Appendix 1
CITY OF CENTRAL COMPREHENSIVE ZONING CODE[1]

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[1]Editor's note(s)—The Comprehensive Zoning Code was originally adopted from Ord. No. 2013-29 on November 12, 2013, and became effective on January 1, 2014. Provisions with parenthetical history notes indicate sections which were created or amended by a later amendatory ordinances. A section with no parenthetical history note indicates that the section has not been revised since the base ordinance was adopted on Nov. 12, 2013.

CHAPTER 1. RELATIONSHIP TO CODE OF ORDINANCES

Sec. 1.1. Relationship to Code of Ordinances.

A. This title shall be known as the City of Central's Comprehensive Zoning Code and may be cited as the "Central Zoning Ordinance" or the "Zoning Code."
B. This Zoning Code is part of and interrelated with the Code of Ordinances of the City of Central.
C. On September 24, 2024 (Ord. No. 2024-37), the City began the process of re-establishing a Unified Development Code. This Zoning Code will be incorporated into Title 7 Unified Development Code. Until that process is complete, users of this Zoning Code shall refer to Title 7 in addition to this Zoning Code.

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

CHAPTER 2. GENERAL DISTRICT REGULATIONS

Sec. 2.1. Reserved.

(Ord. No. 2024-41, 10-22-2024; Ord. No. 2026-22, 10-27-2026)

Sec. 2.2. Permitted obstructions in required yards.

A. All yards:
    1. Chimneys not more than two feet into a required setback;
    2. Bay windows not more than two feet into a required setback;
    3. Eaves not more than two feet into a required setback;
    4. Gutters and downspouts not extending more than 12 inches from the edge of the eaves;
    5. Basketball poles, hoops and backboards.
B. Side Yards:
    1. Stairs from a side door not more than three feet into the required setback;
    2. Canopy over a side door entrance not more than three feet into the required setback;
    3. Garages in interior side yards provided there is at least a three foot setback from the Side Lot Line and a five foot setback from the alley, if there is an alley entrance.
    4. Swimming pools in interior side yards.
C. Front and corner side yards:
    1. Open, unenclosed porches and stairs not more than eight feet into the required setback;
    2. Enclosed vestibule not more than four feet into the required setback.
D. Rear Yards:
    1. Swing sets and other similar recreation equipment;
    2. Decks and patios;
    3. Swimming pools;
    4. Accessory structures in accordance with Sec. 7:3.21 of this Code;
    5. Radio or television poles, towers, or antennae, including satellite dishes.

(Ord. No. 2017-11, 6-3-2017; Ord. No. 2020-23, 7-27-2020; Ord. No. 2024-41, 10-22-2024; Ord. No. 2026-15, 6-23-2026)

CHAPTER 3. SINGLE-FAMILY RESIDENCE DISTRICT (R-1)

Sec. 3.0. Purpose.

The purpose of Single-Family Residence District (R-1) is to permit low density development with a maximum Net Density of 2 units per acre. Any proposed development of 15 or more residential units must receive Conditional Use approval as a PUD.

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

Sec. 3.1. Uses.

See Title 7, Chapter 3 Use Regulations of this Code.

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

Sec. 3.2. Reserved.

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

Sec. 3.3. Bulk regulations.

A. Lot Area:
   1. Minimum width: 125 feet.
   2. Minimum total area: one-half acre (21,780 square feet).

B. Setbacks:
   1. Minimum Front Yard: 35 feet. Where the Front Yard Setback for 50 percent of the frontage on the same side of a street as the subject property, between two intersecting streets exceeds the minimum, the Front Yard Setback shall be not less than the average Front Yard Setback for the existing buildings.
   2. Minimum Rear Yard: 30 feet. Where the rear yard setback in a Recognized Subdivision, as set forth on the subdivision's final plat or, if no such setback is set forth, the rear yard setback required by the UDC at the time the final subdivision plat was approved is smaller than 30 feet, a new structure may be constructed with said smaller setback.
   3. Minimum for each Side Yard: the greater of 12.5 feet or ten percent of the Lot Width.
   4. Minimum corner side yard: the greater of 25 feet or 20 percent of the Lot Width.
   5. *Exception to minimum setbacks.* The minimum setback for any yard may be reduced to the average of that yard for all buildings located on lots within five hundred (500) feet, measured from the outer corners of the front property line of the subject property on both sides of the property and of the street; however no front or corner side yard shall be less than ten (10) feet, no side or rear yard shall be less than five (5) feet, and no front yard for a frontloaded garage shall be less than 25 feet.

C. Lot Coverage:
   1. Maximum total lot coverage: 50 percent.
   2. Maximum Rear Yard: 30 percent of the Rear Yard covered by Accessory Buildings (carport, garage, storage shed, etc.). No Accessory Building shall be constructed closer than ten feet to the residential structure.

D. Building Height: Maximum: 35 feet measured from the average elevation of the finished grade within 20 feet of the front of the proposed building.

E. Roof Pitch: The pitch ratio of the main roof of any residential structure must be, at a minimum, 6:12 for at least 50 percent of the building elevation(s) facing a roadway(s). This roof pitch requirement shall only be applicable to new residential construction; not renovations to existing residences or the replacement of a damaged or destroyed residence.

F. Parking: Minimum of two off-street parking spaces not including driveways.

(Ord. No. 2022-21, § 1, 5-24-2022; Ord. No. 2022-26, § 1, 6-28-2022; Ord. No. 2023-34, 10-31-2023)

CHAPTER 4. SINGLE-FAMILY RESIDENCE DISTRICT (R-2)

Sec. 4.0. Purpose.

The purpose of Single-Family Residence District (R-2) is to permit medium density with a maximum Net Density of 4 units per acre. Any proposed development of 15 or more residential units must receive Conditional Use approval as a PUD.

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

Sec. 4.1. Uses.

See Title 7, Chapter 3 Use Regulations of this Code.

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

Sec. 4.2. Reserved.

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

Sec. 4.3. Bulk regulations.

A. Lot Area:
   1. Minimum width: 75 feet.
   2. Minimum total area: 10,500 square feet.

B. Setbacks:
   1. Minimum Front Yard: 15 feet. Where the front yard setback for 50 percent of the frontage on the same side of a street as the subject property, between two intersecting streets exceeds the minimum, the front yard setback shall be not less than the average front yard setback for the existing buildings. Frontloaded garages shall have a minimum front yard setback of 25 feet.
   2. Minimum Rear Yard: 25 feet. Where the rear yard setback in a Recognized Subdivision, as set forth on the subdivision's final plat or, if no such setback is set forth, the rear yard setback required by the UDC at the time the final subdivision plat was approved is smaller than 25 feet, a new structure may be constructed with said smaller setback.
   3. Minimum for each Side Yard: the greater of seven and one-half feet or ten percent of the Lot Width.
   4. Minimum Corner Side Yard: the greater of 25 feet or 20 percent of the Lot Width.
   5. *Exception to minimum setbacks.* The minimum setback for any yard may be reduced to the average of that yard for all buildings located on Jots within five hundred (500) feet. measured from the outer comers of the front property line of the subject property on both sides of the property and of the street; however no front or comer side yard shall be less than ten (10) feet, no side or rear yard shall be less than five (5) feet, and no front yard for a frontloaded garage shall be less than 25 feet.

C. Lot Coverage:
   1. Maximum total lot coverage: maximum 50 percent.
   2. Maximum Rear yard: 30 percent of the rear yard covered by Accessory Buildings (carport, garage, storage shed, etc.). No Accessory Building shall be constructed closer than ten feet to the residential structure.

D. Building Height: Maximum: 35 feet measured from the average elevation of the finished grade within 20 feet of the front of the proposed building.

E. Roof Pitch: The pitch ratio of the main roof of any residential structure must be, at a minimum, 6:12 for at least 50 percent of the building elevation(s) facing a roadway(s). This roof pitch requirement shall only be applicable to new residential construction; not renovations to existing residences or the replacement of a damaged or destroyed residence.

F. Parking. Minimum: two off-street parking spaces not including driveways.

(Ord. No. 2022-21, § 1, 5-24-2022; Ord. No. 2022-26, § 2, 6-28-2022; Ord. No. 2023-34, 10-31-2023)

CHAPTER 5. SINGLE-FAMILY ATTACHED/ MULTI-FAMILY RESIDENCE DISTRICT (R-3)

Sec. 5.0. Purpose.

The purpose of Single-Family Attached/Multifamily Residence District R-3 is to permit high density development with a maximum Net Density of eight units per acre. Any proposed development of 15 or more residential units must receive Conditional Use approval as a PUD.

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

Sec. 5.1. Uses.

See Title 7, Chapter 3 Use Regulations of this Code.

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

Sec. 5.2. Reserved.

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

Sec. 5.3. Bulk regulations.

A. Minimum Lot Area:
   1. Minimum width: 60 feet.
   2. Minimum total area: 7,200 square feet for single-family detached dwellings, duplexes or two-flats; 10,000 square feet for three single-family attached dwellings; and 13,000 square feet for four single-family attached dwellings; 2,400 square feet per dwelling unit (but not less than 13,000 square feet) for multi-family dwellings.

B. Minimum Setbacks:
   1. Front Yard: 15 feet and Rear Yard: 25 feet. Frontloaded garages shall have a minimum front yard setback of 25 feet. Where the rear yard setback in a Recognized Subdivision, as set forth on the subdivision's final plat or, if no such setback is set forth, the rear yard setback required by the UDC at the time the final subdivision plat was approved is smaller than 25 feet, a new structure may be constructed with said smaller setback.
   2. Each Side Yard: the greater of six feet or ten percent of the Lot Width.
   3. Corner Side Yard: the greater of 12 feet or 20 percent of the Lot Width.
   4. *Exception to minimum setbacks.* The minimum setback for any yard may be reduced to the average of that yard for all buildings located on lots within five hundred (500) feet, measured from the outer corners of the front property line of the subject property on both sides of the property and of the street; however no front or corner side yard shall be less than ten (10) feet, no side or rear yard shall be less than five (5) feet, and no front yard for a frontloaded garage shall be less than 25 feet.

C. Lot Coverage:
   1. Maximum Total lot coverage: 65 percent.

2. Maximum Rear Yard: 40 percent of the rear yard covered by Accessory Buildings (carport, garage, storage shed, etc.). No detached garage or other Accessory Building shall be constructed closer than 20 feet to the rear of the residence.

D. Building Height: Maximum: 35 feet measured from the average elevation of the finished grade within 20 feet of the front of the proposed building (not including chimney).

E. Roof Pitch: The pitch ratio of the main roof of any residential structure must be, at a minimum, 6:12 for at least 50 percent of the building elevation(s) facing a roadway(s). This roof pitch requirement shall only be applicable to new residential construction; not renovations to existing residences or the replacement of a damaged or destroyed residence.

F. Parking: Minimum: two off-street parking spaces per unit not including driveways.

(Ord. No. 2022-21, § 1, 5-24-2022; Ord. No. 2022-26, § 3, 6-28-2022; Ord. No. 2023-34, 10-31-2023)

CHAPTER 6. NEIGHBORHOOD BUSINESS DISTRICT (B-1)

Sec. 6.1. Purpose.

The purpose of the Neighborhood Business District (B-1) is to provide sites for small scale service and retail establishments to support adjacent residential neighborhoods.

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

Sec. 6.2. Uses.

See Title 7, Chapter 3 Use Regulations of this Code.

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

Sec. 6.3. Bulk regulations.

A. Setback Requirements.
   1. Minimum Front Yard Setback: 25 feet. Parking configuration and landscaping shall conform to Appendix A. Front Yard Setbacks shall be improved with at least two deciduous or ornamental trees, one evergreen tree, and 15 shrubs per each 100 lineal feet. Landscaping may be permitted in public street Right-of-way, if authorized as part of plan approval.
   2. Minimum Rear and Side Yard Setback: ten feet; however, 15 feet if Side Yard is adjacent to a street or public way and 30 feet if Rear Yard or Side Yard if those yards abut a residence or a residential district. The Rear or Side yards shall be appropriately landscaped to screen the abutting residence or residential zoned area.

B. Lot Area: Minimum of 10,000 square feet and maximum of 87,120 square feet (2 acres).

C. Building Area: 5,000 square feet on the ground floor with an additional 5000 square feet permitted on the second floor.

D. Maximum Building Height: 35 feet from the average elevation of the finished grade within 20 feet of the front of the proposed building.

E. Parking in accordance with Chapter 16.

F. Additional Requirements: All dumpsters and other garbage or refuse receptacles shall be enclosed by masonry walls on three sides. The doors to the receptacle area shall be painted to match the masonry. Additionally, concrete pads and approach aprons shall be installed for the dumpsters.

CHAPTER 7. NEIGHBORHOOD BUSINESS DISTRICT (B-2)

Sec. 7.1. Purpose.

The purpose of the Neighborhood Business District (B-2) is to provide sites for small scale service and retail establishments to support adjacent residential neighborhoods.

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

Sec. 7.2. Uses.

See Title 7, Chapter 3 Use Regulations of this Code.

(Ord. No. 2017-12, 6-3-2017; Ord. No. 2024-41, 10-22-2024)

Sec. 7.3. Bulk regulations.

A. Setback Requirements:
   1. Minimum Front Yard Setback: 25 feet. Parking configuration and landscaping shall conform to Appendix A. Front yard setbacks shall be improved with at least two deciduous or ornamental trees, one evergreen tree, and 15 shrubs per each 100 lineal feet. Landscaping may be permitted in public street right-of-way, if authorized as part of plan approval.
   2. Minimum Rear and Side Yard Setback: ten feet; 15 feet for a Side Yard adjacent to a street or public way; 30 feet for a Rear Yard or Side Yard if those yards abut a residence or a residential district. The rear or side yards shall be appropriately landscaped to screen the abutting residence or residential zoned area.

B. Lot Area: Minimum of 20,000 square feet and maximum of 130,680 square feet (3 acres)

C. Building Area: 12,000 square feet on the ground floor with an additional 12,000 square feet permitted on the second floor.

D. Building Height: Maximum of 35 feet from the average elevation of the finished grade within 20 feet of the front of the proposed building.

E. Parking as required in Off-Street Parking and Loading Regulations (Chapter 16).

F. Additional Requirements. All dumpsters and other garbage or refuse receptacles shall be enclosed by masonry walls on three sides. The doors to the receptacle area shall be painted to match the masonry. Additionally, concrete pads and approach aprons shall be installed for the dumpsters.

CHAPTER 8. GENERAL COMMERCIAL/BUSINESS DISTRICTS (B-3)

Sec. 8.1. Purpose.

The purpose of General Commercial/Business District (B-3) is for moderate intensity development; specifically, medium scale retail and office development that serves several neighborhoods in the City; however, any proposed development of ten (10) or more acres must receive Conditional Use approval as a PUD.

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

Sec. 8.2. Uses.

See Title 7, Chapter 3 Use Regulations of this Code.

(Ord. No. 2018-51, 12-18-2018; Ord. No. 2022-41, 12-13-2022; Ord. No. 2024-41, 10-22-2024)

Sec. 8.3. Bulk regulations.

A. Setback Requirements: Minimum front yard setbacks in the B-3 district shall be maintained at 30, 60, or 85 feet, depending upon whether no parking, one row of parking, or two rows of parking is provided in the setback, respectively. Parking configuration and landscaping shall conform to Appendix A.

Front yard setbacks shall be improved with two deciduous trees, one ornamental tree, two evergreen trees, and 30 shrubs per each 200 lineal feet. Landscaping may be permitted in public street right-of-way, if authorized as part of plan approval.

A minimum ten foot rear yard and side yard setback is required. A 30 foot rear yard setback and a 30 foot side yard setback is required if those yards abut a residence or a residential district. The rear or side yards shall be appropriately landscaped to screen the abutting residence or residential zoned area.

B. Minimum Lot Area: 87,120 square feet (2 acres).
C. Maximum Building Area: 35,000 square feet.
D. Maximum Building Height: 45 feet from the average elevation of the finished grade within 20 feet of the front of the proposed building.
E. Parking as required in Off-Street Parking and Loading Regulations (Chapter 16).
F. Additional Requirements: All dumpsters and other garbage or refuse receptacles shall be enclosed by masonry walls on three sides. The doors to the receptacle area shall be painted to match the masonry. Additionally, concrete pads and approach aprons shall be installed for the dumpsters.

CHAPTER 9. GENERAL COMMERCIAL/BUSINESS DISTRICT (B-4)

Sec. 9.1. Purpose.

The purpose of General Commercial/Business District (B-4) is for moderate to high intensity development; specifically, medium to large scale retail and office development to serve several neighborhoods and areas immediately outside the City; however, any proposed development of ten or more acres must receive Conditional Use approval as a PUD.

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

Sec. 9.2. Conditional uses.

See Title 7, Chapter 3 Use Regulations of this Code.

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

Sec. 9.3. Bulk regulations.

The bulk regulations in the B-4 District shall be the same as in the B-3 District except:

A. Lot Area Minimum: 174,240 square feet (4 acres); and
B. Building Area Maximum: 75,000 square feet.

CHAPTER 10. LARGE SCALE COMMERCIAL/BUSINESS DISTRICTS (B-5)

Sec. 10.1. Purposes.

The purpose of Large Scale Commercial/Business District (B-5) is for high intensity development; specifically, large scale retail and office development (over 75,000 square feet of building or retail space) providing destination uses for patrons residing within and outside of the

City. Any proposed development of ten or more acres must receive Conditional Use approval as a PUD.

(Ord. No. 2018-10, 4-20-2018; Ord. No. 2024-41, 10-22-2024)

Sec. 10.2. Uses.

See Title 7, Chapter 3 Use Regulations of this Code.

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

Sec. 10.3. Bulk regulations.

Though the purpose of the B-5 district is to accommodate large scale retail and office development (over 75,000 square feet of building or retail space), nothing in this Code requires that property zoned B-5 be developed to such a scale.

(Ord. No. 2014-15, 7-1-2014; Ord. No. 2024-41, 10-22-2024)

CHAPTER 11. OFFICE, RESEARCH AND DEVELOPMENT DISTRICT (O, R & D)

Sec. 11.1. Purpose.

The Office, Research and Development District is intended to provide locations for offices, scientific research facilities, and light industrial and manufacturing, including but not limited to, assembly, packaging, light metal fabrication and warehousing conducted within completely enclosed buildings, except off-street parking, off-street loading, and some outdoor storage of materials and equipment.

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

Sec. 11.2. Uses.

See Title 7, Chapter 3 Use Regulations of this Code.

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

Sec. 11.3. Reserved.

(Ord. No. 2024-13, 4-9-2024; Ord. No. 2024-41, 10-22-2024)

Sec. 11.4. Bulk regulations.

A. Lot Area and Setback Requirements. With the exception of requirements that may be placed on PUDs, there are no lot size requirements for O, R & D uses. Front yard setbacks shall be improved with two deciduous trees, one ornamental tree, two evergreen trees, and 30 shrubs per each 200 lineal feet. Landscaping may be permitted in public street right-of-way, if authorized as part of plan approval. In addition, a rear yard setback amounting to 20 percent of the total lot area is required if the rear yard abuts a residential district. A side yard setback amounting to 20 percent of the total lot area is required if the side yard abuts a residential district. The rear or side yards shall be appropriately landscaped to screen the abutting residential property.
B. Maximum Building Height: 60 feet from the average elevation of the finished grade within 20 feet of the front of the proposed building.
C. Parking as required in Off-Street Parking and Loading Regulations (Chapter 16).

Sec. 11.5. Additional requirements.

All activities, including but not limited to, manufacturing, assembling, packaging or fabrication shall be performed within completely enclosed buildings. Outdoor storage of material and equipment is permitted provided there is no outdoor storage in any yard abutting a residential area and an eight-foot solid fence or wall completely surrounds the outdoor storage area. No material or equipment (other than vehicles) stored outdoors may project higher than eight feet.

All dumpsters and other garbage or refuse receptacles shall be enclosed by masonry walls on three sides. The doors to the dumpster area shall be painted to match the masonry. Additionally, concrete pads and approach aprons shall be installed for the dumpsters.

All development within the O, R & D District not required to be approved as a PUD shall be subject to site plan review (as outlined in the City's subdivision regulations) for developments 30,000 square feet or greater.

CHAPTER 11A. LIGHT MANUFACTURING (LM-1)

Sec. 11A.1 Purpose

The Light Manufacturing District is intended to provide for commercial and business uses and low intensity manufacturing/fabrication/production uses in fully enclosed structures with limited outdoor activity and/or storage. This district includes development standards that regulate and limit impacts to residential areas and to the nearby commercial properties. Very limited outdoor activities and storage may be permitted.

(Ord. No. 2024-06, 2-27-2024)

Sec. 11A.2 Uses

See Title 7, Chapter 3 Use Regulations of this Code.

