the public sanitary sewer, to the property line of each subdivision lot or, in the case of a Planned Unit Development, each building.

(2) *Septic or private wastewater treatment systems*. Where the closest property line of a development is further than 500 feet from the existing public sanitary sewer gravity line, an approved sewage disposal treatment system, draining to open effluent ditches may be employed, provided the subdivision contains five lots or less and each lot has a lot area of not less than 22,500 square feet with a lot width (frontage) of at least 100 feet and such ditches are predominant in the area; open effluent ditches must be at least 24 inches deeper than the grade at the building site and sufficient grade elevations to adequately determine that this requirement is met must be shown on the plat and approved by the Parish Health Unit. The plat shall be drawn at a scale of not less than 500 feet to one inch and shall show the subject property and any existing buildings, streets and drainage channels within 1,000 feet of the subject property.

(3) *New water lines*.

a. All newly constructed water distribution lines for either new water systems or extensions to existing systems, will be designed and constructed in accordance with the criteria established by the Department of Public Works in conjunction with the utility company providing water service to subdivisions to provide adequate flow capacity and pressure, together with an adequate number of fire hydrants required for fire protection in that area. The minimum pipe size providing fire protection will be eight inches.

b. The design and construction shall allow the systems' performance to be consistent with generally accepted standards for fire defense and, thereby allow favorable credit in accordance with established evaluation procedures as promulgated by the Insurance Service Office and/or Property Insurance Association of Louisiana.

c. All future plans for developing as it relates to fire hydrant locations on adequately sized water mains, in accordance with subsection (3)a of this section, shall be submitted to the chief of the applicable Fire Protection District for fire hydrant locations within such district, by the water utility company providing the water service, for review and written approval prior to subdivision plan approval and/or issuance of construction permit.

d. Materials and methods used to construct the systems will be of such quality and standards as approved for fire defense by Underwriters' Laboratories, Inc., and/or the American Water Works Association.

*(Ord. No. 2009-08, 6-24-2009; Ord. No. 2021-11, 4-27-2021)*

**Sec. 7:14.31. Sewerage regulation.**

(a) The most recent City of Baton Rouge and Parish of East Baton Rouge regulations and ordinances with regard to sewerage, Chapter 5, Part 1, Section 250, et seq., as amended and published, are hereby adopted as the regulations and ordinances governing the sewerage in the City of Central.

*(Ord. No. 2018-06, 4-7-2018)*

**Sec. 7:14.4. Reserved.**

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:14.41. Reserved.**

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:14.42. Reserved.**

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:14.43. Reserved.**

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:14.44. Reserved.**

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:14.45. Reserved.**

*(Ord. No. 2026-17, 8-25-2026)*

**Sec. 7:14.46. General requirements of streetlights.**

The Department of Public Works shall not approve a construction plan for the subdivision of land until a street light plan as required by this chapter has been submitted and approved and shall not subsequently accept for maintenance a subdivision of land as defined in Chapter 2 of this Development Code unless street lights are installed as required by this chapter or if installation is guaranteed by a bonding company or franchised utility company.

**Sec. 7:14.47. Local residential subdivisions.**

(a) Local residential roadways shall be characterized by few pedestrians and a low parking demand or turnover at night. This definition shall include areas with single-family homes, townhouses and/or small apartments. Regional parks, cemeteries and vacant lands shall also be included. The roadways shall be used primarily for direct access to residential property or other abutting property, and shall not include roadways carrying through traffic.

(b) The local franchised utility company shall design the lighting systems. Equipment used shall be manufactured specifically for street light application, and repair parts shall be available for the projected life of the installation. Any equipment other that the standard equipment used by the franchised servicing utility shall require that utility's approval prior to that utility's

accepting maintenance and operation. The maximum spacing of lighting fixtures shall be 200 feet and the minimum shall be 60 feet. The minimum initial lumens shall be 9,500. The utility company shall ensure that the degree of illumination in divided or boulevard type streets is consistent with the degree of illumination required by this subsection for undivided streets.

(c) The provisions of this chapter shall not be construed to impose a duty on either the City or a franchised servicing utility as to the public, regardless of the activity in which the public or any member thereof is engaged.

**Sec. 7:14.48. All other subdivisions.**

In all other subdivisions street light illuminations shall meet all requirements, set for the by the American Association of the State Highway and Transportation officials in its publication "An Informational Guide to Roadway Lighting Districts" or its successor.

**Sec. 7:14.49. Application for creation of street lighting districts.**

(a) Any subdivider desiring to install street lighting facilities in a subdivision not then situated within a road lighting district authorized to levy taxes for the operation and maintenance of street lighting facilities may make private arrangements with a franchised utility company or may submit a proposal for inclusion in the consolidated road lighting district, including the property sought to be subdivided and such adjacent property or properties as he may deem desirable or appropriate.

(b) If the subdivider chooses to attempt to be included in the consolidated road lighting district, the proposal shall include not only the area to be encompassed within the district but also a plan for proposed street lighting facilities in the area, showing the estimated cost of operating and maintaining the facilities, and the anticipated assessed values in the area. Where it appears from the information submitted that the size of the area, the anticipated growth therein, and the anticipated increase in resulting assessments, its location and proposed future development justify the inclusion in the consolidated road lighting district, for the purpose of maintaining and operating street lighting facilities installed in the subdivision, the parish attorney may recommend to the council that the consolidated road lighting district be expended and an election called thereon for the purpose of approving the levy not to exceed 14 mills on the accessed valuation of all property within the district for street lighting purposes. If such millage is approved at an election called therefore, and if the contract with the utility company is approved, as hereinabove provided, the department of Public Works may authorize the installation of streetlights as requested in the application therefor. If the millage is not voted, as herein required, the application for the installation of street lighting facilities shall be automatically denied.

**Sec. 7:14.5. Existing subdivisions; application for inclusion in the consolidated street lighting district.**

Any subdivision who has already installed street lighting facilities in any subdivision outside the city limits, and not in the consolidated road lighting district, shall also have a right to submit a proposal for the inclusion in the consolidated road lighting district, including the property already subdivided and in which street lights have been installed along with any adjoining or adjacent property which he may deem desirable and appropriate, which proposal shall include, in addition to the area to be encompassed within the consolidated street lighting district, a plan

showing the street lighting facilities that have been installed and which are proposed to be installed, showing the cost that has been expended thereon and the cost of operating and maintaining the system, the assessed values in the area as well as the anticipated accessed value therein. Where it appears from the information submitted that the creation of an addition to the consolidated road lighting district be established and that an election be called therein for the purpose of approving a levy not to exceed 14 mills on the assessed valuation of all property within the district for street lighting purposes. If such millage is approved at an election therefor, the application for the street lighting shall be approved.

**Sec. 7:14.51. Installation prohibited until approval obtained.**

No street lighting facilities shall be installed by any person or by any utility company within dedicated rights-of-way in any approved subdivision until and unless an application therefor has been submitted to and approved by the Department of Public Works under the conditions and circumstances hereinabove provided.

**Sec. 7:14.6. Outdoor lighting.**

(a) *Intent and purpose*. The Outdoor Lighting Ordinance addresses a critical component of community design by promoting effective, efficient, and attractive outdoor lighting. The provisions of this ordinance will be applicable to all residential and commercial properties located within the City of Central. The intent of this ordinance is to prevent glare and unwanted light trespass, ensuring that all light emanating from a particular development is confined to that development site. The guidelines are aimed at minimizing the environmental impact of excessive glare, and light trespass. The design criteria and review process establishes overall lighting performance standards and provides flexibility in meeting site specific outdoor lighting needs.

(b) *Definitions for outdoor lighting regulations*. The following definitions relate to the outdoor lighting regulations contained in this section:

*Direct light* means light emitted directly from the lamp, off of the reflector or diffuser, or through the refractor or diffuser lens, of a luminaire.

*Fixture* means the assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

*Flood or spot light* means any light fixture or lamp that incorporates a reflector or refractor to concentrate the light output into a directed beam in a particular direction.

*Footcandle* means a unit of measure for illuminance; a unit of illuminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

*Full cut-off type fixture* means a luminaire or light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90-degree, horizontal plane from the base of the fixture and that is installed in a vertical position to prevent disability glare.

*Fully shielded fixture* means a luminaire or fixture constructed in such a manner that an opaque shield extends, on the top and all sides, below the lowest direct- light-emitting part (LDLEP) of the luminaire. The lowest edge of such a shield shall surround the LDLEP and be level with the horizontal plane, regardless of the orientation of the luminaire or fixture.

*Glare* means light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see and function, and in extreme cases causing momentary blindness.

*Height of a luminaire* means the height of a luminaire shall be the vertical distance from the normal finished grade directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.

*Horizontal illuminance* means the measurement of brightness from a light source, usually measured in footcandle or lumens, which is taken through a light meter's sensor at horizontal position.

*Indirect light* means direct light that has been reflected or has scattered off of other surfaces.

*Lamp* means the component of a luminaire that produces the actual light.

*Light trespass* means any artificial light greater than two footcandles falling eight feet outside the boundaries of the property upon which the outdoor luminaire is installed. Light trespass shall be deemed to occur when residential or residentially zoned properties within 100 feet of the property line are affected by the lighting system's inability to contain its light within the established parameters.

*Lowest direct-light-emitting part (LDLEP)* means the lowest part of either the lamp or lamps, the reflector or mirror, and/or refractor or lens.

*Lumen* means a unit of luminous flux. One footcandle is one lumen per square foot. For the purposes of this section, the lumen-output values shall be the initial lumen output ratings of a lamp.

*Luminaire* means a complete lighting system that includes a lamp or lamps and a fixture.

*Mounting height* means the vertical distance from the grade elevation of the surface being illuminated to the bottom of the lighting fixture (i.e., luminaire).

*Neon lighting* means any tubular lighting of which the primary source of light is gaseous.

*Outdoor lighting* means the nighttime illumination of an outside area or object by any man made device located outdoors that produces light by any means.

*Shielded* means provided with internal and/or external shields, top and side visors, hoods, and internal louvers to limit glare and light trespass caused by emission from luminaires.

*Single-plane lens* means a refractor of lens, mounted on the horizontal plane, which by design, allows direct light to be emitted only through the horizontal plane.

*Temporary outdoor lighting* means the specific illumination of an outside area or object by any man made device located outdoors that produces light by any means for a period of less that 45 days, with at least 180 days passing before being used again.

*Up-lighting* means any light source that distributes illumination above a 90-degree horizontal plane.

(c) *Light measurement technique*. Light level measurements shall be made at a point eight feet outside the boundaries of the property upon which the outdoor luminaire is installed. Measurements shall be made with the light-registering portion of the meter held at ground level with the measuring instrument held in the horizontal plane parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent. Measurements shall be taken with a light meter that has been calibrated within the previous two years. Light levels are specified, calculated and measured in footcandles (FC). All FC values are maintained footcandles unless specified otherwise.

(d) *General requirements*.
   (1) The applicant for a building permit shall certify that the applicable provisions of this ordinance will be satisfied. All site plan and subdivision plats must have a notation on the plat stating that the proposed development will comply with all provisions of the Lighting Ordinance.
   (2) The maximum level of light trespass shall be two footcandles.

(e) *Luminaire design requirements*.
   (1) *Luminaire design*. Any luminaire with a lamp with an initial output rating greater than 10,000 lumens shall be either:
      a. Full Cutoff Type fixture with a single plane lens.
      b. Fully shielded fixture.
      c. Shielded and adjustable.
   (2) *Luminaire height*.
      a. Any luminaire with a lamp with an initial output rating of less than 10,000 lumens may be mounted at any height.
      b. Any luminaire with a lamp with an initial output rating of 10,000 lumens or greater may be mounted up to a height of 35 feet.
      c. Maximum height of pole mounted fixtures shall not exceed 35 feet.

(f) *Illumination level*.
   (1) The average levels of illumenance for all applications shall conform to the Official manual of the Louisiana State Fire Marshal, specifically in accordance with ACT 588 of the 1997 Louisiana Legislature (RS 40:1730.26(c)) and its latest amendments, commonly referred to as the Louisiana State Energy Code.
   (2) In addition and where application for banking institutions, the maximum levels of illumenance for this specific application shall comply with Act 588 of the 1995 Louisiana Legislature.