(Ord. No. 2024-06, 2-27-2024; Ord. No. 2024-41, 10-22-2024)

Sec. 11A.3 Reserved

(Ord. No. 2024-06, 2-27-2024; Ord. No. 2024-41, 10-22-2024)

Sec. 11A.4 Bulk Regulations

A. Minimum Lot Area. 0.5 acres

B. Setback Requirements.

1. Minimum Front Yard Setback Line: 25 feet. Parking configuration and landscaping shall conform to Appendix A.
2. Minimum Side and Rear Yard Setback Lines abutting a residential district or land use: A minimum rear yard setback line shall be 20 percent of the total lot depth if the rear yard abuts a residential district or land use. A minimum side yard setback line shall be 20 percent of the total width if the side yard abuts a residential district or land use. The rear and side yards shall be appropriately landscaped to screen the abutting residential property. See Figure 1 and Figure 2.
3. Other Minimum Side and Rear Yard Setbacks: 10 feet side yard, 10 feet rear yard.

Figure 1: Yards and Setbacks

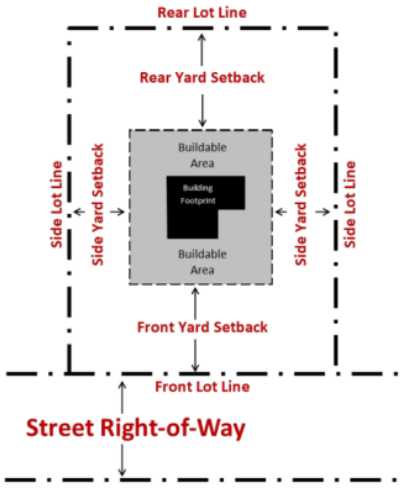


Figure 2: 100' x 200' lot abutting residential zoning district or land use example

Lot Width: 100'
Lot Depth: 200'
Min. Front Yard Setback Line: 25'
Min. Side Yard Setback Line – 20% of lot width: **20%*100' = 20'**
Min. Rear Yard Setback Line – 20% of lot depth: **20%*200' = 40'**

C. Maximum Building Height: 50 feet from the average elevation of the finished grade within 20 feet of the front of the proposed building.

(Ord. No. 2024-06, 2-27-2024)

Sec. 11A.5 Development Standards

All uses shall conform to the following requirements:

1. All activities shall be conducted within a fully enclosed structure except for the following activities and uses:
   a. Off-street parking and loading;
   b. Approved temporary uses that are conducted outside;
   c. Outdoor activities approved in an applicable PUD or conditional use.
2. Outdoor storage of materials, equipment, and vehicles may only be permitted in an outdoor storage yard that meets all of the following conditions:
   a. No outdoor storage is permitted in front of the principle building structure front building line.
   b. No outdoor storage is allowed in any required side yard and required rear yard abutting a residential area or land use.
   c. An eight-foot solid fence or wall shall completely surround the outdoor storage area.
   d. Outdoor storage is specifically approved in an applicable PUD or conditional use.
3. Screening of Landscaping and Service Areas
   a. Trash collection, trash compaction, recycling collection and other similar service areas must be located on the side or rear of the building and must be effectively screened from view from residential properties and public rights-of-ways. Wall or fence materials must be compatible with the primary structure.

b. All loading areas visible from residential property or public rights of-way must provide a one hundred percent (100%) opaque, year-round screen. This screen must consist of walls, fences, plant materials or a combination totaling eight (8) feet in height at installation. Wall or fence materials must be compatible with the primary structure.

4. All driveways shall be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets;
5. Drive-through facilities are prohibited;
6. Inoperable vehicles shall not be visible from public rights-of-way;
7. Uses may not emit smoke at periods of normal operation of a density greater than number one (1) according to Ringlemann's Scale;
8. Uses may not emit odors, gas or flumes beyond the property line;
9. Any external lighting must be oriented inward toward the development to minimize intrusion on abutting residential property;
10. Uses shall dust-proof all walks, driveways and parking areas so that no dust from these or any other operations escapes beyond the property line;
11. Where a lot or tract is next to a R-1, R-2, R-3, B-1, or B-2 District, a solid fence or solid screen planting at least six (6) feet high shall be provided along all property lines adjoining said districts.

(Ord. No. 2024-06, 2-27-2024)

CHAPTER 12. RURAL/AGRICULTURAL DISTRICT (R/A)

Sec. 12.1. Uses.

See Title 7, Chapter 3 Use Regulations of this Code.

(Ord. No. 2024-38, 9-24-2024; Ord. No. 2024-41, 10-22-2024)

Sec. 12.2. Reserved.

(Ord. No. 2018-51, 12-18-2018; Ord. No. 2019-43, 11-23-2019; Ord. No. 2023-25, 8-3-2023; Ord. No. 2024-13, 4-9-2024; Ord. No. 2024-38, 9-24-2024; Ord. No. 2024-41, 10-22-2024)

Sec. 12.3. Bulk regulations.

A. Minimum Lot Size:
   1. Minimum area: 1 acre; however, if an area is designated as Conservation, Restrictive Green Space or Incentive Green Space on the 2010 Master Plan Land Use Plan and the subdivision(s) of the property contain 6 or more residential lots, then each lot shall be a minimum of 3 acres and these lots with be subject to no further subdivision.
   2. Minimum width: 150 feet for one acre lots and 250 feet for 3-acre lots.

B. Minimum Setbacks:
   1. Front Yard: 35 feet.
   2. Side yard: 25 feet.
   3. Corner side yard: 35 feet.
   4. Rear yard: 35 feet.

C. Maximum Building Height: 40 feet measured from the average elevation of the finished grade within 20 feet of the front of the proposed building

D. Parking as required by Off-street Parking and Loading Regulations (Chapter 16).

(Ord. No. 2014-11, 7-1-2014; Ord. No. 2016-53, 12-12-2016)

CHAPTER 13. ADMINISTRATION AND ENFORCEMENT

Sec. 13.1. Administration.

See Title 7, Chapter 8 of this Code.

(Ord. No. 2018-40, 10-23-2018; Ord. No. 2025-02, 1-14-2025)

CHAPTER 14. PLANNED UNIT DEVELOPMENT REGULATIONS

Sec. 14.1. Intent.

The Planned Unit Development is intended to provide for projects incorporating a single type or a variety of related uses which are planned and developed as a unit. The Planned Unit Development should provide amenities not otherwise required by law and often establishes facilities and open space greater than the minimums required by law.

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

Sec. 14.2. Procedure.

See Title 7 Unified Development Code, Chapter 8 Administration of this code.

(Ord. No. 2024-19, 5-28-2024; Ord. No. 2025-02, 1-14-2025)

Sec. 14.3. Reserved.

(Ord. No. 2019-24, 7-9-2019; Ord. No. 2020-05, 1-28-2020; Ord. No. 2025-02, 1-14-2025)

Sec. 14.4. Reserved.

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

Sec. 14.5. Specific content.

The Planned Unit Development Plan and supporting data shall include at least the following information by the Zoning Commission:

A. Pre-Application (Optional) Stage:
   1. General Site Information. Data regarding the site conditions, land characteristics, available community facilities and utilities, existing servitudes and covenants, and other related information.
   2. Sketch Plan. A drawing showing the proposed location and extent of the land uses, streets, lots and other features.
   3. Description: A complete property survey and legal description of the site proposed for development.
   4. The developer shall submit this information to the Zoning Administrator for review so that staff may become familiar with the proposal at least one week prior to the Zoning Commission meeting.

B. Preliminary Plat Stage:
   1. Detailed Plan. A drawing of the Planned Unit Development shall be prepared at a scale of not less than one inch to one hundred feet (1" = 100') and shall show such designations as proposed streets (public and private), all buildings and their use, common open space, recreation facilities, parking areas, service areas, and other facilities to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings and shall include:
      a. Boundary lines: bearings and distance.

b. Easements: location, width and purpose.
c. Streets on and adjacent to the tract street names, right-of-way widths, existing or proposed centerline elevations, pavement type, walks, curbs, gutters, culverts, etc.
d. Utilities: A preliminary engineering study providing information on existing and proposed sanitary, storm, water and other utilities necessary to adequately service the development
e. Ground elevations on the tract
f. Other conditions on the tract: watercourses, flood plains, marshes, rock outcrops, wooded areas, isolated preservable trees with a diameter of one foot or more, houses, accessory buildings, and other significant features
g. Other conditions on adjacent land: approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of major buildings, railroads, power lines, towers, and other nonresidential land uses or adverse influences; owners of adjacent un-platted land; for adjacent platted land refer to subdivision plat by name, and show approximate percent built-up, typical lot size and dwelling type
h. Zoning districts on and adjacent to the tract
i. Proposed public improvements: highways or other major improvements planned by public authorities for future construction on or near the tract
j. Open Space: all parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated. All Developments shall have at least ten percent of the acreage (not counting retention ponds) as open space
k. Structures and Density: general location, purpose and height, of each building. In a residential only development, the density calculation shall be made considering only the developable portion of the development parcel, not including the required open space, wetlands or retention ponds. However, the City will consider a portion of the required open space in the density calculation if the proposed development contains significant additional open space and may choose to allow greater density when the required open space is improved with either active or passive recreational amenities, (Appendix I). In a mixed use development, residential densities shall be calculated considering only the residential portion of the development (along with the percentage of required open space attributable to the residential portion)
l. Map Data: name of development, name of site planner, north point, scale, date of preparation, and acreage of site
m. Such additional information as may be required by the Zoning Commission.

2. Objectives. A statement of planning objectives to be achieved by the Planned Unit Development. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices of the developer.
3. Ownership. Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the Parish Clerk's office. If legal title to the property is in trust, then a statement of the names and percentage of interest of all the beneficiaries shall be submitted. If legal title to the property is in a corporation, limited partnership or

other legal entity, then a statement of the names of all persons or entities owning ten percent or more of the stock or other ownership interest shall be submitted.

4. Schedule. Development schedule indicating:
    a. Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.
    b. Approximate dates for beginning and completion of each stage.
5. Covenants. Proposed agreements, provisions or covenants which will govern the use, maintenance and continued protection of the planned development and any of its common open space. Said covenants shall be reviewed and approved by the City Attorney prior to recordation.
6. Density. Provide information on the Net Density of residential uses including the number of dwelling units per acre, the number of dwelling units by type, the number of buildings by type, and the number of bedrooms in each dwelling unit type.
7. Non-Residential Use. Provide information on the type and amount of ancillary and non-residential uses, including the amount of common open space.
8. Service Facilities. Provide information on all service facilities and off-street parking facilities.
9. Architectural Plans. Preliminary architectural plans for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the building, and the number, size and type of dwelling units. Also, provide floor area of building types and total ground coverage and height of buildings.
10. Landscape Plans. Preliminary plans for vegetation, earth sculpturing, berming and aesthetic features shall be submitted.
11. Facilities Plans. Preliminary plans or information, adequate to indicate that the proposed development can be serviced, shall be submitted for:
    a. Roads including classification, width of right of way, width of pavement and typical construction details.
    b. Sanitary sewers.
    c. Storm drainage.
    d. Water supply system.
    e. Lighting programs.
    f. Sidewalks, paths and trails.
12. Stormwater Management Plan and stream setbacks, in accordance with Title 7, Chapter 4, Part IV of this Code.
13. Traffic Impact Study. Provide information on the adequacy of the local transportation and thoroughfare system to handle anticipated traffic volumes generated by the PUD. Also, an analysis should be made of the adequacy of the internal vehicular circulation pattern.
14. School Impact Study. At the request of the Zoning Administrator, provide information on the student load and financial impact on the local schools and district(s), including expected scheduling of potential students. For proposed developments with over 100 residential units and commercial developments of more than 200,000 square feet:

15. Tax Impact Study. If requested by the Zoning Administrator, provide information on the taxes to be generated by the proposed project and the cost to the various taxing bodies to provide the necessary service to the project.
16. Market Study. If requested by the Zoning Administrator, provide an economic feasibility study of the proposed development, including information on land utilization and marketing potential. Evidence should be presented showing the need for and feasibility of the proposed development.
17. Master Plan Context Analysis (completed by City of Central). The City of Central shall provide a context analysis of the proposed development on the City of Central, including information on how the proposed development aligns with the development policies outlined in the City's Master Plan. Upon completion of the analysis, and no more than 60 days after submission of the original PUD application, the City shall provide the analysis to the Planning Commission for review before a hearing is held.

C. Final Development Plan Stage:
1. Final Detailed Plan. A Final Planned Unit Development Plan shall be prepared and submitted to the Zoning Commission for approval. The purpose of the Final Development Plan is to designate with particularity the land subdivided into conventional lots as well as the division of other land not so treated, into common open areas and building areas. The Final Development Plan shall include, but not be limited to:
    a. An accurate legal description of the entire area under immediate development within the Planned Development.
    b. A subdivision plat of all subdivided lands in the same form and meeting all the requirements of a normal subdivision plat.
    c. An accurate legal description of each separate unsubdivided use area, including common open space.
    d. Designation of the exact location of all buildings to be constructed.
    e. Tabulation on separate unsubdivided use area, land area, number of buildings, number of dwelling units, and dwelling units per acre.
2. Common Open Space Documents. All Common Open Space may be either conveyed to a municipal or public corporation, conveyed to a not-for-profit corporation or entity established for the purpose of benefiting the owners and residents of the Planned Development or retained by the developer. In any event, the Zoning Commission may require legally binding covenants and other guarantees, in a form approved by the City Attorney, that the common open space will be permanently preserved as an open area. All land conveyed to a not-for-profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien against the individually owned property in the Planned Unit Development for maintenance and improvement of the common open space. Such documents shall also provide that the City shall have the right, but not the obligation, to perform necessary maintenance of the common open space, and shall have a lien against the individually owned property in the Planned Unit Development for the costs thereof.
3. Public and Quasi-Public Facilities. All public and quasi-public facilities and improvements made necessary as a result of the Planned Unit Development shall be either constructed in advance of the approval of the Final Plat pursuant to a permit duly obtained, or a letter of credit in a form approved by the City Attorney shall be posted to guarantee construction of the required improvements. The

letter of credit, payable to the City, shall be sufficient to cover the full cost of the improvements as estimated by the City, plus ten percent. Detailed construction plans shall be submitted for all public and quasi-public facilities to be built. Public and quasi-public facilities shall include, but not be limited to roads, curbs, gutters, sidewalks, street lights, street signs, water, sewer improvements or open spaces, recreational facilities, landscaping and public parking facilities.

4. Detailed Site Plans. Detailed plans shall be submitted for the design, construction or installation of site amenities; including buildings, landscaping, lakes and other site improvements.
5. Development Schedule. A final construction schedule shall be submitted for that portion of the Planned Unit Development for which approval is being requested.
6. Guarantee Deposit. A deposit shall be made to the City in cash, letter of credit or maintenance bond in a form approved by the City Attorney, equal to ten percent of the estimated cost of public facility installations. This deposit shall be a guarantee of satisfactory performance of the facilities constructed within the Planned Unit Development and shall be held by the City for a period of 18 months from the date of acceptance of the facilities by the City. After 18 months, the deposit shall be refunded if no defects have developed. If any defects have developed, then the balance of such deposit, if any, shall be refunded after reimbursement for amounts expended in correcting defective facilities.
7. Covenants. Final agreements, provisions or covenants which will govern the use, maintenance and continued protection of the Planned Unit Development shall be submitted to the City Attorney for review and approval. Said covenants shall be recorded in the East Baton Rouge Conveyance Records after written approval of the City Attorney.
8. Stormwater Management Plan and stream setbacks in accordance with Title 7, Chapter 4, Part IV of this Code.

(Ord. No. 2017-15, 6-22-2017; Ord. No. 2019-47, 12-13-2019; 2024-18, 6-25-2024)

Sec. 14.6. Standards.

The Planned Unit Development must meet the following standards:

A. Size and Ownership: The site of the Planned Unit Development must be under single ownership and/or unified control and be not less than two acres.
B. Compatibility: The Planned Unit Development shall be demonstrated by developer to be of a type, and to be so located as to exercise no undue detrimental influence upon surrounding properties, and to be compatible with surrounding uses. In determining compatibility of proposed residential development, the City shall use the Net Density Calculator, (Appendix I).
C. Need: A showing of the desirability of the Zoning and its benefit to the community must be made.
D. Yards: The required yards along the periphery of the Planned Unit Development shall be at least equal in width or depth to that of the adjacent zoning district or districts. Buildings of more than 24 feet in height shall provide a setback from any property line of not less than equal to the height of such buildings.
E. Parking Requirements: Adequate parking shall be provided as required by this Zoning Code.
F. Traffic: Adequate provision shall be made to provide ingress and egress so designated as to minimize traffic congestion on the public streets and promote safety.

G. Other Standards: The Planned Unit Development may depart from strict conformance with the required density, dimension, area, height, bulk, use and other regulations for the zoning district in which the property is located, so long as the Planned Unit Development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Sec. 14.7. Reserved.

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

Sec. 14.8. Alternative standards; traditional neighborhood developments (TND).

A. Purpose. The purpose of a Traditional Neighborhood Development ("TND") is to encourage mixed-use, compact development and facilitate the efficient use of services. A TND diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and commercial needs of the residents. A TND is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents. This Section is intended to encourage its use by providing incentives, rather than prohibiting conventional development. A TND:
   1. Is designed for the human scale;
   2. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
   3. Provides a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes;
   4. Coordinates transportation systems with a hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles, which incorporates a system of relatively narrow, interconnected streets, roads, drives, and other thoroughfare types, and provides for the connections of those thoroughfare types to existing and future developments;
   5. Includes compatibility of buildings and other improvements as determined by their arrangement, massing, form, character and landscaping to establish a livable, harmonious and diverse environment;
   6. Incorporates environmental features into the design;
   7. Provides a range of open space configured by squares, plazas, greens, landscaped streets, preserves, greenbelts and parks woven into the pattern of the neighborhood;
   8. Incorporates architecture, landscape, lighting and signage standards integrated with the zoning provisions that respond to the unique character of the region; and
   9. Provides an increased range of options than are allowed by conventional zoning.

B. Overview.
   1. A TND consists of an area of not less than 50 contiguous acres. TND property is considered contiguous, even if separated by a public roadway.
   2. A TND is divided into at least two types of areas, and each type of area has different land use and site development regulations. A TND must have one Neighborhood Center Area (also sometimes referred to as Town Center or Village Center) and at least one Mixed Residential Area. A TND may also have a Neighborhood Edge Area, Civic Spaces and Green Spaces.
   3. A "Neighborhood Center Area" serves as the focal point of a TND, containing retail, commercial, civic, and/or public services to meet the daily needs of community residents. A "Neighborhood Center" is pedestrian-oriented; designed to encourage pedestrian movement. A square may be located in a Neighborhood Center Area. Retail and commercial uses should generally be located adjacent to a square. The

Neighborhood Center uses include retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings.

4. A "Mixed Residential Area" includes a variety of residential land uses, including single-family residential, duplex, town home, and multi-family. Residential scale retail and commercial uses are permitted within a Mixed Residential Area with strict architectural and land use controls. Retail and commercial uses in a Mixed Residential Area are required to blend into the residential character of the neighborhood. A Mixed Residential Area should include open spaces such as small squares, pocket parks, community parks, and/or greenbelts. A Mixed Residential Area promotes pedestrian activity through well-designed and varied streetscapes that also provide for the safe and efficient movement of both pedestrian and vehicular traffic. Mixed Residential Area Uses include single-family homes, condominiums, town homes, apartments, offices, restaurants, neighborhood scale retail, and civic Uses. Mixed Residential areas often utilize alleys, either public or private. Varying lot sizes are encouraged within the Mixed Residential Area.
5. "Neighborhood Edge Area" is the least dense portion of a TND, with larger lots and greater setbacks than the rest of the neighborhood. Alleys are not required, and direct vehicular access to streets is permitted. Only single-family residential dwellings are permitted. A Neighborhood Edge Area is appropriate along the perimeter of the TND. A portion of a TND that adjoins existing or platted conventional low density housing must be designated as a Neighborhood Edge Area.
6. Large office, low-impact manufacturing uses and industrial uses that are not appropriate for a Neighborhood Center Area or a Mixed Residential Area but will serve the TND's residents may be located in a specified district.
7. Civic uses that are oriented to the general public are permitted in a Neighborhood Center Area and a Mixed Residential Area. These uses are essential components of the social and physical fabric of a TND. Civic space shall be integrated in residential and commercial areas in the TND. TND's shall incorporate civic common open spaces to be maintained by the municipality and/or private open spaces to be maintained by the community or landowners within the TND. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community. The locations of these major public civic uses shall be designated on the Preliminary Plan.
8. Open space is a significant part of a TND design. Formal and/or informal open spaces are required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Open space includes squares, plazas, greens, preserves, parks, and greenbelts.
9. TNDs are designed to be pedestrian oriented. To accomplish this goal, pattern and design of the various thoroughfare types are used to reduce vehicle travel speeds and encourage pedestrian activity. An interconnected and diverse network of streets, and other thoroughfare types, is required. Streets may be smaller than in conventional development and more varied in size and form to control traffic and give character to the neighborhood.
10. Thoroughfares and utilities in a TND shall connect to existing thoroughfares and utilities, or dead-end as stubs intended for connection to future thoroughfares, unless otherwise prohibited by topography, environmental constraints or other considerations.

C. Application and Approval Process. The application and approval process for a TND is the same as for any other PUD. The design requirements and standards set forth herein are intended to provide a more efficient design and approval process.

D. TND Design Requirements.

1. Association.
    a. Conditions, covenants, and restrictions for all the property within a TND shall, after review and approval by the City Attorney, be filed in the East Baton Rouge Parish Conveyance Records by the owner before a lot is sold and/or an occupancy permit is issued.
    b. In addition to other terms and conditions acceptable to the applicant, the conditions, covenants, and restrictions must create one or more property owners association with mandatory membership for each property owner, governed by Articles of Incorporation and Bylaws, which shall:
        1. Be organized by the applicant and operated with a financial subsidy from the applicant before the sale of any lots within the TND;
        2. Provide for the conditions and timing of transferring control of the association from the applicant to the property owners;
        3. Be responsible for maintenance of insurance and taxes on all common open space, enforceable by liens placed on the Association by the appropriate governmental entity(s), as provided in the Association Bylaws;
        4. At all times, cause all owners to have access to the common open space within the TND;
        5. Establish architectural standards that are in conformity with the requirements of this Zoning Code which shall be subject to review and approval by the Board of Directors of the Association or the Architectural Control Committee, as described below;
        6. Create an Architectural Control Committee to review development for compliance with the design standards, to issue certificates of approval, and to review and approve the development's architect, designer, and/or other professionals contributing to the development;
        7. Provide for the ownership, development, management, and maintenance of private open space (except plazas owned by individual property owners), community parking facilities, community meeting hall, and other common areas;
        8. Provide for a maintenance program for all property within the TND, including landscaping and trees within the streetscape;
        9. Require the collection of assessments from members in an amount sufficient to pay for its functions; and
        10. Be effective for a term of not less than 50 years.
2. Land Use Allocations. Each lot within a TND must be allocated particular permitted land use categories. The identification of permitted land uses within all or a portion of a TND may be made by reference to the zoning districts available within the City. Areas that would permit the sale or consumption of alcohol must be designated on the Preliminary Plan and/or Final Plan or receive a separate Conditional Use permit.
3. Neighborhood Uses. In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses throughout the TND and not to completely separate uses. A TND shall consist of a mix of residential uses, a mixed use area, and open space as provided below:

a. A mix of residential uses. For new construction or infill development, the mix of residential uses may be satisfied by existing residential uses adjacent to the TND by including some and/or all of the following:
    i. Single-family detached dwellings;
    ii. Single-family attached dwellings, including duplexes, town homes, row houses;
    iii. Multi-family dwellings, including senior housing;
    iv. Accessory dwelling units;
    v. "Special needs" housing, such as community living arrangements and assisted living facilities;
    vi. Residential units above commercial uses, which shall be considered multi-family units.
b. Mixed use area, of commercial, residential, civic or institutional, and open space uses as identified below. All residences shall be not more than (approximately) ¼ mile distance from existing or proposed commercial, civic, and or open space areas.
    i. Commercial uses may include the following:
        a. Food services such as but not limited to neighborhood grocery stores, butcher shops, bakeries, restaurants, cafes, coffee shops, neighborhood taverns, bars or pubs, delis and ice cream parlors. Outside dining patios may be permitted, but not including drive-throughs;
        b. Retail uses such as but not limited to florists or nurseries (retail sales only), gas stations, hardware stores, stationery stores, book stores, galleries, studios and shops of artists and artisans, drug stores, apparel, antiques, furniture, music, pets, farmers market, and toys;
        c. Services such as (but not limited to) child care centers; music, dance or exercise studios; offices, including professional and medical offices; financial and banks; laundromats and dry cleaners, educational, salons, health or fitness, tailor shops, repair and service shops;
        d. Accommodations such as small hotels or inns and bed and breakfast establishments; and
        e. Clubs and organizations, including fraternal organizations.
    ii. Residential uses may include the following, for sale or rent:
        a. Single-family attached dwellings, including duplexes, town homes, row houses;
        b. Multi-family dwellings, including senior housing;
        c. Residential units located on upper floors above commercial uses or to the rear of storefronts;
        d. Live/work units that combine a residence and the resident's workplace; and
        e. "Special needs" housing, such as community living arrangements and assisted living facilities.
    iii. Civic or institutional uses may include the following:
        a. Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices;
        b. Places of worship;
        c. Transit shelters;

d. Philanthropic institutions; and
e. Educational facilities.

iv. Office which may include the following:
a. Art galleries and studios;
b. Banks;
c. Child care centers;
d. Clubs;
e. Offices; and
f. Medical clinics.

v. Open space uses may include the following:
a. Central square;
b. Neighborhood parks;
c. Recreational facilities; and
d. Playgrounds.

c. Open Space. Uses identified below should be incorporated in the TND as appropriate. Large outdoor recreation areas (such as playgrounds and fields, not large neighborhood centers) should be located at the periphery of neighborhoods rather than central locations. Common Open Space is more particularly described below.
i. Environmental corridors dedicated for preservation;
ii. Protected natural areas dedicated for preservation;
iii. Community parks;
iv. Streams, ponds, and other water bodies.

4. Dwelling Unit Density. The number of residential dwelling units and the amount of nonresidential development, excluding open spaces, shall be determined as follows, provided that single-family detached dwellings shall account for at least 50 percent of the total number of residential units in the TND:
a. In areas devoted to mixed residential uses:
i. The number of single-family attached and detached units permitted shall be consistent with the density permitted in most similar residential zoning district and the residential density calculated by using Appendix I;
ii. The number of Multi-Family units shall be compatible with the density permitted in the R-3 district and the residential density calculated by using Appendix I;
iii. Accessory Dwelling Units may be permitted in areas devoted to detached single-family residences in addition to the number of dwelling units authorized under this Section; however, the total number of ADUs shall not be more than 20 percent of the total number of single-family detached units.

b. In mixed-use areas:
i. The number of single-family and multi-family dwelling units permitted shall be calculated the same as above plus an additional number of units not to exceed ten percent of the amount permitted above.
ii. All dwelling units constructed above Commercial Uses shall be permissible in addition to the number of dwelling units authorized by this Section; however, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.
iii. The total ground floor area of nonresidential development uses, including off-street parking areas shall not exceed 25 percent of the TND.

5. Additional Common Open Space Requirements. At least 20 percent of the gross acreage of the TND must be Common Open Space. Ninety percent of the Lots within the areas devoted to residential and mixed residential uses shall be within approximately ¼ mile distance from Common Open Space.
    a. The following uses may account for Common Open Space with the stated limitations:
        i. Parks, open greenbelt areas, and other recreational space which are readily accessible must account for not less than 25 percent of the required Common Open Space.
        ii. Trees along thoroughfare types located within designated landscape common areas or landscape servitude and located within as street right-of-way may only constitute 25 percent of the Common Open Space. There shall be a minimum average of one street tree on both sides of the street per 40 feet of frontage. However, Common Open Space within vehicle use areas or any noncontiguous green area of less than 500 square feet may not be included.
        iii. Surface drainage, including surface retention and detention, should include natural or man-made features which enhance a particular property and increase its desirability to a community or its marketability to the public.
            a. Unpaved lakes, ponds, bayous, streams, or creeks, including storm water wet detention basins provided that they are designed so that a minimum of 20 percent of the abutting shoreline is made accessible for the common use of the development, but in no event less than 300 feet of frontage.
            b. Storm water dry detention basins of not less than one acre; but may not exceed 25 percent of the Common Open Space and must be designed to provide for acceptable maintenance and upkeep of the detention basin.
        iv. Golf courses may account for up to 50 percent of the Common Open Space provided that the course is open to the public.
        v. Natural wetlands shall not exceed 50 percent of Common Open Space plus any natural wetlands reasonably visible from recreational walkways provided in and through the wetland.
        vi. Hard surface recreation areas such as recreational courts and pedestrian plazas may account for up to 25 percent of the Common Open Space.
        vii. Servitudes with existing below ground utilities and/or facilities with a width of not less than 30 feet.
        viii. Electrical transmission line servitudes with a width not to exceed 150 feet in commercial and residential areas only, and must be improved, recreational use areas available to the public.
        ix. School sites, library sites, outside hard surface recreational area, not to exceed 20 percent of the Common Open Space, excluding the area devoted to Buildings.
        x. An existing building or buildings that have historical or cultural significance may be located in a common area space; however, the enclosed building area may not be included in the Common Open Space requirement.

a. Common Open Space shall not include:
    1. Required:
        a. Yards which are not accessible for the common use of the development;
        b. Parking areas;
        c. Drives;
        d. Utility with above ground improvements or road servitudes;
        e. Paved lakes, ponds, bayous, streams, or creeks.
    2. Structures (unless a part of the open space such as gazebos);
    3. Required drainage ditches or canals; and
    4. Areas reserved for the exclusive use and benefit of an individual tenant or owner.
b. No more than 20 percent of the Common Open Space shall be devoted to paved areas and structures such as courts or recreation buildings.
c. Common Open Space shall be permanently set aside for the sole benefit, Use, and enjoyment of present and future occupants of the TND through covenant, deed restriction, open space servitude, or similar legal instrument; or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.
d. In the event land shown on a Final Development Plan as Common Open Space is dedicated to the City, the City Council may, but shall not be required to, accept the open space provided:
    (i) such land is accessible to the residents of the City;
    (ii) there is no cost of acquisition other than the costs incidental to the transfer of ownership (which shall be borne by the TND applicant); and
    (iii) the City agrees to and has access to maintain such lands.
e. Common Open Space shall be protected against building development and environmental damage by conveying to the municipality, parish, association, or land trust an open space servitude restricting the area in perpetuity against any future building and against the removal of soil, trees and other natural features, except as the City determines is consistent with conservation or recreational purposes.

6. Stormwater Management. The TND shall meet all requirements of Title 7 Development Code, Chapter 4, Part IV. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable.
7. Lot and Block Standards.
    a. Block and Lot Size Diversity. Thoroughfare layouts should provide for perimeter blocks generally in the range of 200 - 400 feet deep by 400 -800 feet long. Block length shall not exceed 2,000 feet in perimeter. The City may approve block perimeters of more than 2,000 feet if required because of existing topography. The applicant should consider where and when appropriate, a block longer than 500 feet in length may be traversed near the midpoint by a pedestrian path. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.

b. Lot Widths. Lot widths should create a relatively symmetrical street or road cross-section that reinforces the public space of the street or road as a simple, unified public space.
c. Building Setback, Front - Mixed Use Area. Structures in the mixed-use area have no minimum setback. Commercial and civic or institutional buildings should abut the sidewalks in the mixed-use area.
d. Building Setback, Front - Areas of Mixed Residential Uses. Single-family detached residences shall have a building setback in the front of up to 25 feet. Single-family attached residences and multifamily residences shall have a building setback in the front of up to 15 feet.
e. Side Setbacks. Provision for zero lot-line single-family dwellings should be made provided that a reciprocal access easement is recorded for both lots and town homes or other attached dwellings and provided that all dwellings have pedestrian access to the rear yard through means other than the principal structure.

8. Thoroughfare Network.
   a. The circulation system shall allow for different modes of transportation.
   b. The circulation system shall provide functional and visual links within the residential areas, mixed-use area, and open space of the TND and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes, especially off-street bicycle or multi-use paths or bicycle lanes on the streets where required and ADA-approved crosswalks and sidewalks, control through traffic, provide adequate transit stops, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the TND.
   c. Pedestrian Circulation. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the TND. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets (not alleys), shall be bordered by sidewalks on both sides in accordance with the following:
      i. Sidewalks in residential areas. Clear and well-lighted sidewalks shall be a minimum five feet in width. Sidewalks shall be provided along both sides of each street in residential areas. For pedestrian safety, sidewalks shall be separated at least six feet from the curb in areas of single-family detached dwelling units. In areas of multifamily and attached single-family dwellings, pavement may extend between the required pedestrian sidewalk and the street curb, provided a five foot unobstructed pedestrian sidewalk is provided, and there be a minimum five foot street tree buffer between the pedestrian sidewalk and the curb on both sides of the roadway.
      ii. Sidewalks in mixed-use areas. Clear and well-lighted walkways shall be a minimum of five feet in width. Sidewalks shall be provided along both sides of each thoroughfare type located within a mixed-use area. Within mixed-use areas, pavement may extend between the required pedestrian sidewalk and the street curb provided a five foot unobstructed pedestrian sidewalk is provided, and the there be a minimum six foot Street tree buffer between the pedestrian sidewalk and the curb on both sides of the roadway.
      iii. Disabled Accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.

iv. Crosswalks. Intersections of sidewalks with thoroughfares shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials or texture at the edges.

d. Bicycle Circulation. Bicycle circulation shall be accommodated on streets and/or on dedicated bicycle paths. Where feasible, any existing bicycle routes through the site shall be preserved and enhanced. Facilities for bicycle travel may include off-street bicycle paths (generally shared with pedestrians and other non-motorized users) and separate, striped, five foot bicycle lanes on streets. If a bicycle lane is combined with a lane for parking, the combined width should be 14 feet.

e. Public Transit Access. Where public transit service is available or planned, convenient access to transit stops shall be provided. Where transit shelters are provided, they shall be placed in highly visible locations that promote security through surveillance, and shall be well lighted.

f. Motor Vehicle Circulation. Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such as "queuing streets", curb extensions, traffic circles, and medians shall be used to encourage slow traffic speeds.

g. The thoroughfare network of the TND shall be connected to existing thoroughfares. TND streets should be laid out to allow extensions to future neighborhoods. Dead-end streets are prohibited.

h. Design of thoroughfares.

i. General.

a. Thoroughfares consist of moving lanes, parking lanes, curbs or swales, planters, Trees, Street lights and sidewalks.

b. Thoroughfare types shall be designated in the Final Development Plan.

c. Roads, streets, and commercial streets may be modified to become avenues, boulevards and drives.

d. Thoroughfares passing from one use area to another shall change appropriately except those designated as a "connector" in the Final Development Plan.

e. The exact locations of trees and lights along thoroughfares may be adjusted for specific conditions, such as building entrances.

f. Thoroughfares that exist in or near a TND at the time of approval and are consistent with the intent of this Zoning Code may become an approved standard for use in that TND. An example of such a condition is commonly found in a nearby historic neighborhood.

g. If striped, on-street parallel parking spaces shall be striped collectively, not individually.

h. The full width of all paths, passages, rural lanes, lanes and alleys shall be designated a utility easement. Only in the absence of these thoroughfare types are utility easements permitted elsewhere.

i. All thoroughfares within a TND shall terminate at other thoroughfares, forming a network. Cul-de-sacs shall be granted only when justified by site conditions.

ii. Design of thoroughfares in commercial areas.
    a. All lots shall front on a thoroughfare, except that a maximum of 20 percent of lots served by a rear alley may front a path or passage.
    b. Thoroughfares may intersect at non-orthogonal angles as acute as 30 degrees. Thoroughfares should preferably intersect at 90 degrees, but in no case less than 60 degrees.
iii. Design of thoroughfares in civic areas. Thoroughfares fronting civic buildings or civic spaces shall follow the standards of the underlying use area.

9. Parking requirements. The requirements for parking spaces shall be as listed in the Final Development Plan. Parking areas for shared or community use should be encouraged. On-street parking shall count toward the parking requirements. Side and rear parking shall be allowed. In addition:
    a. In the mixed-use area, any parking lot shall be located at the rear or side of a building. If located at the side, appropriate screening shall be provided.
    b. Parking lots or garages must provide not less than one bicycle parking space for every ten motor vehicle parking spaces.
    c. Adjacent on-street parking may apply toward the minimum parking requirements.
    d. In the mixed residential areas, parking may be provided on-site. One off-street parking space with unrestricted ingress and egress shall be provided for each accessory dwelling unit.
    e. Multi-family uses must provide one parking space for every first bedroom and [0.5] parking space for each additional bedroom.
    f. In residential areas, garage doors which face the front of a lot shall be placed 20 feet beyond the setback of the principal structure. However, the City may modify this requirement for no more than 20 percent of the dwelling units if warranted by topography or other environmental conditions.
    g. In non-residential areas, parking lots shall be located to the rear or side of buildings. Side parking lots shall account for no more than 25 percent of parking per site, and shall be screened from sidewalks by a combination of low walls or fences and landscaping.
    h. In the case of commercial or office uses which have shop or store fronts adjacent to sidewalks and thoroughfares, parking along the thoroughfare directly in front of the lot shall count toward fulfilling the parking requirements.
    i. The required number of spaces for commercial and office uses may be further reduced by demonstrating the use of shared parking.
    j. Off-street parking shall be located in mid-block parking lots located behind the buildings.
    k. Parking shall be accessed by alley or rear lane, when available. However, there shall be no parking in an alley or lane.
    l. Parking shall be prohibited within 30 feet of intersections to enable public service and emergency vehicles adequate turning radii, and in mid-block sections such that emergency vehicles can park and operate within 125 feet of all buildings on the block.
    m. Required parking must be provided within a five minute (one quarter mile) radius of the site which it serves.
    n. The location of permitted parking along thoroughfares should be coordinated to allow access to mail boxes.
    o. Parking lots greater than two double loaded parking rows should be carefully arranged to minimize breaks between pedestrian destinations.

p. Shared Parking.
    i. If an office use and a retail use share parking, the parking requirement for the retail use may be reduced by 20 percent, provided that the reduction shall not exceed the minimum parking requirement for the office use.
    ii. If a residential use shares parking with a retail use other than lodging uses, eating and drinking establishments or entertainment uses, the parking requirement for the residential use may be reduced by 30 percent, provided that the reduction does not exceed the minimum parking requirement for the retail and service use.
    iii. If an office and a residential use share off-street (or other thoroughfare) parking, the parking requirement for the residential use may be reduced by 50 percent, provided that the reduction shall not exceed the minimum parking requirement for the office use.
    iv. The required number of spaces for commercial, office, civic, and multi-family uses may be further reduced by demonstrating the use of shared parking.

10. Architectural Standards. A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character. In order to achieve harmonious design throughout the TND, architectural design guidelines for the residential, commercial, office, civic and institutional uses shall be submitted to the City and used in creating the development. The architectural features and guidelines are illustrative and conceptual and may be altered by the developer from time to time, it being understood that market conditions, social changes, building costs, changes in demographics, other building codes and regulation and other reasons may require the alteration of the architectural features and concepts.
    a. Guidelines for existing structures.
        i. Existing structures or sites, if determined to be historic or architecturally significant by the East Baton Rouge Parish Historic Preservation Commission or the Louisiana State Historic Preservation Office, or listed on the National Register of Historic Places, shall be protected from demolition or encroachment by incompatible structures or landscape development.
        ii. The U.S. Secretary of the Interior's Standards for alterations to Historic Properties shall be used as the criteria for rehabilitation and treatment of historic or architecturally significant Structures or sites.
    b. Guidelines for new structures.
        i. Height. New structures within a TND shall be no more than three occupied stories for single-family residential, or five occupied stories for commercial, multifamily residential, or mixed-use.
        ii. Entries, Facades, Windows, Doors and Roofs.
            a.The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public thoroughfare.
            b. The front facade of the principal building on any lot in a TND shall face onto a public thoroughfare. Corner lots are required to face onto one public thoroughfare.
            c. The front facade shall not be oriented to face directly toward a parking lot.
            d. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.

e. For commercial buildings, a minimum of 50 percent of the front facade on the ground floor shall be glass (transparent), including window or door openings allowing views into and out of the interior.
f. New structures on opposite sides of the same Thoroughfare should follow similar design guidelines. This provision shall not apply to Buildings bordering civic uses.
g. Building and parking placement within the Neighborhood Center, or Town Center, should be arranged to create appropriately scaled continuous building facades with as few non-pedestrian oriented breaks as possible.
h. Walls along thoroughfares shall be made of brick, or block and stucco, or other material to match the facade of the principal building.
i. Windows shall use clear glass panels.
j. All openings including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.
k. Openings above the first story shall not exceed 50 percent of the total building wall area, with each facade being calculated independently.
l. The facades on retail frontages shall be detailed as storefronts and glazed no less than 50 percent of the sidewalk-level Story.
m. Doors and windows that operate as sliders are prohibited along frontages.
n. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment for viewing from the adjacent public right(s)-of-way.
    1. Dwelling units may be constructed above the ground floor in commercial and office buildings.
    2. Commercial and office development within the TND shall have an architectural design compatible with the design of residential buildings.

c. Utilities. All utilities shall be placed underground.

11. Guidelines for garages and Accessory Dwelling Units. Garages and Accessory Dwelling Units may be placed on a single-family detached residential lot within the principal building or an accessory building provided that the Accessory Dwelling Unit shall not exceed 1,000 square feet. Garage doors shall have a minimum setback of 20 feet when accessed from the front property line, and shall have a minimum setback of nine feet from the rear property line when accessed from a Rear Alley.
l2. Guidelines for exterior signage. Comprehensive sign guidelines are required for the entire TND which establishes a uniform sign theme. Such guidelines shall be submitted to and approved by the City. Signs shall share a common style, as to sizes, shapes, and materials permitted within the TND.
13. Guidelines for lighting.
    a. Lighting along thoroughfares, including pedestrian scale lighting, shall be provided along all thoroughfares. Generally more, smaller lights, as opposed to fewer, high-intensity lights, should be used. Lights shall be installed on both sides of

Streets at intervals of no greater than 75 feet apart. The lighting design shall meet the minimum standards developed by the Illumination Engineering Society.

b. Exterior lighting shall comply with all applicable ordinances.