(g) *Exceptions*. The following lighting is exempt from the provisions of this section:
   (1) *Luminaire redirection*. Any Luminaire with a lamp rated at 10,000 lumens or less may be used without restriction to light distribution or mounting height, except that no spot or flood luminaire with an initial output rating of 10,000 lumens or less may be aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or on streets.
   (2) *Parking areas*. Areas, used primarily for the parking of large trucks or buses, where luminaire supports inside the areas would restrict the function or compromise safety shall use fully shielded floodlights.
   (3) *Police or fire departments or other emergency services*. All temporary emergency lighting needed by the Police or Fire Departments or other emergency services, as well as all vehicular luminaries.
   (4) *Federal regulatory agencies*. All hazard warning luminaries required by Federal Regulatory Agencies, except that all luminaries used must be red and specific to the warning task required.
   (5) *Airport lighting*. Lighting that is required for the safe and efficient movement of aircraft during flight, takeoff, landing, and taxiing. All other outdoor lighting at airport facilities shall comply with the provisions of this chapter.

(6) *Radio, communication and navigation towers*. All lighting used for radio, communication, and navigation towers, provided the owner or occupant demonstrates that the Federal Aviation Administration (FAA) regulations can only be met through the use of lighting that does not comply with the provisions of this chapter.
(7) *Flags*. Up-Lighting for national, state, municipal or foreign nation flags located on poles independent of other structures.
(8) *Trees*. Up-lighting or down-lighting of trees.
(9) *Street lighting*. Both public and private streetlights if they were in existence at the time this section becomes effective or if a permit or other approval has been granted for these lights at the time this ordinance becomes effective.
(10) *Church steeples*. Up-lighting of church steeples and spires is permitted as long as said lighting is fully shielded.
(11) *Law governing conflicts*. Where any provision of federal, state, City, codes, or laws conflicts with any provision of this code, the most restrictive shall govern unless otherwise regulated by law.

(h) *Prohibitions*.
(1) *Laser source light*. The use of laser source light or any similar high intensity light for permanent outdoor advertising or entertainment is prohibited. Use otherwise requires a permit.
(2) *Searchlights*. The operation of permanent searchlights is prohibited. Temporary use shall not be located within 500 feet of a residential area and shall not be allowed after 12:00 midnight. A permit must be obtained for the operation of searchlights.

(i) *Temporary lighting*. The Building Official may permit temporary outdoor lighting that does not conform to the requirements of this section after considering:
(1) The public and/or private benefits that will result from the temporary lighting;
(2) Any annoyance or safety problems that may result from the use of the temporary lighting; and
(3) The duration of the temporary lighting.

(j) *Regulation of non-conforming luminaries*. See Sec. 7:8.64. Nonconforming site elements.

(k) *Street lighting fixtures*.
(1) All street lighting fixtures shall be a full cut-off type fixture. If necessary, fixtures shall include "house side shields" to minimize light directed to the rear of the fixtures.
(2) *Alternatives*. The design for an area may suggest the use of street lighting fixtures of a particular "period" or architectural style, or there may be existing historical fixtures to be retained. In such cases, the non-cut-off fixtures may be used either as alternative or supplements to street lighting described above.
(3) For fixtures that do not meet the "cut-off" criteria, the maximum initial lumens generated by each fixture shall not exceed 2,000 (equivalent to a 150-watt incandescent bulb).
(4) Mounting heights of such fixtures shall not exceed 15 feet for new fixtures. Where historic fixtures are being retained (and/or extended) mounting height shall be that of the existing fixtures and every effort shall be made to use brackets that match existing brackets.

(l) *Lighting of outdoor performance areas*. Outdoor nighttime performance events (concerts, athletic contests, etc.) have unique lighting needs. Illumination levels vary, depending on the nature of the event. The regulations in this section are intended to allow adequate lighting

for such events while reducing glare and unwanted illumination of surrounding streets and adjacent properties. Such installations shall have the following minimum requirements:

(1) *Primary playing areas*. Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be specified, mounted, and aimed so that their beams fall within the primary playing area and immediate surroundings, and so that no direct illumination is directed off the site.

(2) *Parking areas*. Lighting for parking areas shall meet the requirements specified elsewhere in this chapter.

*(Ord. No. 2025-12, 6-24-2025; Ord. No. 2026-22, 10-27-2026)*

# CHAPTER 15. RESERVED

*(Ord. No. 2026-16, 8-25-2026)*

# CHAPTER 16. SIGN REGULATIONS

**Sec. 7:16.1. Purpose.**

This chapter is adopted for the following purposes:

(1) To assist the local business community in providing signage which directs the public to each individual business establishment.

(2) To provide for consistent and equitable signage requirements for both large and small businesses.

(3) To provide for a reasonable system of control of signs.

(4) To encourage a desirable characteristic which has a minimum of overhead clutter.

(5) To enhance the economic value of the community and each area thereof through the regulation of such things as size, location, design, and illumination of signs.

(6) To encourage signs which are compatible with adjacent land use.

(7) To reduce possible traffic and safety hazards through sign regulation.

(8) To ensure that the type and amount of signage accurately reflects the character of the City of Central.

*(Ord. No. 2008-18, 8-26-2008)*

**Sec. 7:16.2. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Abandoned sign* means a sign which no longer correctly advertises a bona fide business, lessor, owner, project, or activity conducted or product available on the premises where such sign is displayed.

*Animated sign* means any sign which moves or which appears to move by any means, including fluttering or rotating. Animated signs shall include, but are not limited to, pennants, flags, balloons, ribbons, streamers, inflatable devices or propellers. For purposes of this Ordinance, this term does not refer to flashing or changing signs, all of which are separately defined.

*Balloons* means any display or arrangement of inflated objects, including large inflated characters, blimps, replicas of hot air balloons, etc., which are anchored to the ground, a building or pole with the intention to attract the attention of the public to a location or business.

*Banners* means any streamer, flag-like pennant or other object, whether constructed of fabric or of other materials which, with or without insignia, attracts the citizenry to a location or business.

*Building face or wall* means all window and wall area of a building in one plane or elevation.

*Business sign* means a sign which directs the attention to a business, profession, commodity, service or entertainment conducted, sold, or offered upon the same lot where the sign is located.

*Commercial/industrial project* means a multi-building commercial or industrial development consisting of buildings with uniform architecture and arranged with common areas, parking, and similar landscaping.

*Changeable copy sign (automatic)* means a sign such as an electronically or electrically controlled display sign, message center, or reader board where different copy changes are shown on the same lamp bank.

*Changeable copy sign (manual)* means a sign on which copy is changed manually and the area of which shall be included within the allotted face of sign square footage. Also referred to as a trailer sign or portable trailer sign.

*Civic signs* means signs used for announcements, directing and identification by churches, schools, clubs, and other non-profit organizations.

*Commission* means the City of Central Planning Commission.

*Construction sign* means a temporary sign erected on the premises on which construction is taking place, during the period of construction, and indicating the names of the architects, contractors, owners, financial supporters, sponsors and similar persons or firms involved with the construction and development of the project.

*Copy* means the wording or graphics on a sign surface.

*Development sign* means a temporary sign relating to the promotion of a sale or rental of a new development or subdivision being constructed on the site upon which the sign is located, or located off-site and containing information and directions to a new development or subdivision.

*Directional sign* means an off-premises sign denoting the name and direction to a civic organization.

*Exterior director sign* means a sign containing the building identification and address and the name and location of each tenant allowed in any project where one or more tenants does not have an exterior entrance or does not qualify for an exterior sign.

*Facade* means the face of a building most nearly parallel with the right-of-way line of the street upon which the building faces.

*Face of sign* means the entire area of a sign on which copy shall be placed, and in the instance where a double faced sign is utilized, the area of one face shall be included to determine face square footage, if both faces include the same copy.

*Flashing sign* means any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, changes in the degree of light intensity, or any externally mounted intermittent light source.

*Front footage* means the lineal width measured parallel to the street frontage of the heated and enclosed structure, not including a building or appurtenant structures, unless said structure

has no street frontage in which case the front footage shall be the structure's side width of principal entrance.

*Ground level* means immediate surrounding grade.

*Ground sign* means a sign placed at or near ground level which is not permanently mounted.

*Height of sign* means the vertical distance measured above the centerline of the adjacent street, highway, or right-of-way to the highest point of the sign.

*Instructional sign* means a sign conveying instructions strictly for the direction safety and convenience of the public with respect to the premises on which it is maintained, such as a sign designating the entrance to or exit from a parking area, a sign identifying restrooms, a trespassing sign, a danger sign, signs showing direction to particular businesses within a strip plaza, and similar signs.

*Monument sign* means an independent sign affixed to the ground and supported from ground level to the bottom of the sign with the appearance of having a solid base. A monument sign is not a pole sign.

*Multi-family project* means a project consisting of other than single-family dwellings, including, but not limited to, multi-family dwellings, apartments, and condominiums.

*Multi-story office building* means an office building two or more stories in height, regardless of the number of tenants.

*Office building* means a building principally used by companies to conduct business or the uses allowed in the commercial or office zoning districts.

*Office park* means a project of one or more buildings that has been planned as an integrated unit or cluster on property that is under unified control or ownership.

*Off-premises sign* means a sign directing attention to a business, profession, commodity, service or entertainment conducted, sold, or offered elsewhere than upon the premises where the sign is maintained, including, but not limited to, outdoor advertising Signs as defined herein.

*On-premises sign*. See Business sign.

*Opening sign* means a temporary sign erected only for that limited period during which an enterprise not theretofore in operation begins its operation initially or at a new location.

*Outdoor advertising sign* means an off-premises sign, including, but not limited to a billboard, supported by one or more poles. Outdoor Advertising Signs are prohibited along Greenwell Springs Road from Frenchtown Road north to Liberty Road and within the Corridor Overlay District consisting of the properties along Magnolia Bridge/Wax Road from the Amite River to Sullivan Road; Joor Road from the Comite River to Gurney Road; Hooper Road from the Comite River to Devall Road; Greenwell Springs Road from the Comite River to Magnolia Bridge Road; and Sullivan/Central Thru-Way from the Comite River to Gurney Road.

*Pole sign* means a sign erected on a free-standing frame, mast, or pole and not attached to a building.

*Political sign* means a temporary sign erected to publish the name of a candidate or to enlist votes in any official public election.

*Portable sign* means any sign constructed on a trailer with or without wheels which may or may not be detached or which is designed to be transported from place to place by any means for temporary use and is not designed to be nor is it permanently affixed to a building or lot.

*Project sign* means a sign erected to display the identity of a single building, business, office, or shopping complex.

*Real estate sign* means a temporary sign employed to announce or display the sale or lease of real property with said sign being erected upon the property for sale or lease.

*Retail business* means a business principally engaged in the sale of commodities, services, or goods to the ultimate consumer.

*Roof line* means the apex, or highest point of the roof. If there are a series of roofs, the apex of the lowest roof will be considered.

*Roof sign* means a sign which is erected, constructed, or maintained on a roof. All bracing to the roof shall be concealed (not visible from the road or ground) by the same material as the face of the sign.

*Setback* means the minimum horizontal distance between either the face of curb, the edge of pavement, or the right-of-way line and the sign structure as specified in a particular section of this Ordinance.

*Shopping center* means a commercial area consisting of two or more retail businesses providing convenience goods, general merchandise, office or recreational activities; providing for off-street parking adjacent to such activities.

*Sign* means any device, structure, fixture or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product, good or service, activity, place, person or any other item of information.

*Sign area* means the surface area of a sign computed as including the entire area within a rectangle, triangle, circle, or other regular geometric form, or aggregates thereof, encompassing all of the display area of the sign and including all of the elements of the matter displayed. Base, apron, supports, and other structural members not bearing advertising matter shall not be included in computation of surface area.

*Sign conversion* means the permanent affixation to a building, pole or lot of a portable sign.

*Sign structure* means any structure which supports, has supported, or is capable of supporting a sign including decorative cover.

*Single office building* means an office building containing five or fewer tenants or occupants.

*Street* means a public thoroughfare which affords the principal means of access to abutting property.

*Street banner* means a temporary sign composed of lightweight material either enclosed or not enclosed in a rigid frame.

*Street plaza* means a linear arrangement of two or more businesses or offices under one or many ownerships or management providing off-street parking and consisting of a similar or compatible architectural or graphic character of theme.

*Subdivision entrance sign* means an on-site sign, masonry wall, landscaping, or similar materials or features, which separately or together form a display to identify the subdivision, provided that the legend of such sign shall consist only of the name of the subdivision.

*Support* means a structure or column used to hold the sign in place.

*Temporary sign* means a sign which is not permanent and is allowed for a specific time period.

*Wall sign* means a sign which is fastened and parallel to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for or forms the

background surface of the sign, and which does not extend more than 18 inches from such building or structure.

*Window sign* means a business sign painted on or posted in a window and visible from a public right-of-way.

*(Ord. No. 2008-18, 8-26-2008; Ord. No. 2013-25, 8-13-2013)*

**Sec. 7:16.3. Signs permitted in commercial, office and business uses.**

The following types of signs, subject to the limitations prescribed for them, shall be the only signs permitted for commercial, office or business uses, including churches and schools, within the City of Central. In instances where a sign setback requirement from the public right-of-way is not physically possible, the Sign Official may allow for a smaller setback from the right-of-way, if in his judgment the placement of the sign will in no manner constitute a traffic hazard, create a nuisance or infringe upon the rights of an adjacent property owner. In no instance will the sign be allowed to be placed in the public right-of-way.

(1) *Single business location (one building/one tenant)*.

a. Monument or ground mounted signs are allowed provided they conform to the following rules and regulations:
   1. One illuminated sign is allowed on each street upon which the building fronts.
   2. Maximum sign height allowed is eight feet. Maximum sign width, including supports, shall not exceed 12 feet. Maximum sign face is 40 square feet, not to exceed ten feet in width. A changeable copy sign (manual or automatic) may be incorporated within this sign area, but may not exceed 30 percent of the maximum sign area.
   3. All signs shall be at least five feet behind the public right-of-way.
   4. Each sign shall advertise the name and address of the business. Address numbers shall be a minimum of four inches in height and may be placed on the base or border of the sign. The phone number of the business may be displayed as well.
   5. The base of the sign shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign.

b. One wall sign is allowed provided it conforms to the following rules and regulations:
   1. The total area of wall signage shall not exceed 1½ square feet of sign for every foot of front footage of the applicable building.
   2. The maximum square footage of wall sign allotment shall not exceed 150 square feet.
   3. Where a single business fronts on more than one street, one additional wall sign will be allowed, and the allowable square footage for the wall sign shall be computed separately for each street.
   4. A wall sign shall not project beyond the ends or top of the wall to which it is attached nor project away from such wall by more than 18 inches.
   5. In the case of a projecting wall sign, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required.

(2) *Single office building (one building/five or fewer tenants)*.

a. Monument or ground mounted signs are allowed provided they conform to the following rules and regulations:
   1. One illuminated sign is allowed on each street upon which the building fronts.

2. Maximum sign height allowed is eight feet. Maximum sign width, including supports, shall not exceed 12 feet. Maximum sign area is 40 square feet not to exceed ten feet in width. A changeable copy sign (manual or automatic) may be incorporated within this sign area, but may not exceed 30 percent of the maximum sign area.
3. All signs shall be at least five feet behind the public right-of-way.
4. The sign shall contain the name of the building and the street address and may have up to five tenants listed. Address numbers shall be a minimum of four inches in height and may be placed on the base or border of the sign.
5. The base of the sign shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign.

b. Each individual business within a single office building which has an exterior entrance shall be allowed one wall mounted sign no larger than four square feet adjacent to the entrance.

(3) *Shopping centers, strip plazas, and office parks*.

a. Monument or ground mounted signs are allowed provided they conform to the following rules and regulations:
1. One illuminated sign is allowed on each street upon which the building fronts to identify the center. One additional sign may be placed per entrance with a minimum distance between signs of 250 feet.
2. Maximum sign height allowed is eight feet. Maximum sign width, including supports, shall not exceed 14 feet. Maximum sign area is 48 square feet not to exceed 12 feet in width.
3. All signs shall be at least five feet behind the public right-of-way.
4. The sign may advertise the name of each individual business. The street address shall be included on the sign, base or border with numbers a minimum of four inches in height.
5. The base of the sign shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign.

b. Each individual business shall be allowed to display one wall sign provided it conforms to the following rules and regulations:
1. The total area of wall signage shall not exceed 1½ square feet of sign for every foot of front footage of the applicable tenant's leased area.
2. The maximum square footage of wall sign allotment shall not exceed 150 square feet.
3. Where a single business fronts on more than one street, one additional wall sign will be allowed, and the allowable square footage for the wall sign shall be computed separately for each street.
4. A wall sign shall not project beyond the ends or top of the wall to which it is attached nor project away from such wall by more than 18 inches.
5. In the case of a projecting wall sign, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required.

c. Instructional signs may be placed throughout the parking lot area and driveway entrances from the public street subject to Planning Commission site plan approval.

Such signs must be no taller than four feet and the total area of each sign shall not exceed ten square feet.

(4) *Construction signs*. During the course of physical construction under a valid building permit, one two-sided ground sign not to exceed 64 square feet in face area per side shall be permitted. Construction signs shall be no greater than 12 feet in height and located on the premises at least ten feet behind the public right-of-way. The construction sign shall be permitted to stand no longer than the period during which principal construction is physically in progress under a valid building permit.

(5) *Real estate signs*. One ground or wall sign advertising the sale or lease of real estate shall be permitted upon the premises of the property for sale or lease, provided said sign does not exceed 32 square feet of sign area. If not attached to a building, the sign shall not exceed eight feet in height and shall be set back at least five feet behind the public right-of-way. On corner lots, one additional ground or wall sign will be allowed, and the allowable square footage and height shall be computed separately for the additional sign. Real estate signs shall be removed within seven days of the closing of the sale, rental, or lease of the premises.

(6) *Temporary signs*.

a. Notwithstanding other provisions of this title, a newly established or relocated commercial business, in addition to the hereinbefore specified sign allotment, may for a period of 30 days display one permitted changeable copy sign (manual) or temporary wall, window, or ground sign per street frontage. Each temporary sign shall not exceed 32 square feet in face area. Ground signs shall not exceed eight feet in height and shall be set back at least five feet behind the public right-of-way.

b. A business may request a temporary sign permit from the Sign Official to allow a temporary sign related to a sale or a new product. The temporary sign, which may be made of plastic or fabric and include animated signs not exceeding 12 feet in height, and can be a changeable copy sign (manual), shall not exceed an area of 32 square feet and shall not exceed eight feet in height. The sign shall be set back at least five feet behind the public right-of-way. No more than one temporary sign per street frontage shall be allowed. A temporary sign permit issued under this paragraph shall not exceed a period of 30 calendar days. Businesses shall not be allowed more than six temporary sign permits per calendar year. (There must be a period of at least 15 days between the issuance of each temporary sign permit).

c. In the event that construction within the public road right-of-way restricts access to a commercial/industrial site, off premise signs are permitted. The maximum square footage is nine square feet and the maximum height is six feet subject to review and permitting by the Sign Official. A maximum of two signs are permitted for the duration of the road project as determined by the Sign Official. These temporary signs are to be removed ten days after the completion of the work within the right-of-way which restricted access.

(7) *Political signs*. A political sign may be erected only on private property with the consent of the owner and located at least five feet behind the public right-of-way. The sign may be installed no more than 180 days prior to the date of the election and shall be removed within seven days after the election. A political sign permitted under this section may not exceed 20 square feet in area and may not exceed a height of six feet.

(8) *Window signs*. Window signs are allowed provided that the signs do not exceed 20 percent of the total surface area of a window. See section 7:16.9 regarding illumination.

*(Ord. No. 2008-18, 8-26-2008; Ord. No. 2025-01, 1-14-2025)*

**Sec. 7:16.4. Signs permitted in residential districts.**

The following types of signs, subject to the limitations prescribed for them, shall be the only signs permitted for use within residential districts of the City of Central.

(1) *Construction signs for new residential developments*. When an approved single-family or multi-family residential development is under physical construction, there shall be permitted one temporary ground or monument sign per street frontage identifying the project. The sign face shall not exceed 40 square feet, and the height of the sign shall not exceed eight feet. The sign shall be set back at least five feet behind the public right-of-way. Such sign shall not be permitted to stand more than 180 days without the express approval of the Sign Official.

(2) *Multi-family project identification signs*.

a. All multi-family projects, apartment complexes and/or condominiums with four or more units shall be permitted one externally lighted monument or wall sign per street frontage for identification. The sign face shall not exceed 48 square feet, and the height of the sign shall not exceed six feet. The base of all monument signs shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign. The sign shall be set back at least five feet behind the public right-of-way.

b. Directory signs, either monument or wall signs, not exceeding nine square feet in area are permitted on individual buildings to indicate names and addresses of buildings or to serve as directories for apartment occupants.

(3) *Subdivision entrance signs*. In single family detached residential developments which have an approved plat of record, there shall be permitted one monument sign at each dedicated street entrance to the subdivision only. The sign may be externally illuminated with a maximum of two lighting fixtures not exceeding 100 watts per sign face. The entrance sign shall be permanent and shall contain only the name of the subdivision. The sign face shall not exceed 48 square feet, and the height of the sign shall not exceed six feet. Maximum sign width, including supports, shall not exceed 12 feet. The sign shall be set back at least five feet behind the public right-of-way. Signs may be placed on neutral or median areas of divided roadways with the approval of the Sign Official provided that such signs are placed no closer than five feet from the interior of the curb face and do not pose a traffic hazard. The base of all monument signs shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign.

(4) *Real estate signs*. In all residential districts, one temporary sign advertising the sale or lease of real estate shall be permitted upon the premises of the property for sale or lease. On corner lots, one additional real estate sign shall be allowed on the side street. Said signs shall not exceed a total maximum sign face area of nine square feet per face, with a maximum of two faces on a single plane of material. The maximum height of said signs shall be five feet, and said signs shall be set back at least five feet behind the public

right-of-way. Signs shall be removed within seven days of the official sale or lease of the property.

*(Ord. No. 2008-18, 8-26-2008)*

**Sec. 7:16.5. Signs permitted at athletic fields and certain school facilities.**

(a) Churches, schools, clubs, institutions, and non-profit organizations where athletic fields (football, baseball, softball, hockey, and soccer) are located may install on or off premise signs on the playing field side of the fence or wall surrounding the playing field. Signs shall not project above the top of the fence. Each athletic field may install no more than two scoreboards. Each scoreboard may have off premise advertisements. Each organization shall submit sign standards to the Sign Official to determine the location, color, aesthetics and number of signs.

(b) In addition to any other sign permitted by this chapter, a monument or ground mounted illuminated sign conforming to the requirements of section 7:16.3(3) in excess of the size limitations set forth therein may be placed on the Central Intermediate School and Middle School campus near the main entrance on Sullivan Road in accordance with specifications approved by the Sign Official.

*(Ord. No. 2012-18, 11-8-2012)*

**Sec. 7:16.6. Exempt signs.**

The following signs are exempt from the provisions of this chapter:

(1) Official public notices and notices posted by public officers in the performance of their duties.

(2) Government signs for the control or direction of traffic and other regulatory purposes.

(3) Flags or emblems of the United States, the State of Louisiana, or their political subdivisions. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.

(4) Memorial plaques, cornerstones, tombstones, historical tablets, and the like.

(5) Signs not visible from a public sidewalk or street.

(6) Signs posted in conjunction with door bells or mailboxes with none exceeding 36 square inches in surface area.

(7) Small, illuminated or non-illuminated signs with none exceeding four (4) square feet in area.