14. Landscaping and screening standards.
    a. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Where screening is required by this Zoning Code, it shall be at least three feet in height, unless otherwise specified. Required screening shall be at least 50 percent opaque throughout the year. Required screening shall be satisfied by one or some combination of a decorative fence not less than 50 percent behind a continuous landscaped area, a masonry wall, or a hedge.
    b. Trees along thoroughfares.
        i. A minimum of one deciduous canopy tree per 40 feet of frontage, or fraction thereof, shall be required. Trees can be clustered and do not need to be evenly spaced, subject to further provisions as set forth herein.
        ii. Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in Tree wells installed in pavement or concrete.
        iii. Native shade trees which grow to a minimum height of 40 feet at maturity shall be planted along all streets at a maximum average spacing of 30 feet on center.
        iv. Trees shall have a minimum caliper of two and one-half inches at the time of planting.
    c. Parking area landscaping and screening.
        i. All parking and loading areas fronting public thoroughfares or sidewalks, and all parking and loading areas abutting residential districts or users, shall provide a landscaped area at least five feet wide along the public thoroughfare or sidewalk; screening at least three feet in height and not less than 50 percent opaque; and one Tree for each 25 linear feet of parking Lot frontage.
        ii. The corners of parking lots, "islands", and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation may include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
        iii. For all parking lots with more than six spaces, the landscaped area shall be comprised of a minimum of 20 percent of the total parking Lot area.
        iv. In large parking lots containing more than 200 parking spaces, an additional landscaped area of at least 200 square feet shall be provided for each 25 parking spaces or fraction thereof, containing one native shade tree or canopy tree. The remainder shall be covered with turf grass, native grasses or other perennial flowering plants, vines or shrubs.
        v. An approved landscaping plan is required for structured parking.

15. Environmental Standards. All uses in the TND shall conform to all applicable federal, state and local laws and regulations regarding the environment such as laws and regulations concerning noise, air quality, water quality, radiation, and radioactivity.

E. Additional Regulations for Phased Developments. A Traditional Neighborhood Development may be developed in phases or stages in accordance with the following requirements:

1. Boundaries. The boundaries of all proposed TND phases shall be shown on the Preliminary Plan.
2. Data. All data required for the project, as a whole, shall be given for each phase shown on the Preliminary Plan.
3. Improvements. The phasing plan shall be consistent with the traffic circulation, drainage, common open space, and utilities plans for the entire TND. TND's that are to be developed in phases or stages shall be required to provide public improvements, common open space, and other amenities attributed to such phase at the same time as or before the construction of principal buildings and structures associated with individual phases. The nature, type, and amount of public improvements, common open space, and other project amenities provided during an individual phase of the project shall be commensurate with and proportionate to the overall development of the phase.

(Ord. No. 2024-18, 6-25-2024)

Sec. 14.9. Reserved.

(Ord. No. 2019-49, 12-25-2019; Ord. No. 2025-02, 1-14-2025)

CHAPTER 15. RESERVED

(Ord. No. 2026-22, 10-27-2026)

CHAPTER 16. OFF-STREET PARKING AND LOADING

Sec. 16.1. Off-street loading.

In connection with any building or structure which is to be erected or substantially altered and which requires the receipt or distribution of materials or merchandise by trucks or other similar vehicles, there shall be provided off-street loading berths not less than the minimum requirements specified in this Section.

A. Location. All required loading berths shall be located on the same lot as the use to be served and no portion of the vehicles shall project into a street or public alley. No permitted or required loading berth shall be located within 25 feet of the nearest point of intersection of any two streets, nor shall it be located in a required rear or side yard.
B. Size. A required off-street loading berth shall be at least ten feet in width and 35 feet in length, exclusive of aisle and maneuvering space. It shall have vertical clearance of at least 12 feet. Enclosed loading spaces shall have a vertical clearance of at least 15 feet.
C. Access. Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.
D. Surfacing. All open off-street loading berths shall be improved with a compacted macadam base not less than seven inches thick, or equal, surfaced with not less than two inches of asphaltic-concrete or some comparable all-weather dustless material.

E. Repair and Service. No storage of any kind or motor vehicle repair work or service of any kind shall be permitted within any required loading berth.

F. Space Allowed. Space allowed to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

G. Required Loading Berths.

1. The minimum number of off-street loading spaces accessory to nonresidential uses in residence districts shall be one loading space for buildings containing 10,000 to 100,000 square feet of gross floor area, plus one additional loading space for each additional 100,000 square feet of gross floor area or fraction thereof.
2. The minimum number of off-street loading spaces accessory to uses in the commercial/business and industrial districts shall be, as follows:

Floor Area of Establishments	Required Number	Minimum Size	Minimum Vertical Clearance
5,000 through 10,000	1	10 ft. x 35 ft. ea.	12 feet
10,001 through 15,000	2	10 ft. x 35 ft. ea.	12 feet
25,001 through 40,000	2	12 ft. x 50 ft. ea.	14 feet
40,001 through 100,000	3	12 ft. x 50 ft. ea.	14 feet

For each additional 100,000 square feet or fraction thereof of gross floor area over 100,000 square feet of gross floor area, one additional loading space is required. Such additional loading space shall be at least 12 feet in width by 50 feet in length.

Sec. 16.2. Off-street parking.

Any off-street parking space in connection with buildings or structures existing on the effective date of this Zoning Code shall not be removed or altered, except in conformance with the requirements of this Zoning Code. In connection with any building or structure which is to be erected or substantially altered and which requires off-street parking space, there shall be provided off-street parking space in accordance with regulations set forth hereinafter.

A. Use. Except as may otherwise be provided for the parking of trucks or for Conditional Uses, required accessory off-street parking facilities shall be solely for the parking of vehicles of patrons, occupants, or employees of a specific establishment.

B. Computation. When determination of the number of off-street parking spaces required by results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

When more than one use exists on a lot, the number of off-street parking spaces required shall be the sum of the number required for each use. "Floor area" means gross floor area, unless otherwise designated.

C. Collective Provisions for Nonresidential Uses. Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements of each such use and if all regulations governing the location of accessory parking spaces in relation to the use served are observed. But no parking space, or portion thereof, shall serve as the required space for more than one use unless otherwise authorized in accordance with this Zoning Code.

D. Repair and Service. No motor vehicle repair work of any kind shall be permitted in parking lots. No gasoline or motor oil shall be sold in conjunction with any accessory parking facilities.

E. Parking Stall Dimensions.
   1. Stall width: A minimum with of nine feet shall be provided for each parking stall.
   2. Stall length: A minimum length of 18 feet shall be provided for each parking stall.
   3. Parallel parking stalls shall be permitted to be 8 feet wide and no less than 22 feet long.
   4. Compact Auto Spaces: Notwithstanding the above, when more than 50 parking spaces are required for a commercial use(s), up to 20 percent of the spaces may be smaller than the stall length and width set forth above so long as they are not less than eight feet wide and 17 feet long and are clearly marked for "Compact Auto Only."

F. Access. Each required off-street parking space shall open directly upon an aisle or a driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space.
   1. All off-street parking facilities shall be provided with appropriate means of vehicular access to a street, alley or driveway in a manner which will least interfere with traffic movements.
   2. All parking areas shall have vehicular access to it over a street, alley, or driveway containing all-weather, hard-surfaced pavement and the location and route of access to such a parking area shall be identified.
   3. Every parking facility shall be provided with one or more access driveways, the width of which shall be at least nine feet for private driveways, twelve feet for one-way and 24 feet for two-way entrances to commercial uses.

G. In Yards. Off-street parking spaces may be located in yards, except required front yards and required side yards adjoining a street unless otherwise provided herein.

H. Limitations.
   1. No public parking lot or structure may be used for the servicing, repair, or washing of motor vehicles unless legally permitted to do so by the City.
   2. Parking of unoccupied travel, utility, or boat trailers on residential lot areas is permitted provided they do not constitute a hazard to safe visibility of drivers on adjacent streets and are parked a minimum of 30 feet from the edge of the nearest vehicular travel lane or in a garage, carport, or rear yard.
   3. The following restrictions shall apply to the parking or storage of commercial vehicles on property zoned for residential use:
      a. No commercial vehicle shall be parked on any public right-of-way in a residential district, except for vehicles engaged in loading or unloading, or vehicles in connection with current work being done to the adjacent premises;
      b. No stored or parked commercial vehicle shall be occupied or used for human habitation.
   4. Heavy equipment shall be defined as any vehicle whose weight is in excess of five tons, including but not limited to equipment commonly used in site clearing, road building, or construction. Heavy Equipment includes but is not limited to: cranes, pan-scrapers, bulldozers, steamrollers, backhoes, graders, water-drilling rigs, paving machines, loaders, trenching machines and dump trucks.

5. Parking and storage of heavy equipment is neither incidental to nor customary in a residential area. Parking and storage of heavy equipment is only allowed:
    a. in the Commercial/Business and Office, Research & Development districts;
    b. where such parking or storage of heavy equipment is incidental to an existing commercial or industrial use; and
    c. when such equipment is actively being used for the purpose intended.
6. Recreational Vehicles.
    a. No recreational vehicle or trailer licensed to transport recreational vehicles or equipment shall be parked in the public right-of-way or in the first 30 feet of the front yard driveway of a residential district.
    b. Recreational vehicles may be stored in a residential district within a fully enclosed structure or within the rear or side yard on a paved surface. If stored in the rear or side yard, it must be located at least three feet from any lot line.
    c. No recreational vehicle shall be used for living, sleeping, or housekeeping purposes in any zoning district, unless within a regulated recreational vehicle park.
    d. All recreational vehicles shall be maintained in mobile condition. No recreational vehicle shall be parked or stored in such a manner as to create a dangerous or unsafe condition on the lot where parked or stored.
    e. This Section does not apply to recreational vehicles offered for sale in the approved outdoor sales and display area of a recreational vehicle dealership.

I. Design and Maintenance.
1. Open and Enclosed Parking Spaces. Accessory parking spaces, located on the same lot as occupied by the use served, may be open to the sky or enclosed in a building. Accessory parking spaces, located elsewhere than on the same lot occupied by the use, shall be open to the sky.
2. Surfacing. All open off-street parking areas shall be improved with a compacted macadam base, or equal, not less than four inches thick surfaced with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material as approved by the City. Alternatively, a porous pavement parking surface may be substituted when:
    a. The parking spaces are used seasonally or less than two times per week;
    b. The parking spaces are within 20 feet of an existing or proposed tree; and
    c. The entire parking area will have not less than 100 parking spaces and no more than 50 percent of the spaces use porous pavement.

While parking spaces may be porous pavement, all access and drive isles shall be constructed of hard-surfaced, all-weather, dustless materials as described above.

3. Screening and Landscaping. All open automobile parking areas containing more than four parking spaces shall be effectively screened on each side adjoining or fronting on any residential property by a wall or fence not less than five feet high or a densely-planted compact hedge not less than five feet in height. A landscape buffer with plantings at least three feet high across the property on the public street side(s) shall be provided for all parking areas containing more than four parking spaces. Wheel stops of masonry, steel, or heavy timber, shall be placed not nearer than five feet from the street line in districts where a front yard is not required or from side lot lines.

4. Lighting. Illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and streets.

J. Required Spaces. Off-street parking spaces accessory to designated uses shall be provided as follows:

Use	**Number of Parking Spaces Required**
RESIDENTIAL	
Bed and Breakfast	1 space/guest room plus 2 spaces/dwelling unit
Single-Family and Two-Family Dwelling	2 spaces/unit
Multi-Family Dwelling	2 spaces/unit plus 10 percent of total for guest parking
Accessory Dwelling Unit (ADU)	1 space/unit
Group Homes	1 space/3 residents
Residential Care Centers	1 space/4 residents
CIVIC	
General Administrative/Government Facilities	1 space/200 square feet of gross floor area
Church/Assembly Places of Worship	1 space/5 seats or 90 inches of seating space in the main auditorium
Private Club/Lodge	1 space/3 persons of rated capacity per fire marshal
Library/Museum	3 spaces/1,000 square feet of gross floor area
Parks & Open Space	As determined by Zoning Administrator
Indoor Recreation or Community Center	1 space/10 persons of rated capacity
Hospital	1 space/2 hospital beds plus 1 space/200 square feet gross medical office floor area
Parcel Post and Public Safety Services	1 space/vehicle maintained or stored on site plus 1 space/200 square feet gross floor area
Schools, Elementary	2 spaces/classroom (including labs & library) plus 10 percent of total
Schools, Middle/Junior High	4 spaces/classroom (including labs & library) plus 10 percent of total
Schools, High School and Vocational Schools/Colleges	10 spaces/classroom (including labs & library) plus 10 percent of total
Public Assembly/Arenas/Open Theaters	1 space/6 seats or 80 inches of seating space
COMMERCIAL	
Animal Hospital	4 spaces/1,000 square feet gross floor area
Automotive/Equipment Sales and Service	1 space/400 square feet retail/office sales area plus 4 spaces/service bay and 1 space/anticipated vehicles for sale on site
Bowling Alley	3 spaces/lane plus additional spaces as may be required herein for affiliated uses such as restaurants and the like
Day Care or Preschool Facilities	1 space/200 square feet gross floor area plus 10 percent of total
General Commercial	1 space/300 square feet gross floor area

Use	Number of Parking Spaces Required
Hotel/Motel	1 space/sleeping unit plus 1 space/500 square feet of common area
Medical Office	1 space/200 square feet gross floor area
Movie Theater	1 space/4 seats up to 400 seats plus 1 space/6 seats over 400 seats
Nursing Home	1 space/6 beds
Office (excluding Medical and Clinics)	1 space/250 square feet gross floor area
Outdoor Sales Establishments	1 space/1000 square feet of lot area occupied by sales
Restaurant, Bar, or Nightclub	1 space/100 square feet gross floor area plus 15 percent of total
Retail	1 space/300 square feet gross floor area
Undertaking/Funeral parlors	1 space/100 square feet gross floor area plus 1 space/funeral vehicle maintained on premises
INDUSTRIAL	
Industry/Manufacturing/ Fabricating/Processing Plants less than 10,000 square feet	1 space/400 square feet of gross floor area
Industry/Manufacturing/ Fabrication/Processing Plants more than 10,000 square feet	25 spaces plus 1 space/1,000 square feet gross floor area
Warehouse/Mini-Storage (offices and other uses calculated separately)	1 space/4,000 square feet gross floor area
MIXED USE DEVELOPMENTS	Sum of the requirements for the various uses computed separately
OTHER USES	Spaces for the most similar use as determined by the Zoning administrator

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

Sec. 16.3. Control of off-site parking facilities.

In cases where parking facilities are permitted on land other than the lot on which the building or use served is located, such parking facilities shall be within 300 feet of the lot occupied by the building or use to which the parking facilities are accessory measured along the nearest pedestrian walkway. A covenant running with the land must be recorded in the East Baton Rouge Parish Clerk's office on the lot upon which the accessory off-street parking is located which prohibits any other uses on that portion of the lot needed for accessory parking until such time as either one of the following conditions occurs:

A. The use on the lot containing the principal use is terminated or replaced with a use where there is enough parking on the lot containing that use; or
B. Another lot of the required size within the required distance is properly developed and used for the required accessory off-street parking in place of and in lieu of the initial lot used for accessory off-street parking with the same requirements, covenants and conditions attaching to such substitute accessory lot as required for the approval of such initial use lot.

Sec. 16.4. Handicap parking spaces.

Handicap parking spaces shall be provided in the size, location and number required by the any applicable State or federal statute or regulation.

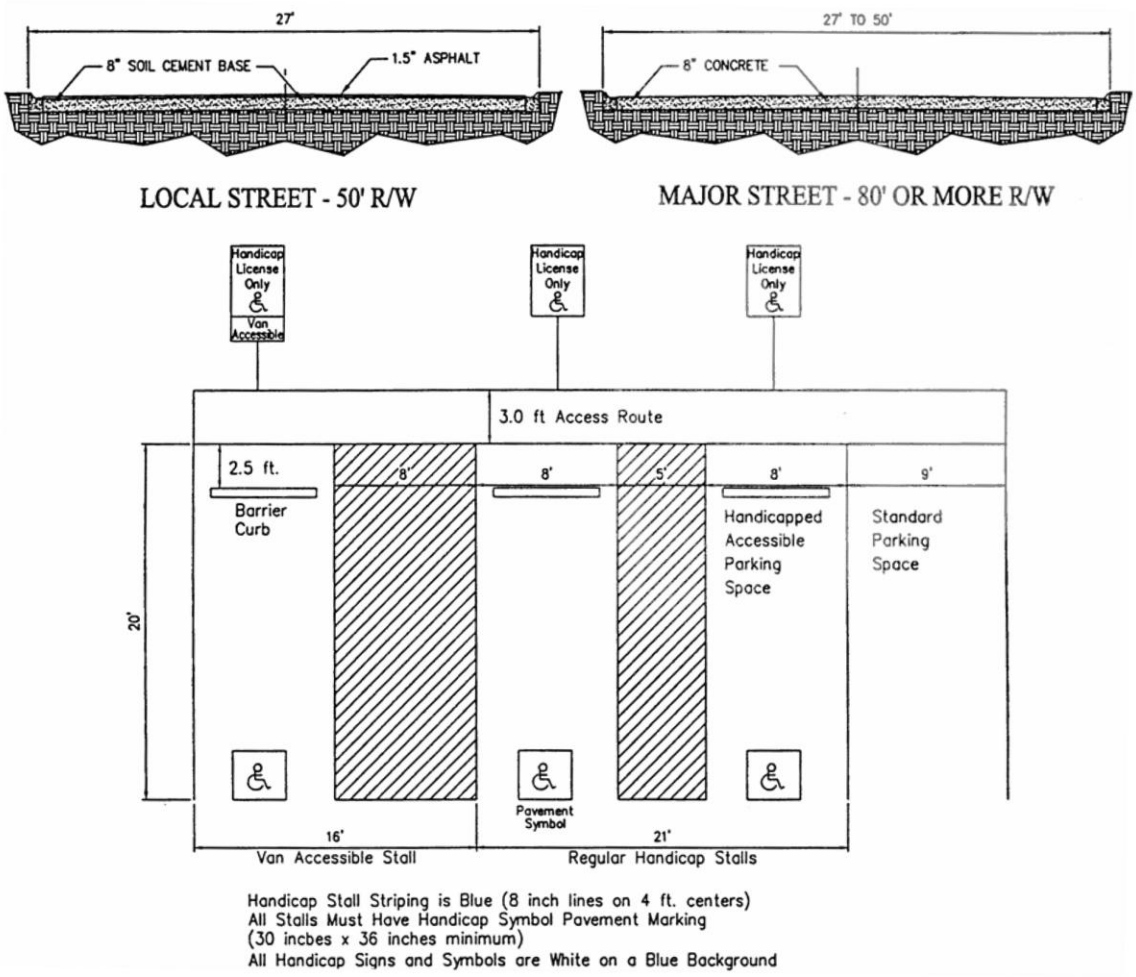
CHAPTER 17. SIGNS

Sec. 17.1. Compliance.

Signs shall be in compliance with the City of Central Sign Ordinance, Ordinance No. 2008-18 as amended.