(8) Address signs with none exceeding 72 square inches in surface area, showing only the numerical address designation of the premises upon which they are designated. However, all single family residences, single business and office locations are required to have an addressed displayed on the front facade of the structure with numbers no less than three inches in height.

(9) Decals, numerals, names, addresses, hours, credit information, no smoking signs, etc., attached to doors or windows and all of which occupy a total area of one square foot or less.

(10) Gas station pump signs displaying the federal and state stamps, octane ratings, pump use directions, no smoking signs, and other signs as required by federal, state, and local authorities provided that the accumulated total square footage of same shall not exceed two square feet per pump island.

(11) Political signs in residential areas, limited in size and structure to a height of four feet and total sign face area not to exceed 18 square feet. Such signs shall be permitted only on private property with the consent of the owner and located no less than five feet behind the public right-of-way. Such signs shall be permitted for no longer than 180 days prior to the date of the election. Signs shall be removed within seven days after the election. Signs not removed within the seven days may be removed by the Sign Official at a cost of $25 per sign.

(12) Drive up menu boards at fast food restaurants.

(13) Official signs from utility companies warning of underground or aboveground electric lines, pipes, and safety hazards.

(14) Any advertisement authorized or contracted for by a State, Parish, or municipal governing authority pursuant to LSA R.S. 32:236 under the terms of which advertising is allowed on convenience facilities such as benches, shelters, kiosks, and other items located within public rights-of-way as designated stops of a public transit system.

(15) Real estate "Open House" signs for the purpose of real estate sales are allowed to be placed out after 5:00 p.m. on the Friday prior to the week-end event and shall be removed by 12:00 noon on the following Monday. Such signs shall not exceed three square feet in area and must be placed outside of the public right-of-way.

(16) Garage sale, rummage sale, yard sale, estate sale, or signs of similar activities are allowed to be placed out after 5:00 p.m. on the Thursday prior to a week-end sale and removed by 6:00 p.m. on the following Sunday. Such signs shall not exceed three square feet in area and must be placed outside of the public right-of-way.

(17) The City of Central recognizes special celebration displays which are allowed without commercial symbols, emblems or message or a period beginning 14 days before the date and ending two days after the date of the celebration. Christmas celebration displays will be allowed beginning the day after Thanksgiving. Display areas are limited to the front yard of the commercial business and not allowed within the public right-of-way. Inflatable displays are permitted in celebration displays up to 12 feet in height. No permit is required for these celebration displays. Celebrations recognized by this provision include: New Year's Day, Martin Luther King Jr.'s Birthday, Valentine's Day, Mardi Gras, President's Day, Easter, Independence Day, Memorial Day, Labor Day, Halloween, Thanksgiving, Hannakuh, and Christmas.

*(Ord. No. 2008-18, 8-26-2008)*

**Sec. 7:16.7. Prohibited signs.**

The following types of signs are prohibited within the City limits of Central:

(1) Stand-alone Animated signs, except where permitted under section 7:16.3(6)b.

(2) No signs shall have lights which imitate or resemble official emergency vehicle or traffic signs or signals.

(3) Strips or strings of lights, banners, flags, balloons or pennants outlining property lines, sales areas, roof lines, doors, windows, wall edges, or other architectural features of a building, which are not a part of the original structure. This prohibition shall not apply to Christmas lights displayed between Thanksgiving Day and New Year's Day of each calendar year.

(4) Signs on public property and rights-of-way, other than those erected at the direction of and with the permission of a public authority having jurisdiction. Any such sign shall be

considered "litter" and may be removed by any person and disposed of immediately. No notice is required to be given to the owner of the sign before removal of the sign or issuance of a citation.

(5) Signs which are not securely affixed to the ground, or otherwise affixed in a permanent manner to an approved supporting structure, including, but not limited to, portable signs or changeable copy signs, unless permitted under section 7:16.3(6).

(6) No sign or other device regulated by this chapter shall be erected or continue to be displayed in such a manner as to obstruct the free and clear vision of vehicle drivers; or at any location where, by reason of the position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic or governmental sign, signal, or device; or which makes use of the words "stop," "look," "danger," or any other words, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse traffic.

(7) Signs which contain reflective materials which present a hazard or danger to traffic or the general public.

(8) Signs which exhibit more than four faces.

(9) Off-premises signs, with the exception of outdoor advertising signs.

(10) Signs which contain words or pictures of an obscene, indecent, or immoral character which could offend public morals or decency.

(11) Beacon or strobe lights.

(12) Signs which are structurally unsound or which are rendered structurally unsound by guy wires or unapproved facing or bracing.

(13) No sign shall be placed on a vehicle or trailer which is parked or located for the primary purpose of displaying said sign (this does not apply to signs or lettering or buses, taxis, or vehicles operating during the normal course of business).

(14) Pole signs (other than outdoor advertising signs) with poles greater than three feet in height.

(15) Signs installed, erected, enlarged, or structurally altered in violation of the provisions of this chapter.

(16) Signs erected on or that project above a roof line or above the face of flat roofed buildings

(17) Any changeable copy sign (manual) that does not have a locked, vandal-proof cover if required by the Sign Official.

(18) Signs which obstruct any window, door, fire escape, stairway, or any opening intended to provide air, ingress, or egress for any building or structure are hereby prohibited.

(19) No sign or advertising device shall be erected upon, be placed upon, project over, or overhang any public right-of-way, street, or alley.

(20) The tacking, painting, posting, or affixing of signs, posters or advertising devices of any kind on trees, fences, rocks, utility poles, regulation traffic signs, and other such structures is hereby prohibited. Private property posted signs are not included.

(21) Structures such as out of date billboards and advertising of defunct businesses and signs or structures which have been erected without a permit having been issued therefore and thus are illegal and prohibited.

(22) Signs which are illegal under federal or state laws or regulations are prohibited.

(23) All signs which are not expressly permitted by this ordinance or any other ordinance of the City of Central.

(24) Due to the manifest of traffic safety hazards, the use of flashing or blinking signs, with or without changeable copy board attached, are declared a public nuisance and therefore prohibited. Upon written notice by the City of Central to the owner or lessee of the property upon which such sign is situated, such sign shall be removed within 24 hours. Upon failure to comply with this notice, the Sign Official shall cite the sign owner or lessee into District Court or an Administrative Hearing Officer or, upon establishment, the Mayor's Court. If found in violation, the owner shall be responsible for all costs incurred in removing the sign in addition to any court-assessed fees and penalties.

*(Ord. No. 2008-18, 8-26-2008)*

**Sec. 7:16.8. Non-conforming signs.**

See Chapter 8. Administration, Part V. Nonconformities, of this UDC.

*(Ord. No. 2008-18, 8-26-2008; Ord. No. 2026-22, 10-27-2026)*

**Sec. 7:16.9. Illumination.**

Illuminated signs shall adhere to the following provisions and restrictions in addition to those stated in the sign requirements by zoning:

(1) The light for or from any illuminated sign shall be so shaded, shielded, dimmed, or directed that intensity will not be objectionable to surrounding areas, as determined by the Sign Official.

(2) No sign shall have flashing, blinking, or fluttering lights.

(3) No colored lights shall be used at any location in any manner so as to be confused or construed as traffic control devices.

(4) Neither the direct nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.

(5) Exposed bulbs shall not be used on the exterior surface of any sign, except when approved by the Sign Official.

(6) The illumination of a sign within 200 feet of and facing a residential district shall be diffused or indirect and designed to prevent rays of light from shining into the adjoining residential district. A neon or plastic face sign with interior lighting is considered a diffused or indirectly lighted sign.

(7) All electrical installations on or related to signs must be in conformity with the National Electric Code.

(8) All billboards shall be treated structures and shall be installed and maintained in conformity with the International Building Code and the International Property Maintenance Code.

*(Ord. No. 2008-18, 8-26-2008; Ord. No. 2013-25, 8-13-2013)*

**Sec. 7:16.10. Inspection, removal, and safety.**

(a) *Inspection*. All signs shall be inspected periodically by the Sign Official for compliance with this chapter. All signs and components thereof shall be kept in good repair and in safe, neat, clean, and attractive condition.

(b) *Permit number display*. All temporary signs, except real estate signs, requiring a permit shall display, in the lower right corner, the sign permit number and expiration date. All permanent

signs shall display a permit decal with permit number, date of issuance, and name of owner as supplied by the City of Central.

(c) *Removal of signs*. The Sign Official shall give written notice of the removal of any permanent sign erected or maintained in violation of this chapter. Upon failure to comply with this notice, legal action may be taken against the owner of such sign in order to make compliance with this chapter. Temporary signs erected or maintained in violation of this chapter may be removed by the Sign Official or his designee without notice. The Sign Official or his designee may remove any sign immediately and without notice if the sign presents an immediate threat to the safety of the public. Any sign removal shall be at the expense of the property owner.

(d) *Obsolete and abandoned signs*.

(1) Any sign which advertises or pertains to a business, product, service, event, activity, or purpose which is no longer conducted or that has not been in use for three months or which is no longer imminent shall be deemed to be obsolete or abandoned.

(2) Obsolete or abandoned signs are prohibited and shall be removed by the owner of the property, his agent, or person having the beneficial use of the building or site upon which such sign or sign structure is erected within 30 days after written notification from the Sign Official.

(3) In the event of non-compliance with the aforesaid terms and provisions, the Sign Official or his designee shall have the authority to cite the sign owner and/or lessee into either District Court or a Central Administrative hearing.

*(Ord. No. 2008-18, 8-26-2008)*

**Sec. 7:16.11. Permits and fees.**

(a) All permanent and temporary signs permitted under this chapter shall require a permit. No sign shall be erected, altered, or relocated without a permit, except as otherwise provided herein. Electrical permits as required shall be obtained for any sign requiring electricity. All signs shall comply with the pertinent requirements of the Building Code and the National Electrical Code.

(b) Fees for such signs are as established from time to time by the City.

(c) A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six months after the date of the permit or if the sign varies in any respect from the approved design or location.

(d) The repainting, cleaning, and other normal maintenance to prolong the life of the sign as originally permitted shall not be considered as creating a sign and does not require a sign permit.

(e) The permit application shall contain the location of the sign structure, the name and address of the sign owner and of the sign erector, a drawing showing the design, location, materials, finishes, and colors of the sign and other such pertinent information as may be required to ensure compliance with the chapter and requirements of the City of Central. Applications shall be on forms provided by the City of Central.

*(Ord. No. 2008-18, 8-26-2008)*

**Sec. 7:16.12. Administration and penalties.**

(a) *Enforcement*. The Sign Official or his designee is hereby authorized and directed to enforce all the provisions of this chapter. Upon presentation of proper credentials, the Sign Official or

his designee may enter at reasonable times any building, structure, or premises in the City of Central to perform any duty imposed upon him by this chapter, including issuing citations for violations of this chapter. See Chapter 8 of this UDC for sign permit procedures.

(b) *Penalties*. Any person, firm, or corporation violating any provision of this chapter shall be deemed guilty of a misdemeanor, and shall be fined not more than $250. Each day continuance of violations shall be considered a separate offense. The owner of any sign, building, or premises, or part thereof, where any matter in violation of this chapter shall be placed, or shall exist, and any person who may have knowingly assisted in the commission of any such violation, shall be guilty of a separate offense.

*(Ord. No. 2008-18, 8-26-2008; 2024-19, 5-28-2024; Ord. No. 2025-02, 1-14-2025)*

**Sec. 7:16.13. Severability.**

If any section or provision of this section be declared by a court or competent jurisdiction to be invalid, such decision shall not affect the validity of the chapter as a whole, or any part thereof, other than the part so declared to be invalid.

*(Ord. No. 2008-18, 8-26-2008)*

**Appendix A. Fee Schedule**

It is hereby ordered that the following fees be imposed upon and collected from persons obtaining permits for signs within the City of Central:

| COMMERCIAL SIGNS | SECTION | FEE |
|---|---|---|
| Single Business/Office Building Monument Sign | 7:16.3(1), (2) | $40 |
| Single Business/Office Building Wall Sign | 7:16.3(1), (2) | |
| Monument Sign | 7:16.3(1), (2) | $40 |
| Wall Sign (1 sq ft. to 59 sq. ft) | 7:16.3(1), (2) | $40 |
| Wall Sign (60 sq. ft to 99 sq. ft) | 7:16.3(1), (2) | $50 |
| Wall Sign (100 sq. ft or above) | 7:16.3(1), (2) | $75 |
| Shopping Center/Strip Plaza/Office Park | | |
| Monument Sign | 7:16.3(3) | $40 |
| Wall Sign (1 sq ft. to 59 sq. ft) | 7:16.3(3) | $40 |
| Wall Sign (60 sq. ft to 99 sq. ft) | 7:16.3(3) | $50 |
| Wall Sign (100 sq. ft or above) | 7:16.3(3) | $75 |
| Construction Signs | 7:16.3(4) | $40 |
| Real Estate Signs | 7:16.3(5) | $15[1] |
| Temporary Signs | 7:16.3(6) | $15 |
| Political Signs | 7:16.3(7) | $25 one-time fee |

[1] Only for signs larger than nine square feet or higher than five feet.

| RESIDENTIAL SIGNS | SECTION | FEE |
|---|---|---|
| Construction | 16.4A | $40 |
| Multi-Family Identification | 16.4B | $40 |
| Subdivision Entrance | 16.4C | $40 |
| Real Estate Sign | 16.4D | None |

*(Ord. No. 2008-18, 8-26-2008)*

# CHAPTER 17. RESERVED

*(Ord. No. 2024-37, 9-24-2024; Ord. No. 2025-02, 1-14-2025)*

# CHAPTER 18. LANDSCAPE, CLEARING AND TREES

**Sec. 7:18.1. Purpose.**

(a) The purpose of this chapter is to protect and enhance the community's environmental, economic and aesthetic resources consistent with the goals of the City Comprehensive Land Use and Development Plan (Horizon Plan) thereby promoting the public health, safety and general welfare of the citizens and contributing to the quality of life by encouraging a superior level of design in development.

(b) Further, the standards and requirements of this chapter seek to promote the preservation, protection and enhancement of nature in the city, and nature's unique features with particular emphasis on the urban forest canopy, urban waterways and vegetative cover of the land.

**Sec. 7:18.2. Applicability of landscape requirements.**

The provisions of this chapter shall apply to:

(1) All new commercial, industrial, multi-family, religious, educational, institutional, public and semi-public land uses that are developed after January 19, 1994.

(2) Development that requires the issuance of a building permit for a building addition amounting to more than 50 percent of existing street facade.

(3) Issuance of an occupancy permit for uses of buildings that change from residential to commercial.

(4) Development of vehicular use areas (parking lots) or vehicular use area additions of five parking spaces or more.

**Sec. 7:18.3. Landscape standards.**

(a) The following standards shall be included on the Landscape Plan prepared pursuant to section 7:18.6 of this chapter.

(1) All landscaping shall be installed in a sound manner and in accordance with accepted standards of the Louisiana Nurseryman's Manual for the Environmental Horticulture Industry, latest edition, as published by The Louisiana Nursery and Landscape Association.

(2) Plant material shall be true to name, variety and size and shall conform to all applicable provisions of the American Standards for Nursery Stock, latest edition. The use of native plant species is encouraged.
(3) All single trunk trees shall have a minimum two-inch caliper immediately after planting. Single trunk trees must measure a minimum of eight feet tall immediately after planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.
(4) Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk immediately after planting. All multi-trunk trees shall have a minimum of three main stems. The multi-trunk tree must measure eight feet tall immediately after planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.
(5) Tree standards. Trees selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock (ANSI Z60.1), Latest Edition as published by The America Nursery and Landscape Association.
(6) Shrub quality standards. Shrubs selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock (ANSI Z60.1), Latest Edition as published by The America Nursery and Landscape Association. Shrubs size shall be a minimum three-gallon well-rooted container stock.
(7) Ground cover and vines quality standards. Ground cover (other than turf grass) shall be minimum of four-inch well-rooted container stock spaced no more than eight inches on center. Well-rooted 2½-inch container stock may be substituted and spaced six inches on center. Vines and ground cover plants should show a number of vigorous woody runners or a well developed crown.
(8) Palms and tropical plant material standards. Palms and tropical plants are considered accent shrubs in East Baton Rouge Parish because of freeze potential. Such plants shall receive no credit towards tree planting requirements.
(9) Irrigation and watering standard. Hose bibs shall be placed within 200 feet of all planting beds or a permanent in-ground irrigation system shall be provided.
(10) A minimum of 100 square feet for each Class A Tree or 50 square feet for each Class B Tree of non-paved area is required for each tree where it is planted. Non-Paved Area refers to an area of ground used for planting, and which is not covered with paving materials that are impervious or which inhibit the free movement of moisture and air into and out of the soil. Such areas may be partially covered with acceptable porous paving materials if prior approval has been obtained from the Director of Landscape and Forestry and the Department of Public Works.

(b) Technical requirements for the design, installation and maintenance of plant material and landscape area site development shall be as follows:
(1) Landscape Requirement Calculations shall be shown on the landscape plan pursuant to section 7:18.6. Landscape Requirements shall be established using the following formula:
Developed Site Area
+ Street Yard Planting Area
+ Vehicular Use Area
+ Buffer yards screen (as required)
= Total Landscape Requirement

(2) *Developed Site Area*. There shall be two Class A Trees or four Class B Trees for each 5,000 square feet, or fraction thereof, of developed site area. On sites with buildings exceeding 50,000 square feet, 50 percent of required trees shall be Class A.

(3) *Street Yard Planting Area*. Street yard planting area is the unpaved area of land located between the property line and any building designated for the preservation and placement of plant materials along all property lines that border a public street.
   a. The street yard planting area shall contain a minimum of one Class A Tree or two Class B Trees for every 600 square feet of street yard, or fraction thereof. The street yard planting area must be a minimum of ten feet in width.
   b. The street yard planting area shall contain shrubs and non-turf ground cover plantings. Shrub and ground cover plantings must cover 40 percent of the street yard planting area. The required shrubs and ground cover can be arranged in any manner. The required trees may be located anywhere within the street yard planting area.
   c. The street yard planting area may contain earth berms, masonry walls, pedestrian walkways, site furniture, signage, site lighting, irrigation systems fountains drainage facilities including micro-detention/retention basins, detention/retention ponds and any other appropriate landscape features as approved by the Director of Landscape and Forestry.
   d. Retaining existing vegetation, either as lone growing specimens or groves of trees, within the street yard planting area is highly encouraged. As incentive to preserve all existing trees and specimen shrubs found growing in this site area, credit for trees, shrubs and ground covers will be given towards standards set forth in this subsection (b). Underbrush and non-native weeds may be removed, by hand methods only, to allow views to buildings and interior vehicular use areas.
   e. No site construction will be allowed within the street yard planting area. No parking lot will be allowed within the street yard planting area.
   f. Lots with frontage on more than one street shall calculate the street planting requirements along the entire street frontage of both streets.

(4) *Buffer yard screening (incompatible land use)*. A standard buffer yard width is imposed, with a prescribed number of plants per 100 feet (see Appendix D). Each optional buffer yard can fluctuate in width and in the amount of required plant materials based on the "plant unit multiplier." The plant unit multiplier, which can range from forty-five hundredths 1.5, is multiplied by the required "plant units" (found in the legend). When a computation using the "plant unit multiplier" results in a fraction of five-tenths or greater, the planting requirements shall be rounded up to the next whole number.

The number of plant materials, the structure required, and the location of the structure are provided for in Buffer yard Alternatives (see Appendix D). Height, material, and opacity standards for designated fences, berms, and masonry walls can be found in Appendix D, Structure Required.

   a. *Buffer Walls*. Any wall shall be constructed in a durable fashion with a finished surface of brick, stone or other decorative masonry material approved by the Building Official.
   b. Fences shall be constructed in a durable fashion with weather resistant wood and be of a consistent pattern. All material used in the construction of a fence shall be

designed and intended for such use. Notwithstanding the foregoing, the Department of Public Works may approve a buffer fence/wall constructed of other materials provided the materials and finish used will provide generally the same degree of opacity, durability, and aesthetic compatibility with adjoining residential areas as weather resistant wood. A finished side of all wall or fences shall face the common property line boundary. No wall or fence used for screening purposes shall be less than three feet nor greater than eight feet in height above grade.

c. Prescribed fences or walls may be waived if a building, fence or wall of at least equivalent height, opacity and maintenance exists immediately abutting and on the opposite side of said property line.

d. All berms shall be planted with both shrubs and groundcover to leave no bare earth. All shrubs shall be a species that can be expected to materially screen the development site within two years of planting. The slope of a berm shall be a grade that is suitable for maintenance and soil stability while taking into consideration the type of plantings and groundcover that will be utilized but in no case shall a berm be less than three feet in height. Nuisance vining plants that have a tendency to spread to other properties are not permitted as berm groundcover. Designated berms, Appendix D; B1 and B2, may be curvilinear in design. Combined fence and berm height and at any point must meet designated minimum height requirements.

(5) *Sight Triangle Area*. No planting or ground cover in sight triangle areas shall exceed 12 inches in height at maturity. The design and layout of sight triangles shall be as described in Appendix A.

(6) *Vehicular use area*. Vehicular use areas shall be required to have a minimum of ten percent of the total vehicular use area landscaped with trees, shrubs and ground cover other than turf grass. A minimum of 50 percent of the vehicular use area planting requirements shall be planted within the interior of the vehicular use area. The landscaping shall be installed accordingly:

a. For vehicular use areas of one to 25 parking spaces, one Class A Tree or two Class B Trees for every 15 parking spaces, or fraction thereof.

b. For vehicular use areas of 25 to 100 parking spaces, one Class A Tree or two Class B Trees for every 12 parking spaces, or fraction thereof.

c. For vehicular use areas of over 100 parking spaces, one Class A Tree or two Class B Trees for every ten parking spaces, or fraction thereof.

d. Any parking island, peninsula, or planting space internal to a vehicular use area must have a minimum width of five feet of non-paved area if it is to contain a tree or trees.

e. Interior islands, peninsulas, or green space provided around a tree (or trees) for which preservation credits are to be given shall provide a non- paved area no nearer than three feet from the tree(s) critical root zone.

f. Underground utilities, drain lines, and the like which are placed beneath vehicular use area planting spaces shall be installed as near to the edge of the planting space as possible, within the outer one-third of the available width of the planter, so as not to interfere with tree installation.

g. All vehicular use area planting spaces shall be protected from vehicular access by wheel stops or curbs of a minimum six-inch height.

h. Underground electric conduit, underground drain lines, communications cables, irrigation lines and the like shall be installed within underground utility chases located within the first one-third of the width of the available planting space along the curb or walkway edge within medians, neutral grounds, peninsulas, divider islands and interior islands. Offsets into the center of such spaces will be allowed if design dictates placement of light standards and other fixtures within the center of the space.

i. Utility areas, mechanical equipment or designated loading spaces shall be located at the side or rear of buildings. When feasible, service areas should be designed to be part of the primary building and should not detract from the aesthetic appeal of the development. All dumpsters, exposed storage areas, machinery, service areas, truck loading areas, utility buildings, air conditioning units and other similar structures shall be screened from view from neighboring properties and streets with a solid fence or a six-foot wall.

   If the utility area is separate from the building it serves, it must be enclosed by a six-foot solid fence constructed with approved materials. The fence shall be maintained in a structurally sound manner, in good appearance, replaced when necessary, and kept free of refuse and debris. Dumpsters may not be located within building setback areas.

   All roof equipment must be screened from public view so as not to be visible from any public street.

j. Planting within the two feet of unpaved parking bay for green parking spaces as shown in Appendix A shall be of a variety that does not exceed eight inches above the level of the paved parking area at maturity.