APPENDIX A
PARKING, STREETS AND ROADWAYS

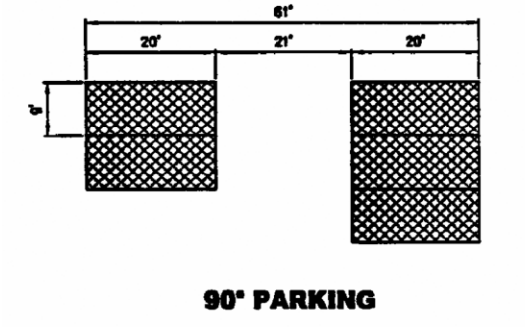
MINIMUM DESIGN CRITERIA FOR PARKING, STREETS, AND ROADWAYS



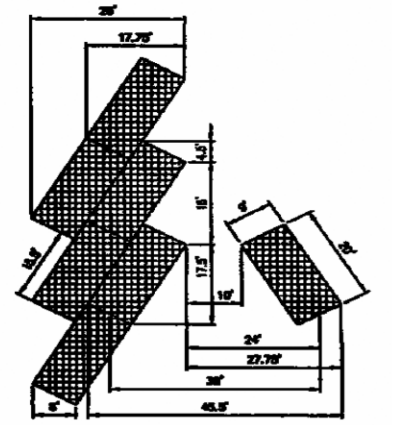
Minimum Parking Stall Dimensions		
Degrees	*9' × 20' Parking Stalls Lane Width*	*Total Width*
30	10'	45.5'
45	15'	55.5'
60	18'	61.5'
90	21'	61'
Degrees	*8' × 17' Parking Stalls Lane Width*	*Total Width*
30	10'	41'
45	15'	50.5'
60	18'	55.5'
90	21'	55'

STANDARD PARKING REQUIREMENTS

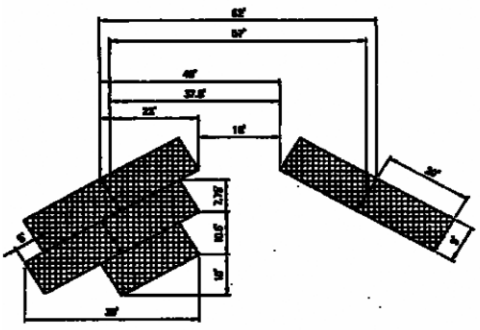
9' x 20' PARKING STALLS (MINIMUM
PARKING STALL DIMENSIONS)



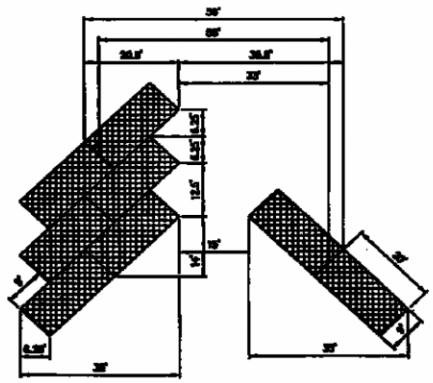
90° PARKING



30° PARKING



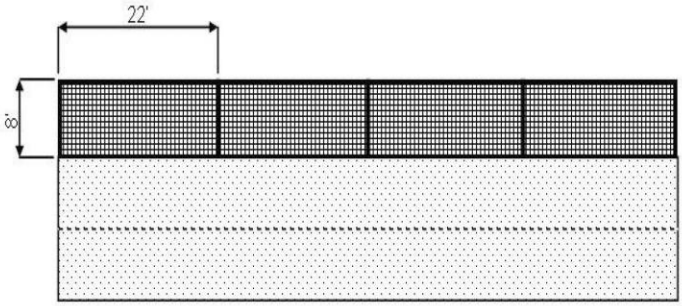
60° PARKING



45° PARKING

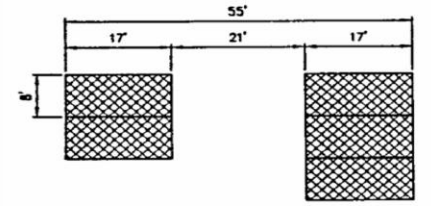
PARALLEL PARKING REQUIREMENTS

8' x 22' PARKING STALLS (MINIMUM
PARKING STALL DIMENSION)

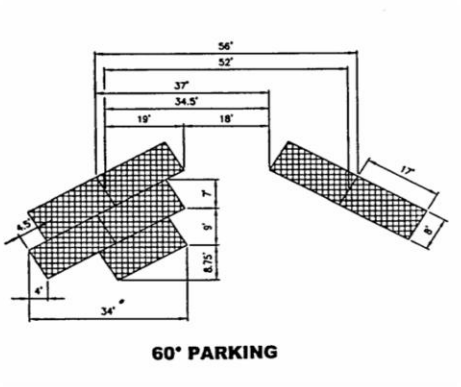


COMPACT PARKING REQUIREMENTS

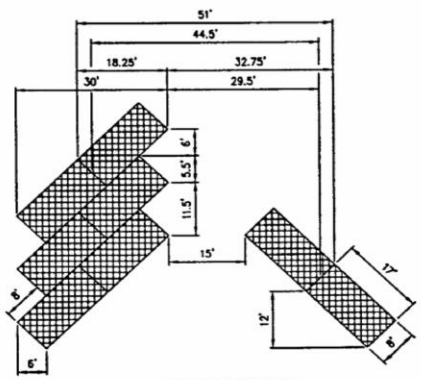
8' x 17' PARKING STALLS (MINIMUM
PARKING STALL DIMENSIONS)



90° PARKING

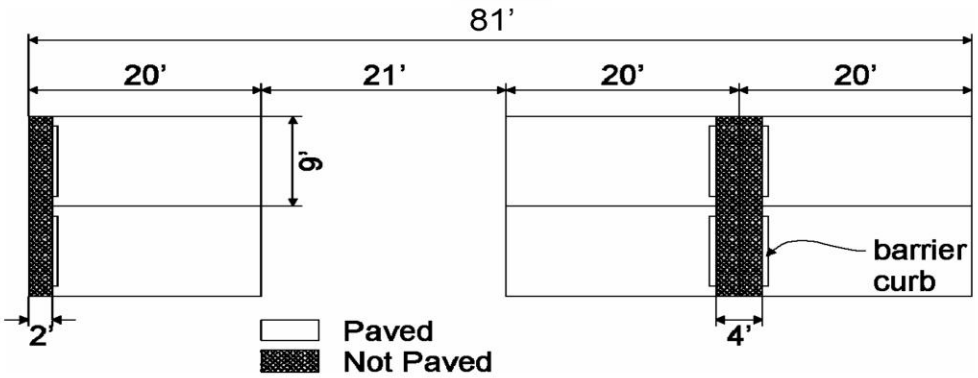


60° PARKING

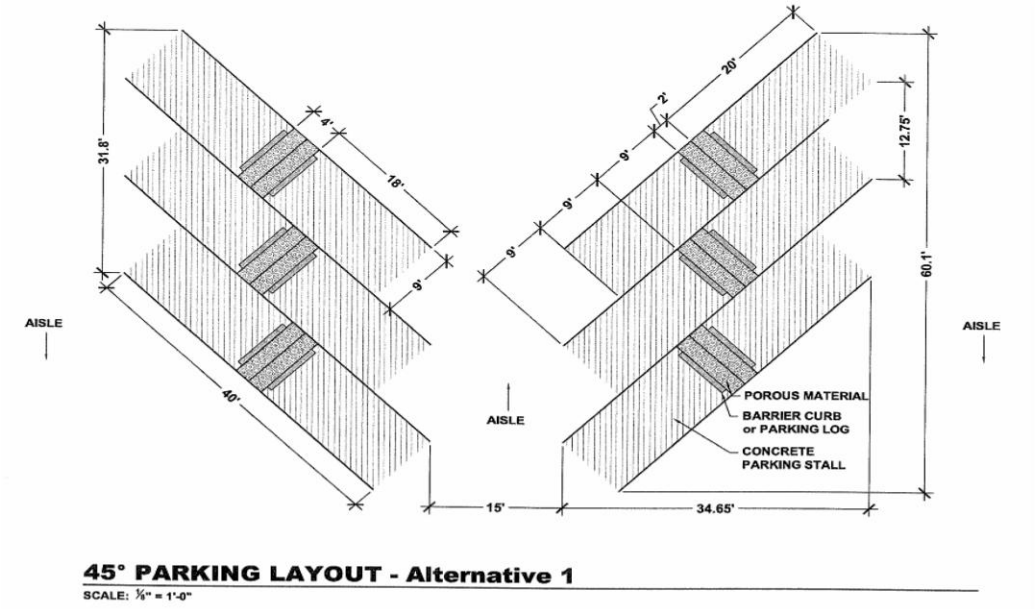


45° PARKING

Green Parking Diagrams

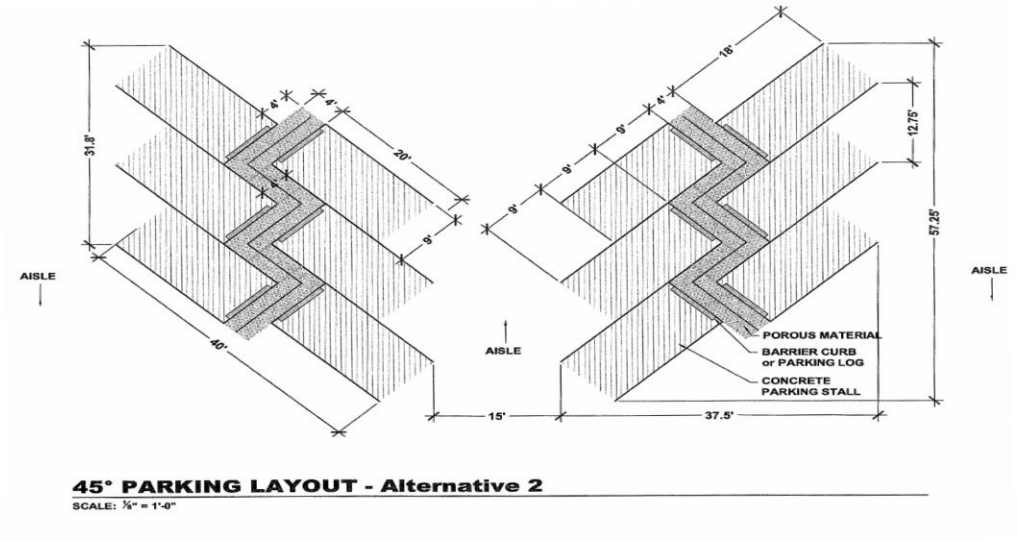


90° PARKING LAYOUT



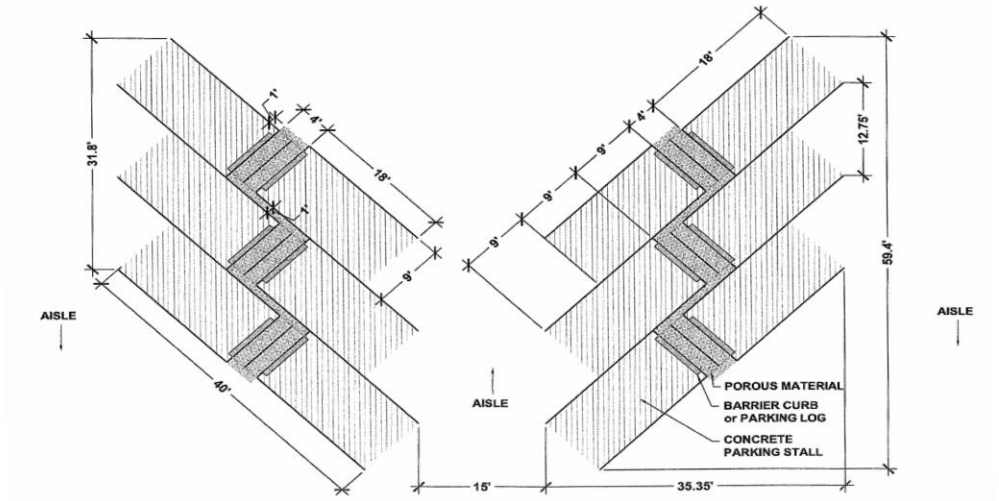
45° PARKING LAYOUT - Alternative 1

SCALE: ⅛" = 1'-0"



45° PARKING LAYOUT - Alternative 2

SCALE: ⅛" = 1'-0"



45° PARKING LAYOUT - Alternative 3

SCALE: ⅛" = 1'-0"

Sight Triangles (Vision Triangle or Sight Distance Triangle)

No parking spaces will be permitted on corner lots within the sight distance triangles defined below:

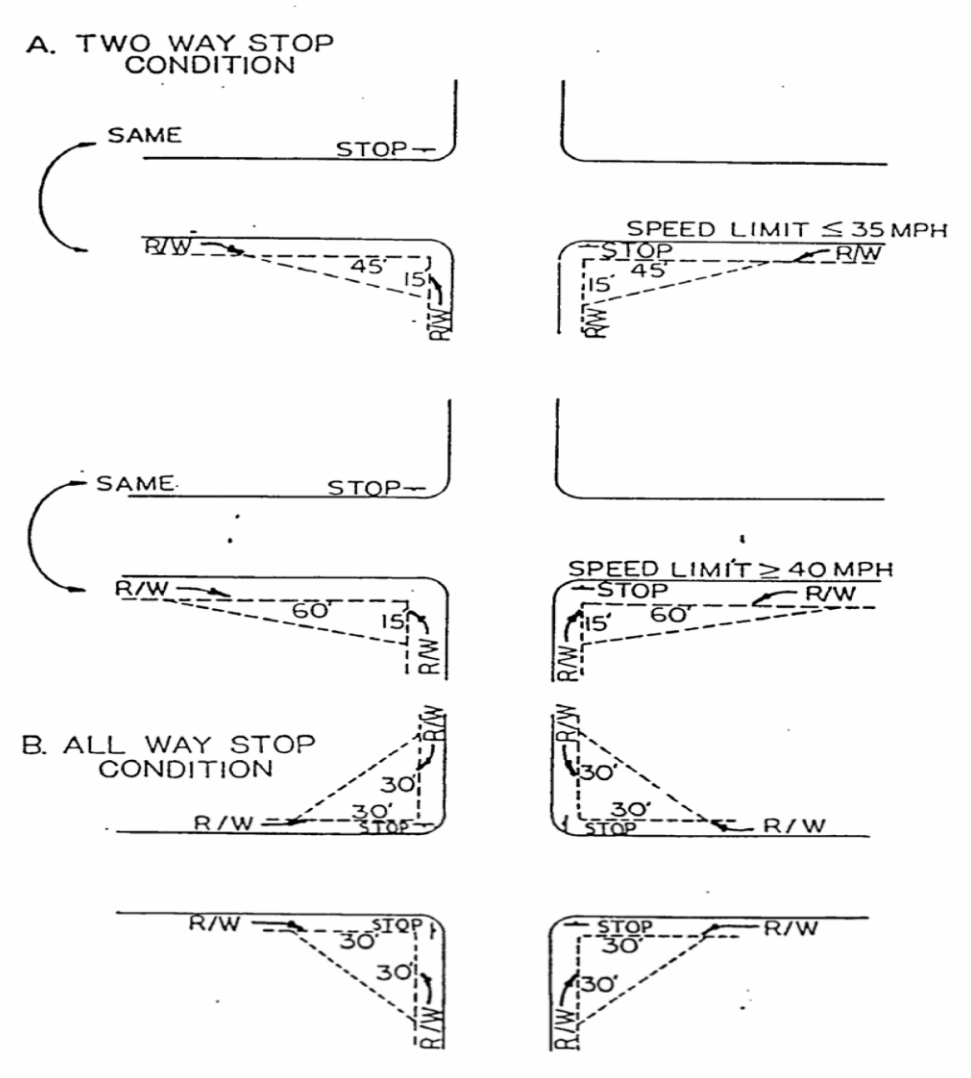
Sight triangle (vision triangle or sight distance triangle) means the triangular area formed by a diagonal line connecting two (2) points located on intersecting street right-of-way lines (or a right-of-way line and the curb or edge of a driveway). The sight triangle may consist of one or two (2) different configurations. Intersections of streets may consist of a combination of the various geometric designs given on the following page:

(a) At intersections with streets having a speed limit that is less than or equal to thirty-five (35) mph, a sight triangle of fifteen (15) feet by forty-five (45) feet is required with the longer dimension parallel to the street with the speed limit that is equal to or less than thirty-five (35) mph. (See Figure 2A Top Figure)

(b) At intersections with streets having speed limits that are greater than or equal to forty (40) miles per hour (mph), a sight triangle fifteen (15) feet by sixty (60) feet is required

with the longer dimension parallel to the street with the speed limit that is greater than or equal to forty (40) mph. (See Figure 2A Bottom Figure)
See Figure 2 on following page.

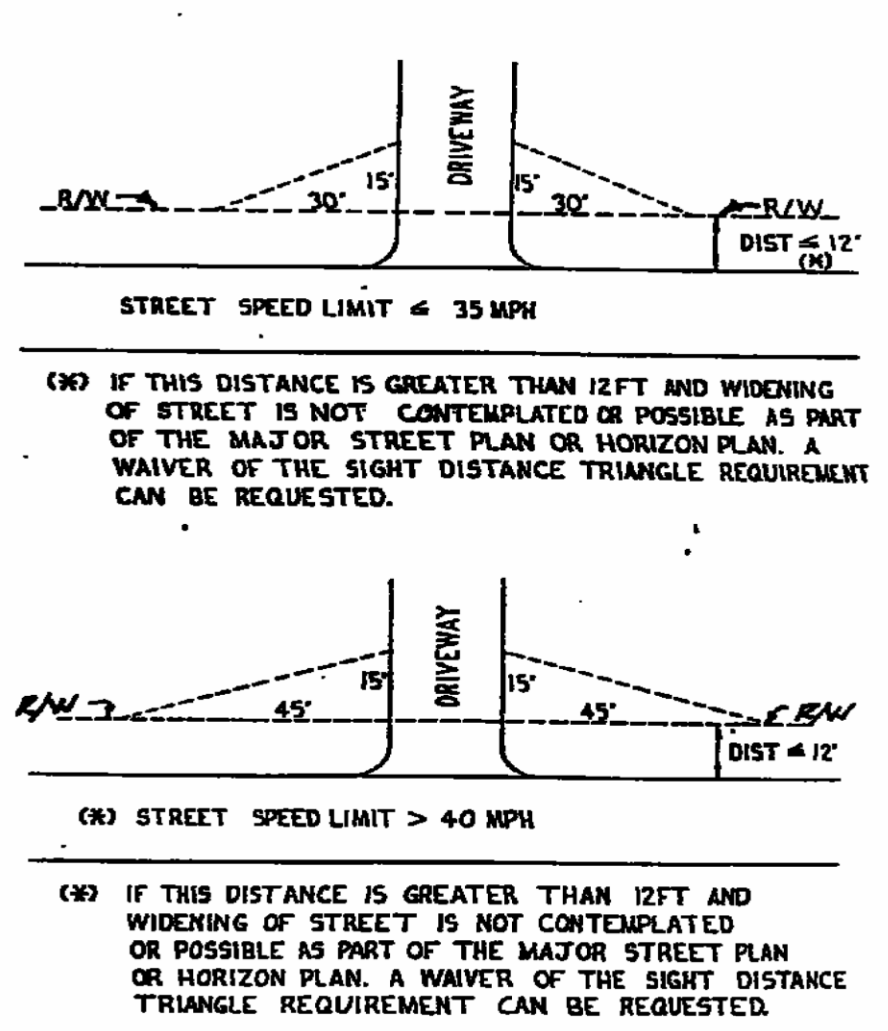
INTERSECTION SIGHT DISTANCES



(c) No parking spaces will be permitted adjacent to commercial or multifamily driveways with the site distance triangle defined below:

For driveways exiting commercial or multifamily businesses or developments a sight triangle of fifteen (15) feet by thirty (30) feet shall be required with the longer dimension running parallel to the public street. (See Figures Below)

MINIMUM DESIGN REQUIREMENTS FOR DRIVEWAYS



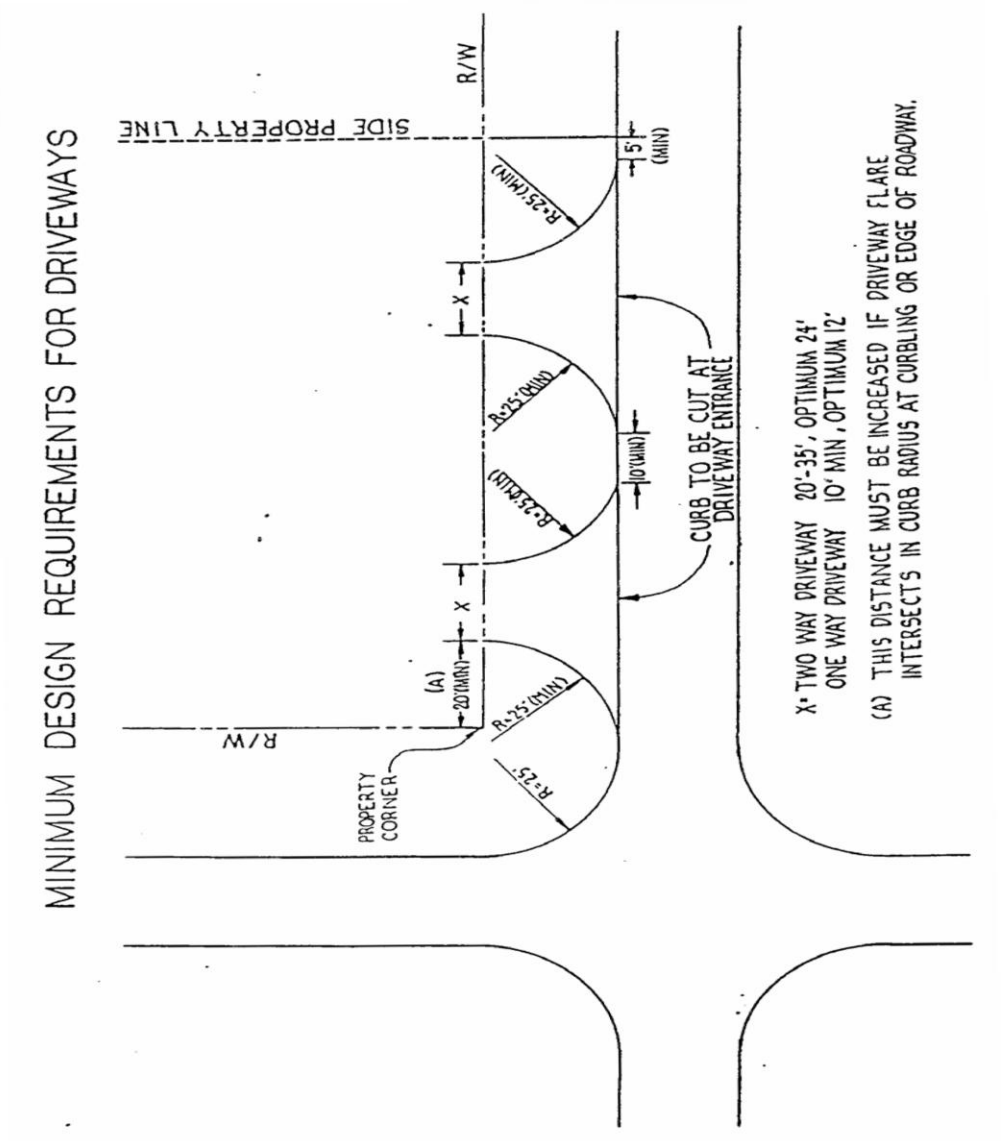
A request for waiver of the sight distance triangle restriction for parking spaces can be made to the planning and zoning commission for the following:

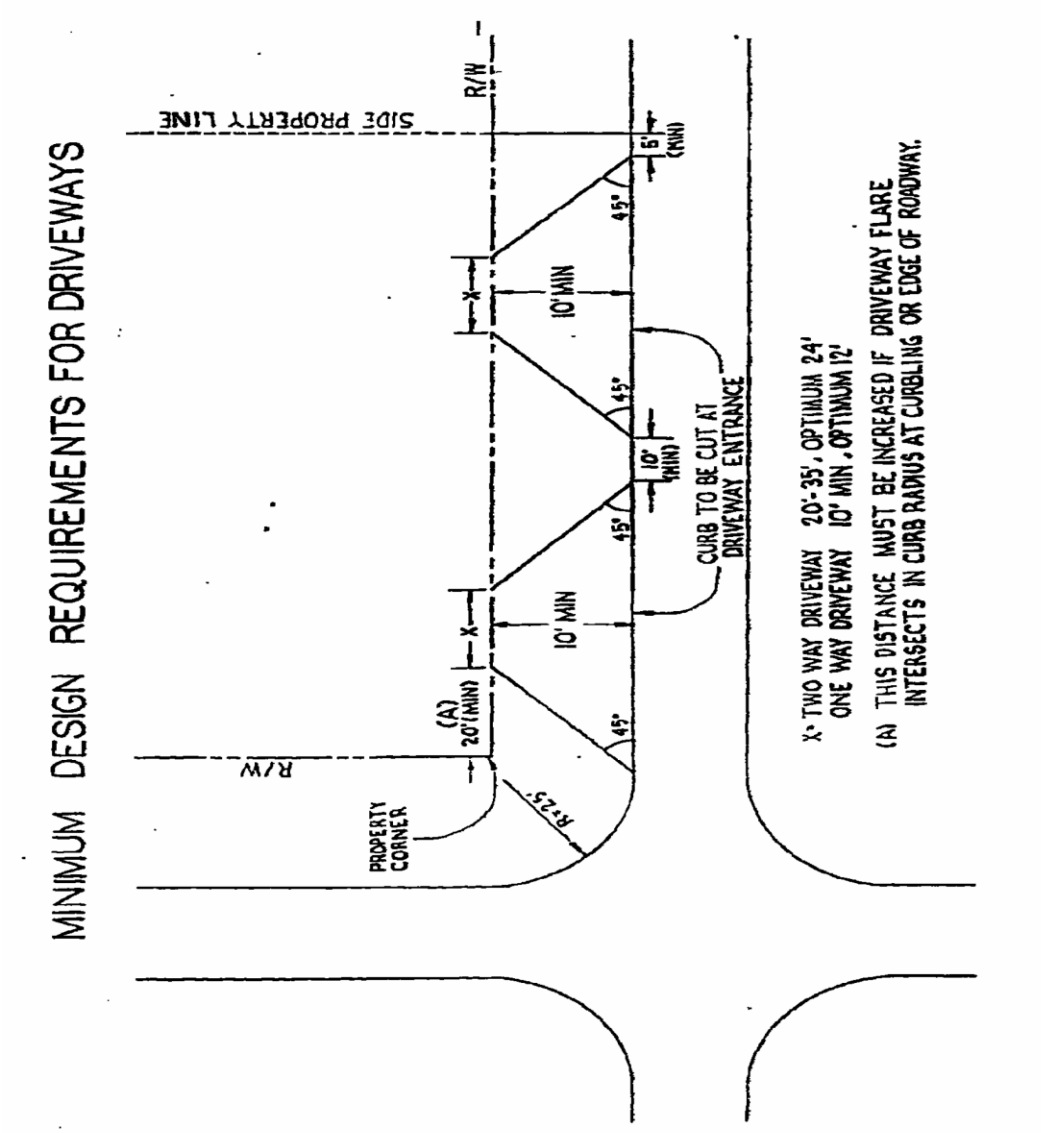
(1) Corner lots on intersecting one-way streets.

(2) Commercial or multifamily driveways with more than fifteen (15) feet from back of curb or edge or roadway to the right-of way line and widening of the public street is not anticipated by implementation of the Major Street Plan and the Horizon Plan.

The application for waiver must be reviewed and given a favorable recommendation by the planning commission staff and the department of public works traffic engineering division before it can be approved.

Minimum Design Requirements for all Entrances and Exits (Driveways) on City-Parish Streets and Roadways (See figures on following pages.)


MINIMUM DESIGN REQUIREMENTS FOR DRIVEWAYS
SIDE PROPERTY LINE
R/W
R-25'(MIN)
5'
(MIN)
X
R-25'(MIN)
R-25'(MIN)
(10'MIN)
CURB TO BE CUT AT
DRIVEWAY ENTRANCE
X
(A)
20'(MIN)
R-25'(MIN)
R/W
PROPERTY
CORNER
R-25'
X= TWO WAY DRIVEWAY 20'-35', OPTIMUM 24'
ONE WAY DRIVEWAY 10' MIN, OPTIMUM 12'
(A) THIS DISTANCE MUST BE INCREASED IF DRIVEWAY FLARE
INTERSECTS IN CURB RADIUS AT CURBLING OR EDGE OF ROADWAY.


MINIMUM DESIGN REQUIREMENTS FOR DRIVEWAYS
SIDE PROPERTY LINE
R/W
(A)
20' (MIN)
X
10' MIN
45°
6'
(MIN)
10'
(MIN)
CURB TO BE CUT AT
DRIVEWAY ENTRANCE
PROPERTY
CORNER
R=25'
X= TWO WAY DRIVEWAY 20'-35', OPTIMUM 24'
ONE WAY DRIVEWAY 10' MIN., OPTIMUM 12'
(A) THIS DISTANCE MUST BE INCREASED IF DRIVEWAY FLARE
INTERSECTS IN CURB RADIUS AT CURBLING OR EDGE OF ROADWAY.

BIKE RACK DESIGN PRINCIPLES

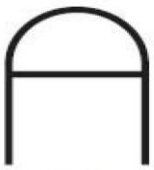
A BIKE RACK SHOULD:

- support the bicycle upright by its frame in two places;
- prevent the bicycle from tipping over;
- enable the frame and one or both wheels to be secured simultaneously;
- support bicycle without a diamond shaped frame with a horizontal top tube;
- securely mounted to resist removal;
- allow both U-locks and cables, with no way of slipping off;
- allow front-in or back-in parking; and
- resist being cut or detached using common hand tools.





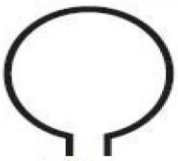
Inverted "U"
supports two bikes,
one on either side



"A"
supports two bikes,
one on either side

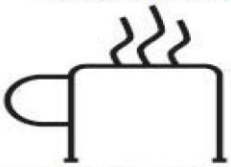


Post & Loop
supports two bikes,
one on either side



Ring
supports two bikes,
one on either side





Custom racks, like the fish and coffee cup above, should adhere to design principles

Information provided by the American Association of Pedestrian and Bicycle Professionals

APPENDIX C
SIGN GRAPHICS, MAPS AND ILLUSTRATIONS

In case of any difference of meaning or implication between any caption, illustration, or graphic example of this section and the text of the Unified Development Code, the text shall control.

CLEARANCE

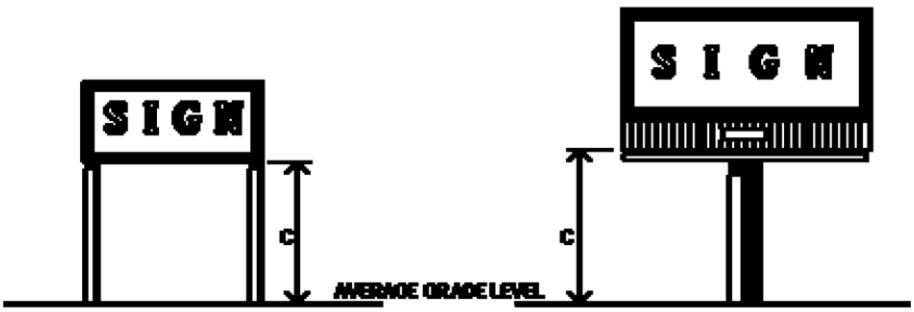


fig. 1 fig. 2

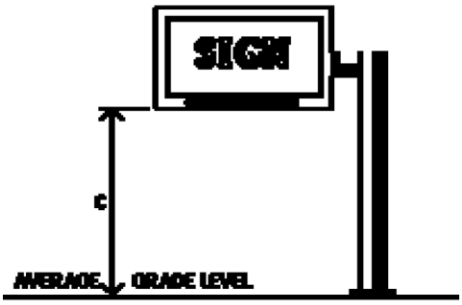


fig. 3

HEIGHT

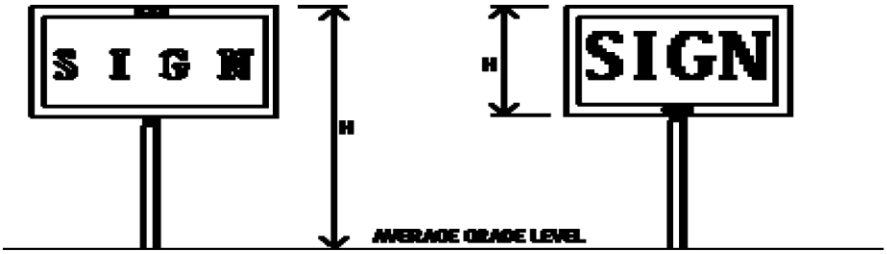


fig. 1
HEIGHT OF SIGN

fig. 2
HEIGHT OF SIGN FACE

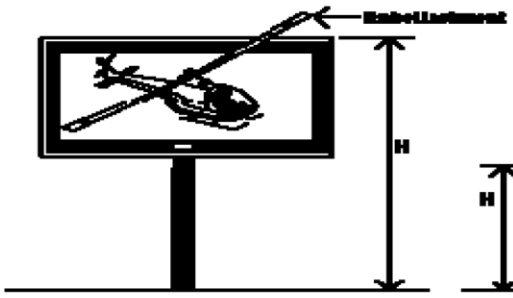


fig. 3
HEIGHT OF SIGN



fig. 4
HEIGHT OF SIGN

SETBACK



fig. 1
SETBACK FROM
ROAD RIGHT-OF-WAY

Measurements shall be made from the outermost extremity of the sign and not the base structure unless the base structure is the outermost extremity. (see Spacing)

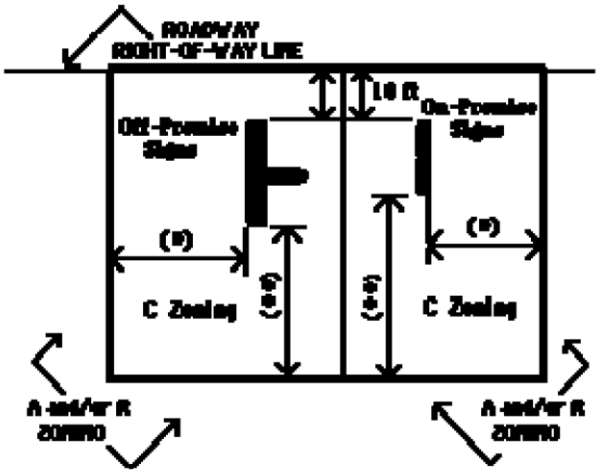


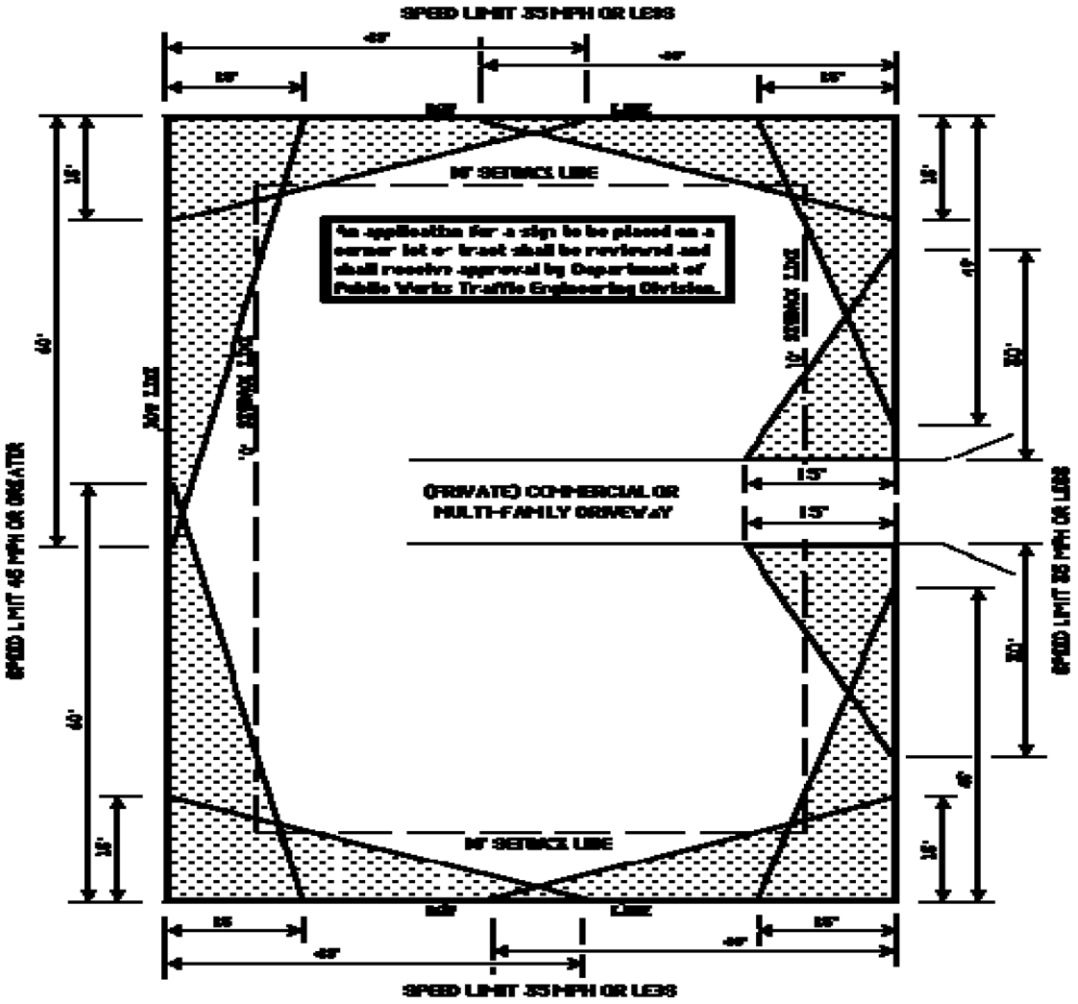
fig. 2
SETBACK FROM ROAD RIGHT-
OF-WAY AND PROPERTY LINES

FOR ON-PREMISES & OFF-PREMISES SIGNS Setbacks shall be ten (10) feet from all streets right-of-way (unless otherwise stated).

*1) On-Premises and/or Off-Premises Signs shall be setback a minimum of two (2) feet for each one (1) foot in sign height from an "A and/or R" Zoning District when said district is adjacent to and fronting on the same side of the roadway as the tract or lot on which said sign is located

*2) On-Premises and/or Off-Premises Signs shall be setback a minimum of one (1) foot for each one (1) foot in height from an "A and/or R" Zoning District when said District is Adjacent to and to the rear of the tract or lot on which said sign is located.

SIGHT TRIANGLE



NOTE: See Section 16.10.L.

SIGN AREA CALCULATIONS

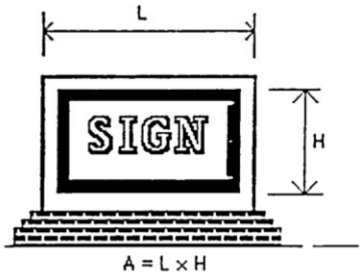


fig. 1

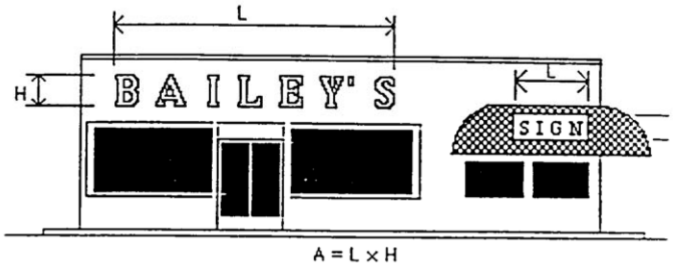
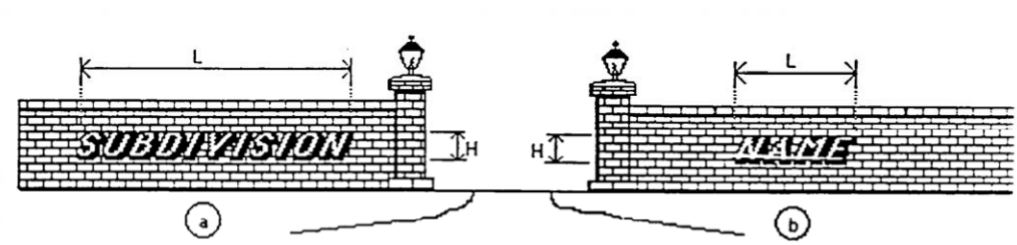


fig. 2



Sign a. A = L x H
plus
Sign b. A = L x H

fig. 3



fig. 1

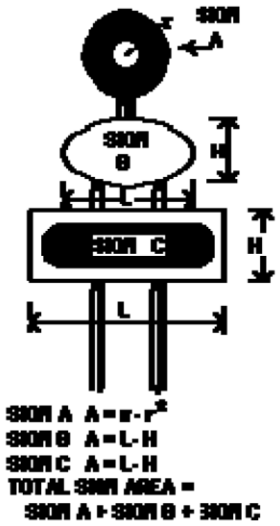


fig. 2



fig. 3

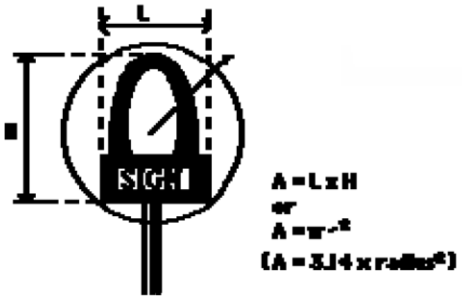


fig. 4

WHEN TWO OR MORE BUSINESSES HAVE SIGNS ON A SINGLE STRUCTURE THE SIGN AREA SHALL BE CALCULATED BY INDIVIDUAL GEOMETRIC SHAPES ON EACH SIGN.

THE FIRST 32 SQ. FT. OF A CHANGEABLE LETTER SIGN SHALL NOT BE CALCULATED INTO THE MAXIMUM ALLOWABLE SQUARE FOOTAGE OF THE SIGN. SQUARE FOOTAGE OVER 32 SQ. FT. SHALL BE ADDED TO THE FORMULA SHOWN IN FIGURES 1, 2, 3, & 4 AND SHALL BE USED IN CALCULATING THE TOTAL SIGN AREA.