(7) *Vehicular Use Area B5 Zoning Districts*. For new vehicular use areas on sites zoned B5, permanent landscaping shall be installed, as follows:

a. Trees shall be planted at the rate of one Class A Tree or two Class B Trees per 12 parking spaces, or fraction thereof.

b. Required trees may be planted within the vehicular use area or along its perimeter. Where such a planting of trees may not be entirely accommodated within the property lines of the site, some or all of said trees may be planted within the public right-of-way as approved by the Director of Landscape and Forestry.

c. Residual areas not used for vehicular use or access shall be landscaped.

(8) Technical requirements for the maintenance of plant materials and landscape areas shall be as follows:

a. The owner or his agent, shall be responsible for the maintenance, repair and replacement of all landscape materials as may be required by this chapter.

b. Landscape maintenance specifications require that all landscaping shall be maintained in a sound manner and in accordance with accepted maintenance procedures as established by the Louisiana Nursery and Landscape Association.

c. All plant materials and planted areas shall be tended and maintained in a healthy growing condition; replaced when necessary and kept free of refuse and debris.

**Sec. 7:18.4. Tree and urban forest preservation standards.**

(a) *Tree credit standard*. Existing trees may be credited towards the landscape materials required by this chapter. Each tree credit is equal to one Class A Tree or two Class B Trees.

(1) In all applicable zoning districts, credit may be applied toward the tree planting requirements of this chapter by the preservation of existing trees within Street Yard Planting Areas, Buffer Areas and other areas of the site left undisturbed by construction.

(2) The owner is encouraged to preserve as many existing mature trees and shrubs as possible in the design and implementation of the landscape plan.

(3) Trees preserved in the street planting area shall be credited towards street planting requirements, trees preserved in vehicular use areas be credited toward vehicular use area requirements and trees preserved in a buffer planting area shall be credited toward buffer area planting requirements.

(4) Tree credit rate for each tree preserved shall be by the following schedule:

| **Existing Trunk Diameter (DBH) Inches of Preserved Tree** | **Number of Class A Tree Credits** |
|---|---|
| 26 inches or greater | 5 |
| 20 inches to 25 inches | 4 |
| 9 inches to 19 inches | 3 |
| 3 inches to 8 inches | 2 |

Note(s)—All other trees preserved will receive one credit. No tree credits will be allowed for Chinese Tallow (Sapium sebiferum), Black Willow (Salix Nigra), Cottonwood (Populus deltoides), Camphor Tree (Cinnamomum Camphora) and other trees with life spans of 20 years or less.

(5) Tree credit for preservation of existing groves or stands of native trees with their natural drainage undisturbed will be given a multiple credit of normal tree credits. Extra credit may be granted for preservation of wetlands, groves, slopes, ponds and lakes. The extra credit will be determined by the Director of Landscape and Forestry.

(6) It shall be the responsibility of the owner to use reasonable care to maintain preserved trees. If a preserved tree dies within five years, it is the responsibility of the owner to replace that tree with the number of caliper inches credited on a Class matching basis within six months. The owner shall be responsible for maintaining all plant materials required by this Development Code in good living condition.

(b) *Tree preservation plan*. In order to receive credit for preserved trees, the owner must include as part of the Landscape Plan submittal a Tree Preservation Plan which shall be approved by the Department of Public Works.

(1) The Tree Preservation Plan shall include the location, size and condition of each tree or grove to be preserved, along with an indication of proposed development features which may impact such trees, and any other pertinent information as required by the Department of Public Works to evaluate existing and proposed conditions.

(2) The Tree Preservation Plan shall include a detailed description of all methods to be used to ensure the survival of all trees scheduled for preservation credit, including information that may be required by the Department of Public Works to interpret the intent and methodology proposed.

(3) All tree preservation methodology shall conform to the standards of the Louisiana Department of Agriculture and Forestry, the Louisiana Horticulture Commission, and the International Society of Arboriculture.

(c) *Native trees*. The following is a list of trees native to East Baton Rouge Parish. Their planting and preservation is strongly encouraged.

| **Scientific Name** | **Common Name** |
|---|---|
| **Class A Trees** | |
| Acer rubrum | Red Maple |
| Catalpa bignonioides | Catalpa |
| Carya cordiformis | Bitternut Hickory |
| Carya illinoinensis | Pecan |
| Carya ovata | Shagbark Hickory |
| Diospyros virginiana | Persimmon |
| Fagus grandifolia | American Beech |
| Fraxinus americana | White Ash |
| Fraxinus pennsylvanica | Green Ash |
| Juniperus virginiana | Eastern Red Cedar |
| Juglans nigra | Black Walnut |
| Liriodendron tulipifera | Tulip Tree |
| Magnolia grandiflora | Southern Magnolia |
| Nyssa sylvatica | Swamp Tupelo/Black Gum |
| Pinus Taeda | Loblolly Pine |
| Platanus occidentalis | Sycamore |
| Quercus alba | White Oak |
| Quercus falcata | Red Oak |
| Q. falcata Pogodifolia | Cherrybark Oak |
| Quercus lyrata | Overcup Oak |
| Quercus michauxii | Cow Oak |
| Quercus nuttallii | Nutall Oak |
| Quercus phellos | Willow Oak |
| Quercus shumardii | Shumard Oak |
| Quercus virginiana | Live Oak |
| Taxodium acendends | Pond Cypress |
| Taxodium distichum | Bald Cypress |
| Tilia spp. Americana/caroliniana, floridana | Linden |
| Ulmus Americana | American Elm |
| Ulmus alata | Winged Elm |
| **Class B Trees** | |
| Carpinus caroliniana | Ironwood |
| Cercis canadensis | Eastern Redbud |

| Scientific Name | Common Name |
|---|---|
| Chionanthus virginicus | White Fringetree |
| Cornus florida | Flowering Dogwood |
| Crataegus marshallii | Parsley Hawthorn |
| Crataegus opaca | Mayhaw |
| Halesia diptera | Silverbell |
| Ilex cassine | Dahoon Holly |
| Ilex opaca | American Holly |
| Ilex vomitoria | Yaupon |
| Magnolia virginiana | Sweetbay Magnolia |
| Ostrya virginiana | Hop Hornbeam |
| Persea borbonia | Red Bay |
| Robinia pseudoacacia | Black Locust |
| Sassafras albidum | Sassafras |

(d) *Protection of trees during site development and construction*. In general, the area beneath the canopy of a tree shall be designated as a Tree Protection Zone and shall be kept safe from harmful impact.

(1) *Contractor, etc.; duties relating to trees, and the placing of materials; indemnity bond*. In the erection of any building or structure, the builder, contractor or owner thereof shall place such tree guards or barriers around all the nearby trees belonging to the City as shall effectual prevent injury to them, and shall not place building materials or trash upon neutral grounds without the permission of the Director of Public Works; contractors and others doing work on neutral grounds, either for excavation or other projects for which permission has been granted by the Director of Public Works shall give bond to the Director of Public Works to guarantee the payment of all costs for repairing any settlement or other damage or deterioration that shall take place in the neutral grounds as a result of the project undertaken by them.

(2) Trees designated on the Tree Protection Plan as Protected Trees must be completely enclosed by a rigid wood or metal fence of a minimum height of six feet, and as approved by the Department of Public Works. Tree fence location must be as described on the Tree Protection Plan. Plastic or non-rigid forms of fencing will not be allowed.

(3) Tree protection fencing must be in place prior to any clearing or site work. Failure to install tree protection fencing at the appropriate time will result in the loss of tree protection credits and will require that the job be stopped until a revised Landscape Plan is approved. Tree protection fencing must remain in place until all construction has been completed or final occupancy permit has been issued, whichever is latest.

(4) Tree protection fencing must carry durable signs designating the area as a "Tree Protection Zone. No entry unless authorized by the City Office of Landscape and Forestry." Such signs shall be spaced around the perimeter of all tree protection zones with a maximum spacing of 25 feet. Signs shall be a minimum eight inches by ten inches in size and shall be firmly affixed to the tree protection fence.

(5) Any violation of a tree protection zone will subject the owner to the loss of tree preservation credits and will require the suspension of all work until a revised Landscape Plan is approved for the project.
(6) Tree protection zones shall explicitly follow the terms and conditions of the approved Tree Preservation Plan for that project or site. Any variation must receive the prior approval of the Director of Landscape and Forestry.
(7) Additional tree protection measures may be ordered by the Director of Landscape and Forestry if site conditions warrant them.

**Sec. 7:18.5. Landscape plan requirements.**

(a) In addition to meeting Louisiana Horticulture Law requirements, building permit applications on commercial, multi-family, institutional and industrial lots of more than two acres shall have a landscape plan prepared by a Louisiana Licensed Landscape Architect which shall bear the Landscape Architect's seal and signature. All landscape plans shall meet the standards set forth in section 7:18.3 of this chapter and shall contain a statement, signed and dated by the preparer certifying that the plan was prepared in accordance with Louisiana Horticulture Law and the provisions and specifications of this chapter.
(b) Standards, as specified in section 7:18.3 (Landscape Standards), shall apply to the design, installation and maintenance of all landscaping required.
(c) The landscape plan shall include such criteria that are required by the Director of Landscape and Forestry to determine compliance with this code. These criteria shall include, but are not limited to:
    (1) Show all buildings walkways vehicular use areas utility areas, retention/detention areas, sight triangles, and miscellaneous site structures.
    (2) Show all on- and off-site utilities, servitudes, rights-of-way, or easements. Show proposed routing of utility service to proposed buildings.
    (3) Show all current land use of all adjacent property.
    (4) Show all protected trees and their trunk sizes using DBH (Diameter measured at Breast Height - 4½ feet). Show actual canopy spread of all protected trees or groupings of trees.
    (5) Show layout of all plant materials, sizes, and specifications.
    (6) Show all other proposed site development amenities.
    (7) Show all existing and proposed paved surfaces, curbs, steps, grade changes.
    (8) Show topography, existing natural features, and drainage information.
    (9) Provide complete plant schedule of materials to be planted on the site.
    (10) Provide irrigation or watering system plans if applicable.
    (11) All landscape plans shall include a summary tabulation of all landscape requirements.
    (12) All landscape plans shall bear the official seal and signature of the landscape architect responsible for their preparation. If prepared by a landscape contractor, plan must carry the name of the company preparing the plan, the landscape contractor's Louisiana license number, and a statement, signed by the landscape contractor, verifying that the plan was prepared in accordance with Louisiana Horticulture Law.
(d) *Landscape plan submission and approval*. Two sets of Landscape plans containing the information needed to evaluate the landscaping of projects that fall under this chapter, and as contained in paragraphs B and C above, shall be submitted to the Department of Public

Works. All plans reviewed will be returned to the designer marked "approved," or "approved as noted," or "denied." Rejected plans may be returned to the Director for re-evaluation once noted corrections are made. A copy of the approved plan will be archived in order to use at a later date to ensure that the plan was implemented as permitted and maintained as required.

(e) *Certification*. The Landscape Architect shall submit, prior to issuance of an Occupancy Permit, a sealed letter of concurrence certifying that the project has been implemented in accordance with the approved plans signed and sealed by the Landscape Architect. Any as-built changes made during construction and approved by the Landscape Architect must be noted in digital or conventional drawings delivered to the Department of Public Works with the written letter of certification. This certification does not make the Landscape Architect responsible for the success of the project, responsible for required maintenance, or responsible for the long-term survivability of the living materials used in the project.

*(Ord. No. 2019-48, 12-25-2019)*

**Sec. 7:18.6. Alternative compliance.**

(a) The Landscape Standards contained in section 18.3 are intended to encourage development which is economically viable, aesthetically pleasing 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 with the Landscape Standards. Conditions may arise where normal compliance is impractical or impossible, or a design proposal offers superior results, or where maximum achievement of the City's objectives can only be obtained through alternative compliance. Such conditions are contained within the Landscape Standards.

(b) Requests for alternative compliance will be accepted for any permit application to which the requirements of this chapter of the Development Code apply, when one or more of the following conditions are met:
   (1) Topography, soil, vegetation, drainage or other site conditions are such that full compliance is impractical.
   (2) Improved environmental quality would result from the alternative compliance of the provisions of this chapter of the Development Code.
   (3) Spatial limitations, unusually shaped pieces of land, unusual servitude requirements or prevailing practices in the surrounding neighborhood may justify alternative compliance for in-fill sites.
   (4) Change on an existing site where requirements of this chapter of the Development Code are not spatially possible. Public safety considerations make alternative compliance necessary.
   (5) Existing lots in approved multi-family, commercial and industrial subdivisions that were in existence on January 19, 1994.
   (6) The proposed design exceeds the minimum standards set forth in this chapter.

(c) A request for alternative compliance shall be submitted to the Department of Public Works at the time the Landscape Plan is submitted. The Department of Public Works shall not reduce requirements of Chapter 18 by more than 50 percent. The decision of the Director of Landscape and Forestry will be final, unless the applicant appeals per section 7:18.9.

(d) Request for alternative compliance shall be accompanied by sufficient written explanation and Landscape plan drawings prepared pursuant to section 7:18.6 to allow appropriate valuation and decision by the Department of Public Works.

**Sec. 7:18.7. Permits and inspection requirements.**

The following tree preservation requirements shall be followed if a Preliminary Plat is approved by the Planning Commission for a proposed commercial, office, industrial, institutional or multi-family residential development. Following the issuance of a building permit, trees not designated for tree preservation on an approved landscape plan may be removed. This requirement is not applicable to street right-of-way, public and private streets, utilities, drainage, sewerage and mitigation areas necessary for the construction of the aforementioned infrastructure as shown on approved construction plans or site plans.

(1) *Tree removal permit*. The tree removal process has been established to allow for a review of site development alternatives that would encourage the preservation of existing significant native trees. Prior to clearing any tract of one acre or more, the property owner shall obtain a Tree Removal Permit from the Director of Landscape and Forestry. Property owners are required to identify all native trees from the table below larger than those listed. No land shall be cleared until said permit has been obtained. The following is a list of trees native to East Baton Rouge Parish showing the minimum size for which a Tree Removal Permit is required:

| Scientific Name | Common Name | Minimum Size (DBH in inches) |
|---|---|---|
| Quercus alba | White Oak | 24 |
| Quercus falcata | Red Oak | 36 |
| Q. falcata Pagodifolia | Cherrybark Oak | 36 |
| Quercus lyrata | Overcup Oak | 24 |
| Ouercus michauxii | Cow Oak | 18 |
| Quercus nuttallii | Nutall Oak | 24 |
| Quercus phellos | Willow Oak | 24 |
| Quercus shumardii | Shumard Oak | 24 |
| Quercus virginiana | Live Oak | 18 |
| Taxodium ascendends | Pond Cypress | 18 |
| Taxodium distichum | Bald Cypress | 18 |
| Ulmus americana | American Elm | 24 |
| Ulmus alata | Winged Elm | 18 |

a. A Tree Removal Permit is required when one of the following conditions is present:
    1. Tree clearing is proposed for commercial, office, industrial or institutional development(s); or
    2. Tree clearing is proposed for residential development(s) greater than one acre.
b. A Tree Removal Permit is not required for any parcel of land or site when one of the following conditions is present:

1. Tree clearing is intended for commercial harvesting of timber, pulpwood or other wood products or some other agricultural pursuit by those traditionally and historically engaged in such economy.
2. The land is zoned, or proposed to be zoned for commercial, office, industrial, or institutional development(s) and contains no native trees.
3. Tree clearing is for residential development(s) less than one acre.
4. A landscape plan, tree preservation plan, and/or tree replacement plan has been prepared by a professional licensed by the State of Louisiana to do such work for the subject project, and has been reviewed and approved by the Director of Landscape and Forestry.

(2) *Tree removal, tree relocation or tree pruning; diseased trees or shrubs and other plants; authority of the Department of Public Works; owner's duty*. The Department of Public Works shall have the authority to require that property owners treat or allow the City to treat trees or shrubs suffering from transmittable diseases of infestation of pests. If the disease or pests warrant(s) drastic action to curb the spread to healthy trees or shrubs, on the advice of the Department of Public Works, the property owner shall cut and destroy the trees or shrubs or else allow the City to do so, charging the actual cost involved to the property owner.

(3) *Documentation with permit application*. A Landscape Plan shall be submitted along with the building plans when applying for a building permit. The Landscape Plan shall be approved by the Department of Public Works prior to issuance of the building permit.

(4) *Certificate of occupancy*.

a. Prior to issuance of the Certificate of Occupancy by the building permit office, the owner or developer of projects on lots of greater than 15,000 square feet shall have the preparer of the landscape plan certify with signature and seal in an affidavit that the landscape has been installed in accordance with the City approved plans and specifications.

b. An extension for installation may be granted for up to 90 days for good cause shown. Upon completion of the installation, certification by the preparer is required, unless exempted from the landscape plan requirements under the provisions of section 7:18.6(a), with signature and seal in an affidavit that the landscape has been installed in accordance with the City approved plans and specifications. Additional extensions may be granted by the Planning Commission.

Should the landscaping not be installed within the extension period, the City may exercise its right to revoke the Certificate of Occupancy.

(5) *Permit required to remove, cut, plant, trees and shrubs on public property*.

a. No person, including public utilities, shall remove any tree or shrub growing within dedicated street area of public right-of-way or other public property, without a permit from the Department of Public Works. Such permit may be conditioned so as to protect the public using the street area. Except in the case of public utilities, such permit may be conditioned on the furnishing of a bond or other adequate financial assurance for the payment of damages incurred as a result of permit violation. Approval by the Department of Pubic Works shall be given when it is found that the particular tree should be removed or is unsafe because of growth which cannot be corrected by proper trimming, because of damage caused by the elements, or

because of age, disease or other debilitating cause, because of insecure root system which might cause the tree to fall, because of existing or potential interference with street use, because of root interference with subsurface sewer or utility facilities which reasonable root pruning may not correct, because of any other conditions which he finds whereby such removal will be in the public interest. However, approval of a tree removal by the Department of Public Works may be conditioned on replacement with a new tree or shrub of approved variety if it is found that such replacement is necessary to maintain an ornamental tree system on the street, block, park or other public property.

b. *Tree and Shrub Planting, Pruning and Other Maintenance*. Unless authorized by the Department of Public Works, it shall be unlawful to cut, trim, spray, remove, treat or plant any tree, shrub, hedge, or other plant upon a public right-of-way or other public property within the City or Parish.
    1. The Department of Public Works may grant special area permits or permits based on yearly plans to public utilities serving the City area and which engage in the pruning of trees or shrubs as necessary to the protection of the utility lines; provided, however, that in the case of an emergency, such pruning may be allowed without a permit, provided that it shall be done in accordance with the rules of good arboricultural practice as set forth in the publication "Standards for Pruning Shade Trees," National Arborist Association, Inc. and "American National Standards for Tree Care Operations, Safety Requirements for Tree Pruning; Trimming, Repairing and Removal" (ANSI 2133.1) by the American National Standards Institute, as amended and currently in effect at the time of such work. The yearly plans must be submitted 30 days prior to the commencement of any work. The Department of Public Works may require, as a condition to obtain a permit, except in the case of public utilities, the furnishing of a bond or other adequate financial assurance for payment of damages incurred as a result of permit violation.
    2. In the case of an emergency, such pruning or digging measures that are necessary to restore power or to abate the imminent endangerment to human life are authorized. A report of any such emergency work, if it involved pruning or digging within the root system of a tree or shrub, must be filed with the Department of Public Works within 15 calendar days following such work. Any emergency work must be subsequently brought up to appropriate standards to the extent possible under the direction of the Department of Public Works. Such remedial work shall be commenced as soon as possible.

c. If no action is taken by the Department of Public Works within ten working days of the submission of the permit request, the permit will automatically be issued. All denials of permit requests by the Department of Public Works shall be accompanied by written reasons for the permit denial.

d. Notwithstanding the above, said permit need not be obtained by a public utility in connection with providing a service line or drop in the provision of utility service provided at the request of any of its customers.

*(Ord. No. 2019-48, 12-25-2019)*

**Sec. 7:18.8. Enforcement and appeals.**

(a) The Department of Public Works shall enforce the requirements set forth in this chapter and also shall be responsible for performing necessary inspections to determine if the required landscaping has been installed according to the approved Landscape Plan.
(b) The Department of Public Works shall review each Landscape Plan and within ten working days from receipt of such plan either approve it or issue to the applicant a written denial.
(c) Any applicant whose Landscape Plan is rejected in whole or in part by the Department of Public Works may appeal to the Planning Commission within 30 days of written notice of rejection. The appeal must be in writing and fully state the reason or reasons for appeal. A copy of the Landscape Plan, as submitted to the Department of Public Works, must also accompany the written appeal.
(d) A decision of the Tree and Landscape Commission to modify or reverse a decision of the Department of Public Works shall be in writing and shall set forth the reasons therefor. The decision shall also specify the conditions upon which the modification is made.
(e) An adverse decision of the Planning Commission may be appealed to the City Council.

**Sec. 7:18.9. Administrative guidelines.**

(a) The Department of Public Works shall prepare administrative guidelines to this chapter consisting of rules, regulations, procedures, and landscape drawing requirements for the administration and enforcement of this chapter.
(b) Changes or modifications to the Landscape Standards shall be approved by majority vote of the Tree and Landscape Commission, the Planning Commission and the City Council following public hearings.
(c) The City of Central through the Inspection Division of the Department of Public Works shall be authorized to collect a $50 application fee to cover processing charges which shall be included in the total building permit fees as required for the implementation of this Development Code.

**Sec. 7:18.10. Tree and Landscape Commission.**

(a) There is hereby created and established a City Tree and Landscape Commission which shall have the following composition, powers, and duties:
    (1) The Tree and Landscape Commission shall consist of nine voting members and non-voting ex-officio members as follows:
        a. As one voting member, one professional forester, employed by an agency of government or an educational institution having knowledge or urban forestry problems and licensed as required by law for the conduct of his profession;
        b. One voting member is representing the utilities. The Utility Coordinating Council will designate the utility from which this member comes. The utility will then provide the name of the individual member;
        c. As voting members, four professional members to include: one licensed landscape architect and three other members such as licensed arborists, licensed architects, landscape architects, licensed landscape contractors, or other similar professionals as appropriate;
        d. Three voting members selected at large, from residents and/or property owners of the City chosen for their knowledge of and concern about the City's urban forest; and

e. As non-voting ex-officio members, a representative from each of the following: the Department of Public Works, the Recreation and Park Commission, the Planning Commission, and the City Forester.

(2) The voting members of the Tree and Landscape Commission shall be appointed by the Mayor with the approval of the City Council.

(3) All terms of office of voting members shall be two years. Vacancies caused by death, resignation, or otherwise shall be filled for the unexpired term in the same manner as the original appointments were made. Members will continue to serve after the expiration of their term until replacements are made.

(4) The voting members of the Tree and Landscape Commission shall serve without compensation.

(b) The Tree and Landscape Commission shall have the following powers and duties:

(1) The Tree and Landscape Commission shall meet at least four times a year.

(2) The Tree and Landscape Commission shall make its own rules of order, keep records of its proceedings, and annually elect from its voting members a chairman, vice-chairman, and such other officers as it may deem necessary. A majority of its voting members shall constitute a quorum for the transaction of business. Any member who fails to attend more than two out of three regular consecutive meetings without justification satisfactory to the Council will be subject to removal by the Council and will be replaced for the balance of his term by the appointing authority.

(3) The Tree and Landscape Commission shall study problems involving the City's urban forest, determine needs, compose and annually review a City Urban Forestry Management Plan, and seek ways to implement needed work. In formulating the City Urban Forestry Management Plan, the Tree and Landscape Commission shall place priority on projects that contribute to the economy of the City by improving and/or sustaining property values, that reduce the cost of drainage systems for surface water, and that preserve, protect, and/or restore the unique identity and environment that are landmarks of the City history.

(4) The Tree and Landscape Commission shall assist the community and its officials in disseminating information about protection, maintenance, and improvement of the City's tree population.