SPACING

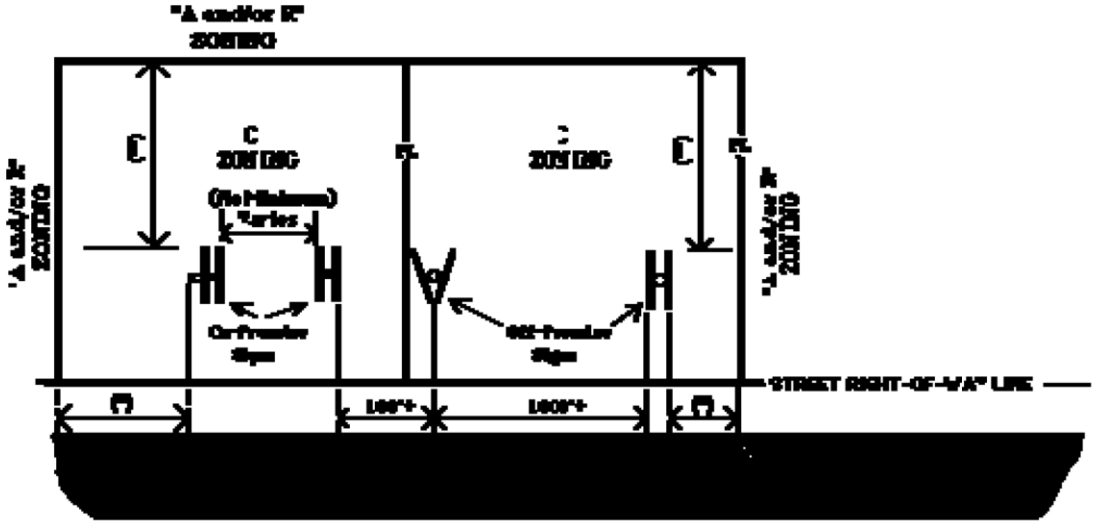


fig. 1

*1) On-Premises and/or Off-Premises Signs shall be setback a minimum of two (2) feet for each one foot in sign height from an "A and/or R" Zoning District when said district is adjacent to and fronting on the same side of the roadway as the tract or lot on which said sign is located.

*2) On-Premises and/or Off-Premises Signs shall be setback a minimum of one (1) foot for each one (1) foot in sign height from an "A and/or R" Zoning District when said district is adjacent to and to the rear of the tract or lot on which said sign is located.

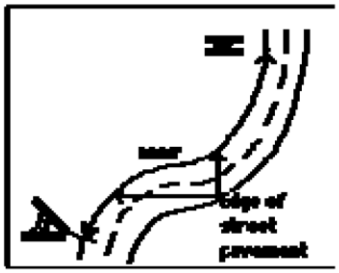


fig. 2

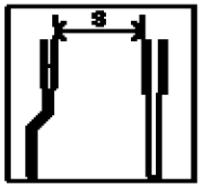


fig. 3

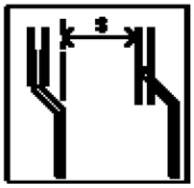
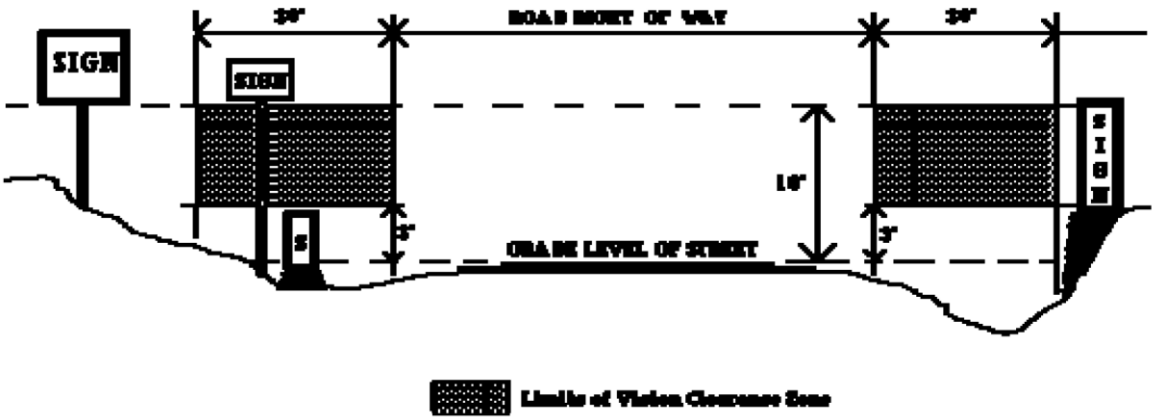


fig. 4

OFF-PREMISES SIGN SPACING: No two such signs shall be located closer than one thousand feet from each other, measured along the edge of the street pavement on the same side of the street.

SPACING: Measurement shall be made between the closest extremities of the two signs (fig. 3). When the base structure of one sign is the extremity of a sign, then the base structure shall be used to measure the distance to the extremity of another sign (fig. 4). Embellishments shall not be considered and extremity of a sign.

VISION CLEARANCE ZONE

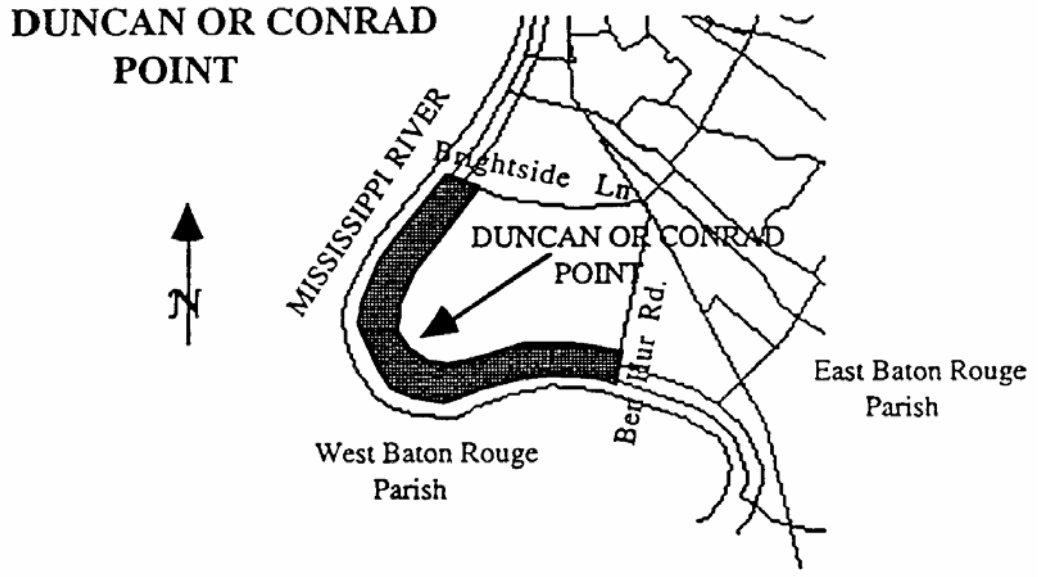


VERTICAL LIMITATIONS	HORIZONTAL LIMITATIONS
From 3 feet above grade level of the street to 10 feet above grade level of the street.	From the Street Right-of-Way line to 30 feet outside of the Right-of-Way.

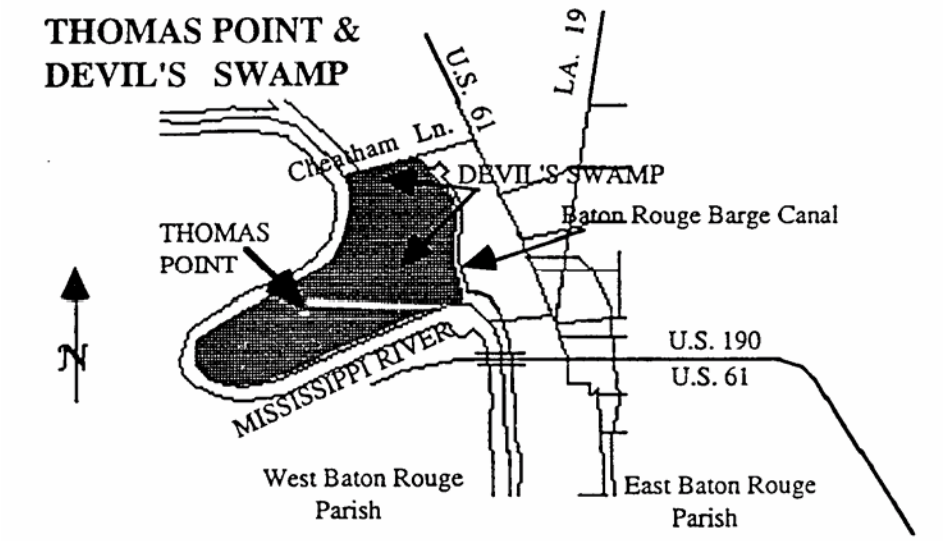
OFF-PREMISES SIGNS PROHIBITED AREAS

The following designated areas are listed in Section 16.15 Off-Premises Signs Prohibited. Off-Premises Outdoor Advertising Signs shall not be allowed to remain or be erected within two hundred (200) feet of the designated areas.

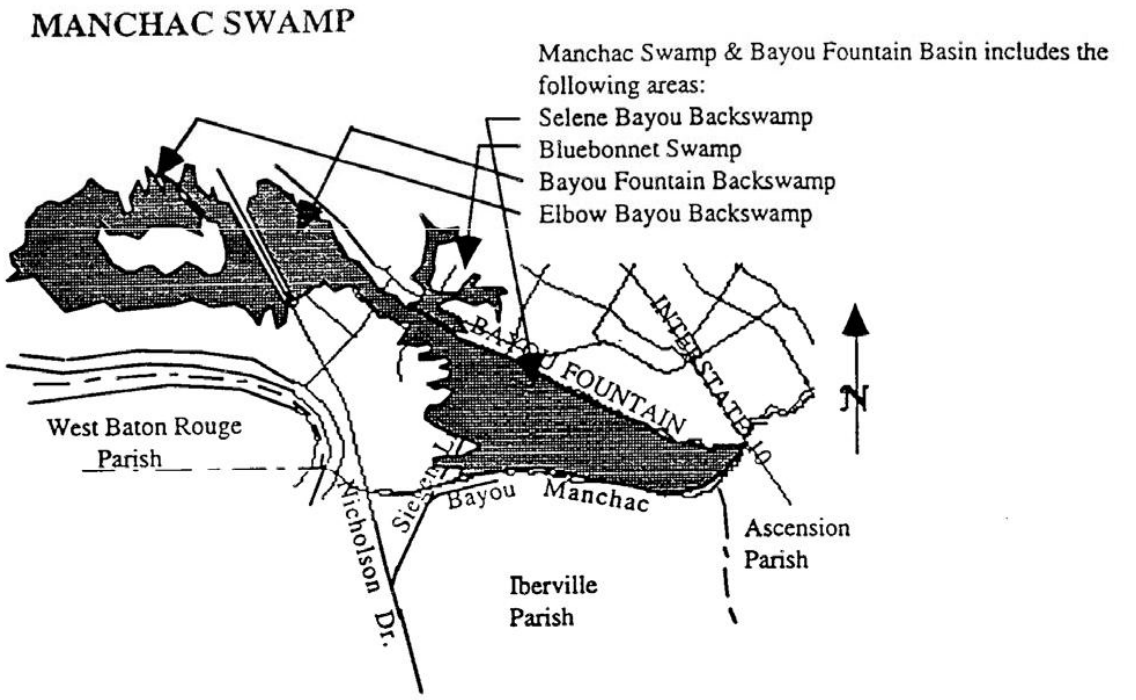
For the purpose of the Unified Development Code, the boundary descriptions of the following areas shall be generally defined as follows:



Duncan or Conrad Point shall be generally defined as the area bound by the Mississippi River on the west and southwest, Ben Hur Road on the southeast, an imaginary line drawn westward and northward parallel two hundred (200) feet to the River Road, running from Ben Hur Road to Brightside Lane, and Brightside Lane on the north.



Thomas Point shall be generally defined as the area bound on the north by the extension of Cheatham Lane from the Baton Rouge Barge Canal to the Mississippi River on the northwest, west, south, and southeast, and on the east by the Baton Rouge Barge Canal. The area known as Devil's Swamp is included within this general description.



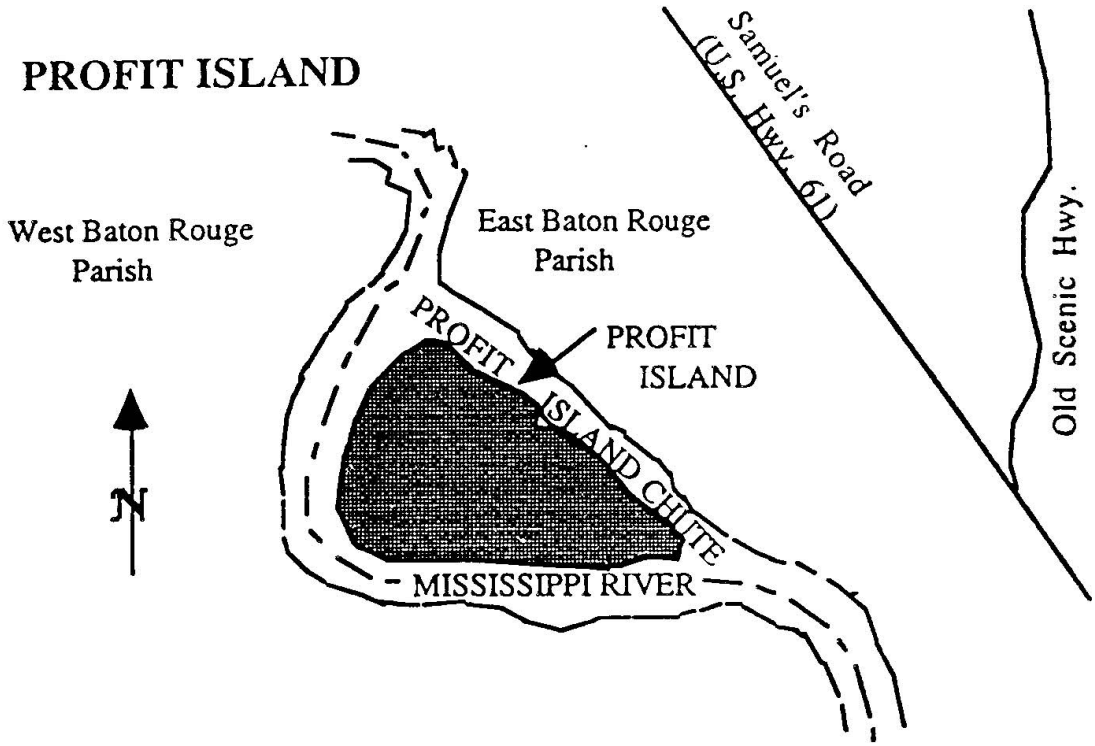
Manchac Swamp & Bayou Fountain Basin shall be generally defined as the following sub areas:

Selene Bayou Backswamp is generally located south of Highland Road, north of Bayou Manchac, and east of Gardere Lane. Selene Bayou Backswamp is more particularly described as that area within this general location below the sixteen (16' msl) foot contour line.

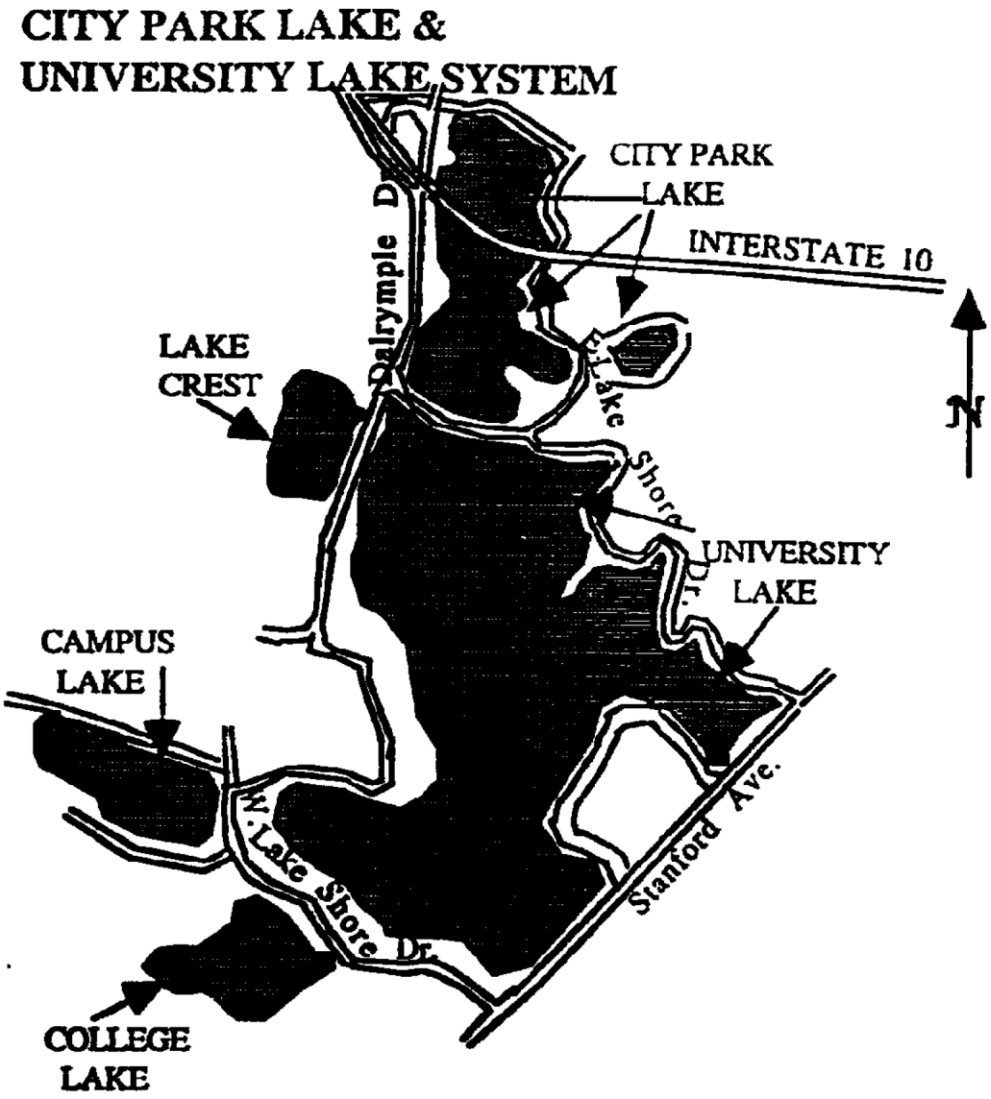
Bluebonnet Swamp is generally located north of Highland Road, east of Staring Lane, south of Mayfair Park Subdivision, and west of Briar Cliff Subdivision. Bluebonnet Swamp is more particularly described as that area within this general location below the sixteen (16' msl) foot contour line.

Bayou Fountain Backswamp is generally located south of Highland Road, west of Gardere Lane, north of Nicholson Drive, and east of Ben Hur Road. Bayou Fountain Backswamp is more particularly described as that area within this general location below the twenty (20' msl) foot contour line.

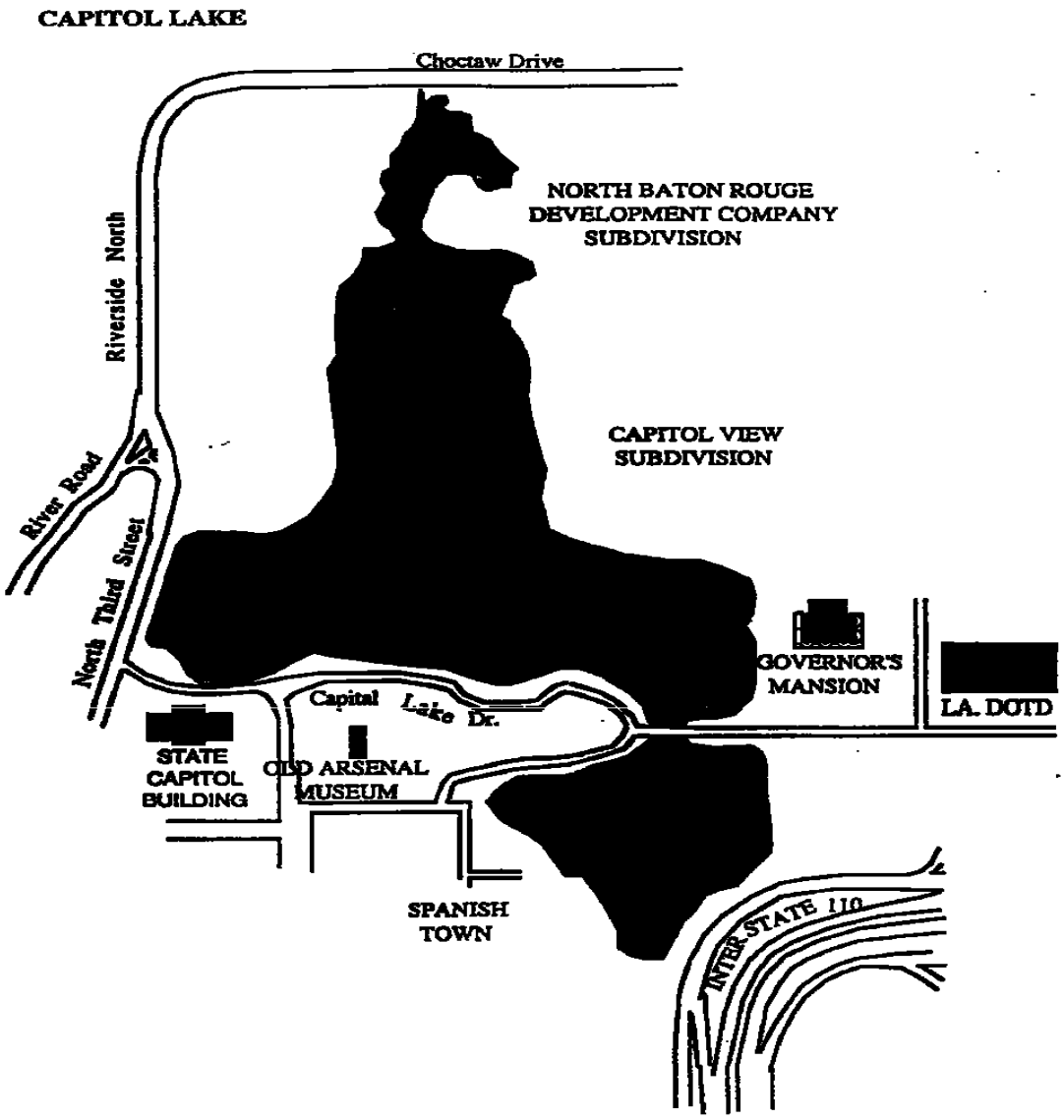
Elbow Bayou Backswamp is generally located west of Nicholson Drive, north and east of River Road, and south of Riverbend Subdivision. Elbow Bayou Backswamp is more particularly described as that area within this general location below the twenty-one (21' msl) foot contour line.