(5) The Tree and Landscape Commission shall propose such legislation as may be needed and practicable to pursue the purposes for which the Tree Commission was created.

(6) The Tree and Landscape Commission shall plan and coordinate an annual Arbor Week observance each year in cooperation with schools conservation organizations, and other interested parties.

(c) The Tree and Landscape Commission may undertake and participate in cooperative projects to include but not be limited to the following:

(1) Development of tree-planting systems in conjunction with other public and/or private entities;

(2) Development and use of a tree-bank in cooperation with other public and/or private agencies;

(3) Education of the public concerning tree maintenance;

(4) Providing technical advice and assistance to developers, builders, contractors, etc., in the selection and protection of naturally occurring trees during the development of wooded areas; and
(5) Communication with such professional and technical services as it may see fit within the scope of this Development Code.

**Sec. 7:18.11. Landscape and trees on public property.**

(a) No landscape materials shall be planted in any City right-of-way without the permission of the Department of Public Works. Such permission shall be subject to a review of any proposed planting for potential hazards to public safety. Landscape plans shall be prepared and presented to the Department of Public Works for approval.
(b) Trees, shrubs, flowers, statues, buildings; prohibited acts related thereto, exceptions:
  (1) Except as hereinafter provided, no person except a public utility with a valid permit shall cut, prune, injure or remove any living tree on or in a public right-of-way, neutral ground, public park, public place, sidewalk, or other public property; or cut or disturb or interfere in any way with the roots of any tree on public property; or spray with any chemical insecticides or other oils or whitewash any tree on public property; or place any wire, rope, sign, poster, barricade, or other fixture on a tree or tree guard on public property; or injure, misuse or remove any device placed to protect any such tree; or place any sign, stationary or mobile, streamer, poster, bill or other advertisement anywhere on the public right-of-way, neutral grounds, parks, public places, traffic sight triangles and sidewalks.
  (2) No person shall pluck any cultivated flower or fruit, or break, cut down, trample upon, defile or abuse any shrub, flower, flower bed, turf, ornament, statue, building, fence, bridge, structure or other property within any public right-of-way, park or park approach, neutral ground or within any other area under the control of the City.
(c) Regulations pertaining to care and maintenance of trees, plants and shrubs on public property:
  (1) No person shall pile building material or other material, about any tree, plant or shrub in a street in any manner that will in any way injure such tree, plant or shrub.
  (2) *Construction near public trees*. Wherever any and all types of construction activity being performed within or in close proximity to public rights-of-way and servitudes comes within six feet of a publicly owned tree, the following items will apply:
    a. For trees measuring 12 inches in diameter or less, soil excavation work or root cutting shall not occur closer than three feet from the outer bark of the tree. For multi-stemmed trees, the measurement shall be taken at the narrowest point within the first two feet above the ground surface.
    b. For trees measuring greater than 12 inches in diameter, soil excavation work or root cutting shall not occur closer than the distance measured by the circumference of the tree, or a maximum distance of six feet, whichever is less.
    c. Soil excavation work is permitted closer than the distance parameters established under the above two categories, provided all excavation of soil is accomplished by hand shovel or auger, and no roots greater than two inches in diameter are severed.
    d. If there is an inability to perform the requirements established under the aforementioned three situations, a representative from the DPW Office of Landscape

and Forestry shall be called to the tree site to make an inspection and recommendation pertaining to the need to remove the tree. Unless other provisions are specified, trees removed by the city will be removed and replaced at cost to the contractor or department authorizing the construction. The replacement tree(s) will be in accordance with the Department's replacement policy.

e. In the event removal of the tree is required by private and public utilities, contractors and others under life threatening or related emergency situations removal of the tree(s) is authorized without written authorization, providing proper follow-up written documentation and replacement of the tree is provided to the Office of Landscape and Forestry as soon as possible.

f. For new construction involving non-City projects, the initiating agency shall replace each tree removed as determined by the Department's replacement policy. The term new construction is defined as a facility that does not presently exist in the same public property area as the proposed construction. Any tree removed that is determined by the Office of Landscape and Forestry to be dead or dying will not be considered as lost value.

(3) No person shall dump, pour or spill any oil, salt or salt water or other deleterious matter upon any tree or tree space in any street, or keep or maintain upon any street, any receptacle from which oil or salt water leaks or drips, or pour oil or salt water onto any parking or concrete gutter so as to injure any tree on any public property.

(4) No person shall use the neutral grounds, parks, sidewalks or public places to dump clipping, tree trimmings, rocks or refuse of any nature.

(5) No person shall place advertising matter, posters or political placards on trees or in public properties. In addition, no bench, shelter or similar structure placed for the convenience of bus passengers and the general public shall be placed in the public right-of-way, unless first approved by the Department of Public Works, in order to ensure that sight distance and safety will not be impaired.

(6) No tree or shrub shall be planted in any servitude or easement without the written permission of the user agency or agencies.

(d) *Damage to trees, shrubs, ground cover, flowers and related items; notice to public officials; repair and replacement of damage; failure to repair or replace*.

(1) Any person who shall injure, damage or destroy any tree, shrub, vine, hedge, or other plant situated upon the public right-of-way of any street, alley, sidewalk, park or other public property within the city or parish shall promptly notify the Department of Public Works of such fact and shall, within such reasonable time as specified by the Department of Public Works, repair or replace the same to the satisfaction of the Department of Public Works.

(2) Should the person fail or refuse to repair or replace the damaged or destroyed trees or plants within such reasonable time, the Department of Public Works shall do or cause to be done the necessary repairing or replacement, and the cost of this work shall be recovered from the person responsible for the damage or destruction by a proper action of law. In any such action, "The Guide for Establishing Values of Trees and Other Plants," published by the Council of Trees and Landscape Appraisers, current edition, shall form the basis for establishing any monetary damages due for damage or destruction to the

tree. In addition, the City may recover for any other damage or losses to which it is entitled by law.

(3) Police report of damage to trees, shrubs, flowers; collection of damages; City authorized to sue for damages. A copy of a police report of damage to trees, shrubbery, flowers, and other property under the care of the City shall be sent promptly to the office of the Director of Public Works. The Director of Public Works is empowered to claim and collect damages from any unauthorized person who damages or removes trees, flowers, shrubbery and other property under the care of the City and the City shall sue for such damages when necessary.

**Sec. 7:18.12. Violations and penalties.**

(a) The property owner, and/or person(s) removing a tree without a permit shall be responsible for the violation. The removal of trees in violation of this chapter is a public nuisance and the violator can be fined $150 a day for each tree for each day until the violation is resolved with the City. Each tree is considered a separate offense.

(b) Failure to maintain plant materials and planting areas as determined through periodic inspection by the Department of Public Works shall constitute a violation of this chapter of the Development Code. Such violation shall subject the owner to a fine of $50 per day for each day that required landscaping is not maintained.

(c) Driving vehicles, storing equipment on unauthorized public area; written permission required. No person, except agents and employees of public utilities, shall drive vehicles of any kind across neutral grounds, parks, or public ways; or park cars, trucks or other equipment on neutral grounds, parks, or public ways, except where authorized by law; or store equipment on neutral grounds, parks, or public places, or park cars or other vehicles on the sidewalk, including the strip between the property line and the street curbing, without written permission from the Department of Public Works.

(d) Any person violating any of the provisions of this chapter shall, upon conviction, be fined not less than $50 nor more than $500. Violations of this chapter may be enforced by the City pursuant to the Administrative Procedure Ordinance, Chapter 12 of Title 12 of the City of Central Code or in any court of competent jurisdiction.

(e) A separate offense shall be deemed committed on each day during or on which a violation of any of the provisions of this chapter occurs.

**Sec. 7:18.13. Part supplementary to other ordinances.**

(a) This chapter shall be supplemental and in addition to any other ordinances or regulations designed to protect the public property and right-of ways or designed to protect, improve or beautify same.

(b) Nothing contained herein shall be construed to impede or interfere with a public utility's right and obligation to provide timely service to the public.

(c) Definitions. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Agricultural activities* means farming, including plowing, tillage, cropping, seeding, cultivating, harvesting, for the production of food or fiber products; aquaculture; silviculture; viticulture; animal and poultry husbandry.

*Commercial timber harvesting* means the cutting and removal of trees from their growing site, and the attendant operation of cutting and skidding machinery but not the construction or creation of roads. Timber harvesting does not include the clearing of land for construction.

*Critical root zone* means a one-foot radius from the trunk of a tree for every one inch of trunk diameter at breast height.

*Current aerial photography* means any aerial photograph taken within one year of the date submitted.

*DBH (diameter at breast height)* means the caliper measurement taken approximately 4½ feet high on the trunk of a tree.

*Disturbance* means any activity related to movement or removal of soil, addition or import of soil, and/or the removal of trees, vegetation or brush from the land, not including the regular mowing of open grassy areas. This does not refer to the incidental movement of small amounts of land cover or soil for maintenance or operation of a residence or commercial business.

*Environmentally sensitive area* means a specific geographic area in need of special protection because of the significance of its landscape, flora, fauna, habitat, history or environment as defined by federal, state or local government; or encompasses part or all of an area in a migratory bird flyway, wildlife corridor, habitat for one or more threatened or endangered plant or animal species, significant mature tree stands, wetland areas, or vegetated edges of coulees, bayous, rivers, or other water bodies.

*Historic, ancient or unique tree* means a particular tree or group of trees which has historical or horticulture value because of its unique relationship to the history of the region, state, nation, or world. Refer to City Resolution 37341, adopted October 23, 1996.

*Homeowners association* means a nonprofit corporation, unincorporated association, or other legal entity which is created pursuant to a declaration, whose members consists primarily of lot owners, and which is created to manage or regulate, or both, the residential planned community.

*Horticulture Law* means Title 3, Louisiana Horticulture Commission Horticulture Law, Sections 3801 through 3816; Title 7, Agriculture and Animals Part XXIX. Horticulture Commission, Chapter 1, Horticulture.

*Limits of clearing* means the specified boundaries of area to be cleared on a site that includes the Limits of Construction and the staging area, which shall not exceed ten percent of the total area of the Limits of Construction.

*Limits of construction* means the specified boundaries of the area of a site within which all structures, driveways, parking, nonnative landscaping, water surfaces, decks, walks, improved recreational facilities and utilities, and other related activities, including but not restricted to clearing of land, earthmoving, blasting and landscaping, will be contained.

*Median* means a landscaped strip of land dividing a thoroughfare, boulevard or street into lanes according to direction of travel; or neutral ground within a circle drive of a cul-de-sac, or neutral ground separating a turn-out lane from the main street.

*Native species* means certain plant species naturally occurring in south Louisiana and along the Gulf Coast.

*Protected trees* means native trees of a size that are considered significant and worthy of protection.

*Site specific plant material* means the use of the best adapted plant species to minimize supplemental irrigation, fertilization and necessary pest control.

*Street yard planting area* means the unpaved area of land located between the property line and any building designated for the preservation and placement of plant materials along all property lines that border a public street.

*Soil stabilization* means those measures that protect soil from the erosive forces of raindrop impact and flowing water, including but not limited to vegetative establishment, mulching, and the early application of gravel base on areas to be paved.

*Tree, Class A*, means any self supporting woody plant of a species that normally grows to an overall height of at least 50 feet, usually with one main stem or trunk and many branches, such as several varieties of oak trees.

*Tree, Class B*, means any self supporting woody plant of a species that normally grows to an overall height of at least 25 feet, with either one main stem or trunk with many branches, or several stems or trunks (Crape myrtles, for example).

*Tree grove* means existing stand of native trees with their understory vegetative cover intact with drainage conditions unchanged and general slope and grades unaltered. The extent of the grove shall extend three feet beyond the critical root zone of the perimeter trees in that grove or a distance of 12 times the diameter of the trunk of the largest tree on the perimeter, whichever is the lesser.

*Wetlands* means areas that are periodically or permanently inundated by surface or ground water and support vegetation adapted for life in saturated soil. Wetlands include swamps, marshes, bogs and similar areas. These areas may or may not be U.S. Army Corps of Engineers jurisdictional wetlands.