Profit Island shall be described as an island bound by the Mississippi River on the west, and south, and by the Profit Island Chute on the northeast. The southeast tip of Profit Island is located approximately four (4) miles west of the intersection of U. S. Highways 61 and Old Scenic Highway.



City Park Lake & University Lake System is generally described as the group of lakes bordered by E. Lake Shore Drive, Stanford Avenue, S. Lake Shore Drive, W. Lake Shore Drive, and Dalrymple Drive. The names of the lakes included in this group are: City Park Lake, University Lake, College Lake, Campus Lake, and Lake Crest



Capitol Lake is described as the body of water situated, to a greater percent, on Louisiana State property and generally located west of North Baton Rouge Development Company Subdivision, west and south of Capitol View Subdivision, north of Spanish Town and Capital Lake Drive, east of Riverside North and River Road, and south of Choctaw Drive.

APPENDIX D
LANDSCAPE BUFFERS

Table of Bufferyard Requirements

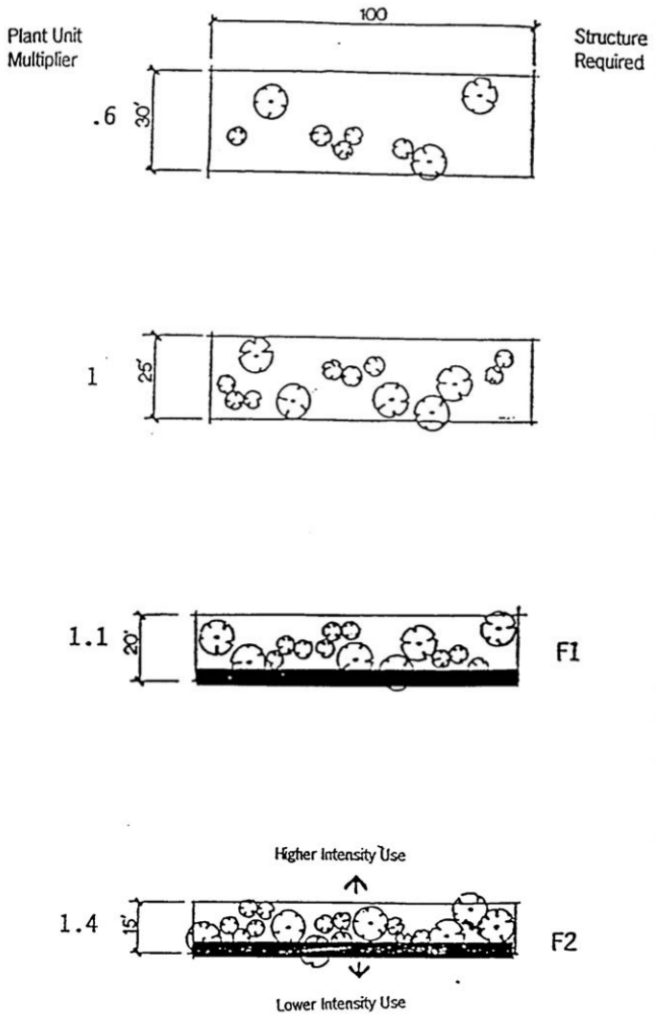
	EXISTING LAND USE																
	LDR	MHDR		RECREATION		PARKING	C/O			TCU				P/SP	PUD	I	
		Medium Density	High Density	Public	Private		Office	Light Commercial	Heavy Commercial	Transmission TV / Radio	Utility Right-of-Way	Railways, Yards, Stations	Utility Production Sites		Planned Unit Development	Light Industrial	Heavy Industrial
PROPOSED LAND USE																	
LDR	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
MHDR																	
Medium High	B	*	A	B	B	A	B	B	A	A	*	A	A	A	A	A	A
High Density	C	A	*	B	A	A	A	A	A	A	*	A	A	A	A	A	A
RECREATION																	
Public	B	A	A	*	A	A	A	A	A	A	*	A	A	A	A	A	A
Private	B	A	A	A	*	A	A	A	A	A	*	A	A	A	A	A	A
PARKING	B	A	A	A	A	*	A	A	A	A	*	A	A	A	A	A	A
COMMERCIAL/ OFFICE																	
Office	B	A	A	B	A	A	*	A	A	A	*	A	A	A	A	A	A
Light Commercial	B	A	A	B	A	A	A	*	A	A	*	A	A	A or B	A	A	A
Heavy Commercial	C	B	A	C	B	A	B	B	*	B	*	A	A	A, B or C	B	B	A
TRANSPORTATION, COMMUNICATION & UTILITIES																	
Transmission, TV / Radio	B	B	A	B	A	A	B	A	A	*	*	A	A	A	A	A	A
Utility Right- of-Way	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Railway, Yard, Station	D	D	C	D	C	B	C	C	D	B	*	*	*	B, C or D	D	N	*
Utility Production Sites	D	D	C	D	C	B	C	C	B	B	*	*	*	B, C or D	C	B	A

	EXISTING LAND USE																
	LDR	MHDR		RECREATION		PARKING	C/O			TCU				P/SP	PUD	I	
		Medium Density	High Density	Public	Private		Office	Light Commercial	Heavy Commercial	Transmission TV / Radio	Utility Right-of-Way	Railways, Yards, Stations	Utility Production Sites		Planned Unit Development	Light Industrial	Heavy Industrial
PROPOSED LAND USE																	
PUBLIC/ SEMI-PUBLIC	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	*	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C ,D
PLANNED UNIT DEVELOPMENT	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	A, B, C, D	*	A, B, C, D	A, B, C, D	A, B, C ,D	A, B, C, D	A, B, C, D	A, B, C, D
INDUSTRIAL																	
Light Industrial	C	C	B	C	B	A	B	C	A	A	*	A	A	A, B or C	A, B or C	*	* Or A
Heavy Industrial	D	D	D	D	C	B	D	D	C	B	*	*	*	*C or D	C or D	B	A, B, C, D

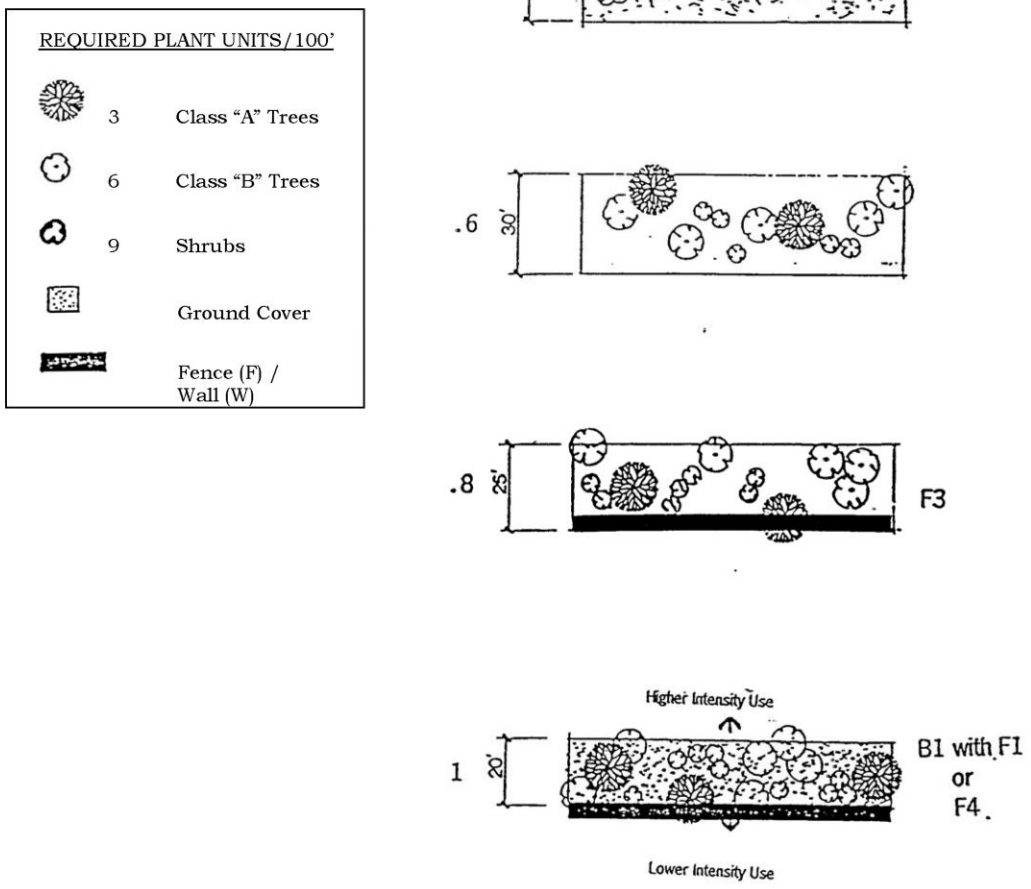
The letter designation contained in this Table refers to the type of buffer yard specified by the illustration. When two or more letter designations occur in a column, the buffer yard requirements will be determined by the proposed land use and the Landscape and Forestry Staff will specify the proper letter designation required. Any of the several optional contained in the illustration will satisfy the requirements of buffering between adjacent land uses.

* No Buffer yard required

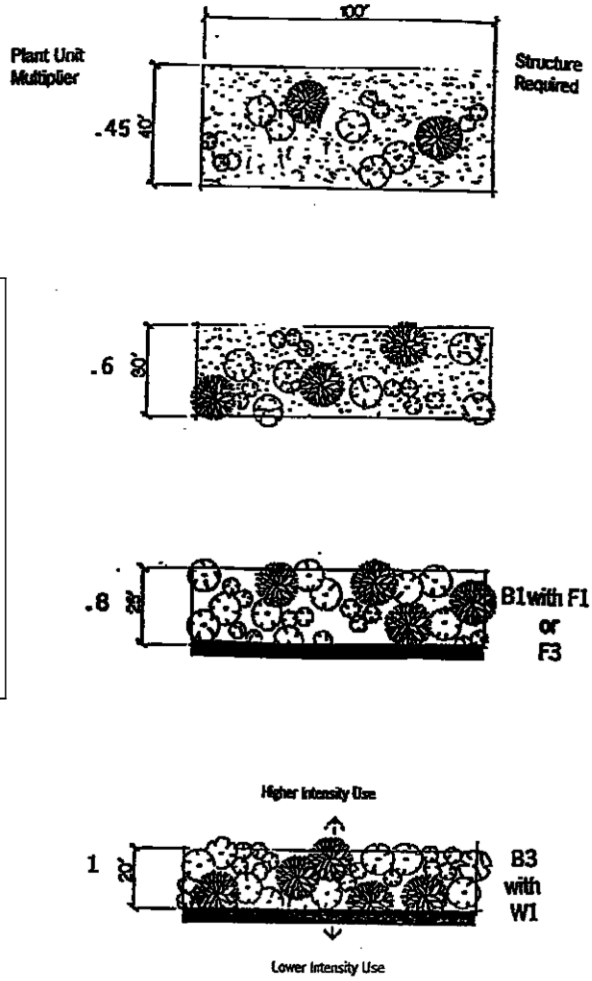
BUFFERYARD A



BUFFERYARD B



BUFFERYARD C

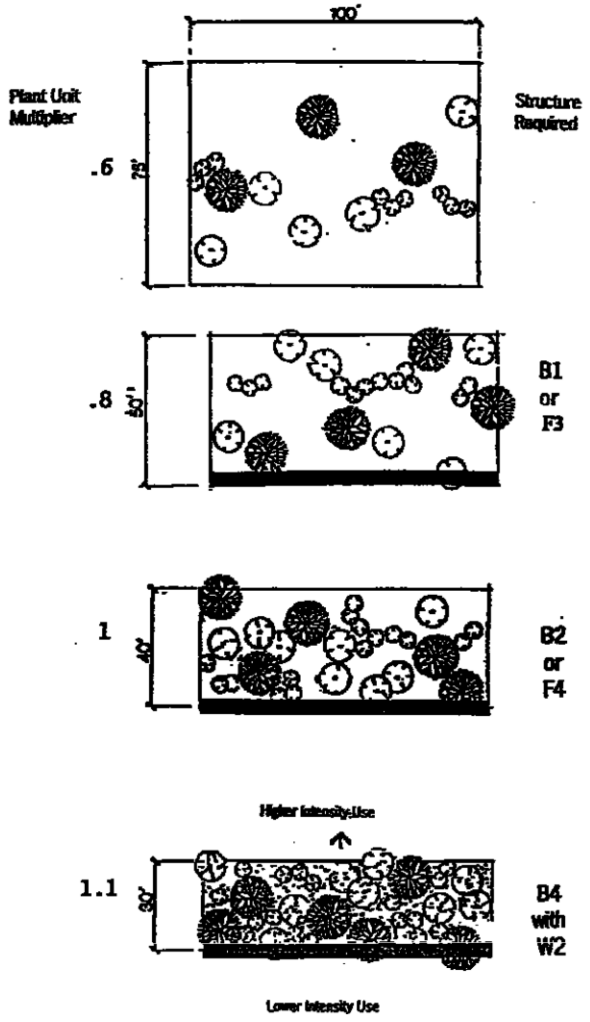


REQUIRED PLANT UNITS/100'

	5	Class "A" Trees
	10	Class "B" Trees
	15	Shrubs
		Ground Cover
		Fence (F) / Wall (W)

BUFFERYARD D

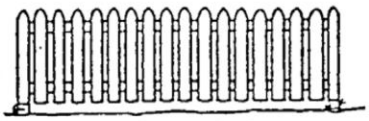
REQUIRED PLANT UNITS/100'		
	5	Class "A" Trees
	8	Class "B" Trees
	15	Shrubs
		Ground Cover
		Fence (F) / Wall (W)



STRUCTURE REQUIRED

FENCES

Symbol	Height	Material
F1	3’	Wood Picket
F2	5’	
F3	6’	Wood Panel
F4	8’	Wood Panel



Opacity 70%

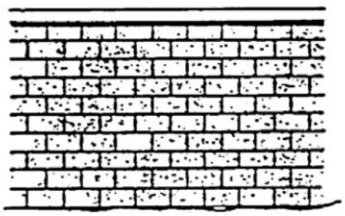


Opacity 100%

WALLS

Symbol	Height	Material
W1	5’	Masonry Wall *
W2	6’	Masonry Wall *

* (Poured Concrete, Cement Block, Brick, Etc.)

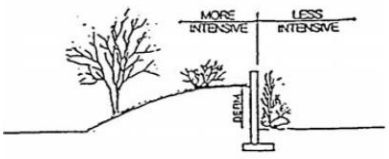


Opacity 100%

BERMS

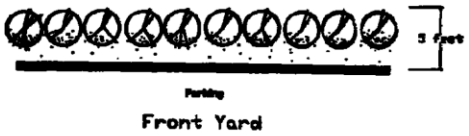
Symbol	Height	Material
B1	3’	Earth
B2	4’	Earth
B3	4’	Earth
B4	6’	Earth





Parking Buffer Strip
For Conditional Uses

Evergreen shrub, 36 inches on center, min. 24 inch height
Fence/wall/berm, max. 3 feet



Front Yard

Fence/wall/berm, min. 3 feet in height Evergreen shrub, 48 inches on center, min. 30 inch in height
Class B Trees, 12 feet on center, min. 6 feet in height

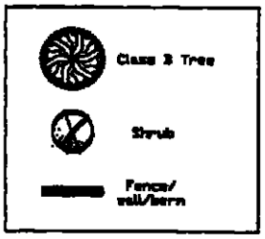


Side Yard

Fence/wall/berm, min. 3 feet in height Evergreen shrub, 48 inches on center, min. 30 inch in height
Class B Trees, 12 fee on center, min. 6 feet in height



Rear Yard



Parking area buffer strips must be provided if a parking area is within 100 feet of the front property line or within 50 feet of a side or rear property line. A minimum width of 5 feet will be required for all parking buffer strips. Buffer Strips located between a parking area and street frontage must have a fence, wall, or berm (maximum height of 3 feet) with evergreen shrubs must be a minimum of 24 inches in height at time of planting and reach a maximum maintained height of between 36 and 42 inches.

Parking area buffer strips located between a parking area and a side or rear yard must have a fence, wall or berm (minimum height of 6 feet) with evergreen shrubs to be planted every 48 inches on center along the structure. Evergreen shrubs must be a minimum of 30 inches in height at time of planting.

APPENDIX E
SAMPLE SUBMITTAL FORMS

On the following pages are sample copies to use as a guide in the preparation of bonds and agreements for the development of subdivisions. Please do not copy word for word, but fill in the blanks as applicable to the particular subdivision. It is necessary that you provide one original and one carbon copy of the bond and the agreement with a certified copy of power of attorney attached to each set.

Sample Agreement Form for Development of Subdivisions

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

THIS AGREEMENT made and entered into this _____ day of, _____ 20 ___ by and between Developer/Owner, hereinafter designated as Developer/Owner, and the (City of Baton Rouge, or Parish of East Baton Rouge, as the case may be), herein represented by _____ Mayor-President.

WITNESETH

WHEREAS, the Developer/Owner owns and desires to develop Lots _____ through (Subdivision), located in the (City of Baton Rouge, or Parish of East Baton Rouge, as the case may be), Louisiana; and, WHEREAS, the final plat of Lots _____ through _____, inclusive, _____ Subdivision, will be given final approval by the Planning Commission of the City of Baton Rouge and the Parish of East Baton Rouge, upon Developer/Owner posting a surety bond insuring the satisfactory installation and construction of the following improvements:

(Describe improvements as determined by Department of Public Works)

As shown on the plat prepared by _____, Civil Engineer, attached hereto and made a part hereof, according to the terms and conditions of this agreement; and,

WHEREAS, the Developer/Owner now desires final approval of the Plat of _____ Subdivision prior to the installation and construction of the above described improvements, which improvements will be installed and constructed at Developer/Owner sole cost and expense:

NOW, THEREFORE, it is hereby agreed by and between the Developer/Owner and the (City of Baton Rouge or Parish of East Baton Rouge) that for and in consideration of the final approval of Lots _____ through _____ inclusive (Subdivision), and the sale of lots therein without the above described improvements more particularly shown on the attached plan profile, having been first completed and approved, Developer/Owner binds and obligates himself within _____ months from date hereof, to install and construct the described improvements in accordance with plans prepared by _____, Civil Engineer, which plans meet the requirements of the Louisiana State Board of Health and have been approved by the Director of the Department of Public Works of the City of Baton Rouge and Parish of East Baton Rouge, said plans being attached hereto and made a part hereof.

The Developer/Owner, in order to further insure faithful performance of said obligation, has executed a surety bond in the amount of $_____, which bond is attached hereto and made a part hereof, to guarantee the installation and construction of the following improvements:

(Describe improvements same as above)

according to plans and specifications therefore. Said bond may be canceled only after said work has been completed, inspected and approved by written acceptance of the Director of Public Works of the City of Baton Rouge and the Parish of East Baton Rouge.

The above described improvements shall be constructed under the supervision of _____, Civil Engineer, in full compliance with the specifications and requirements of the

(City of Baton Rouge or Parish of East Baton Rouge), and when completed said engineer shall furnish the Director of the Department of Public Works with a certificate of satisfactory completion.

It is further understood by and between the parties to this agreement that in the event said improvements are not constructed within _____ months from date hereof (the City of Baton Rouge or the Parish of East Baton Rouge) shall have and is hereby granted the right, without putting the said Developer/Owner in default, to ipso facto call upon the said surety to complete the improvements here in above described, and in default of the surety promptly causing such improvements to be constructed according to the plans and specifications therefore, the (City of Baton Rouge, or the Parish of East Baton Rouge) shall have the right to cause the improvements to be made and to call upon said surety for payment of all costs and expenses incurred in the construction thereof.

IN WITNESS WHEREOF, these presents have been signed in the presence of the undersigned competent witnesses, at Baton Rouge, Louisiana, on this _____ day of _____ 20___.

WITNESSES:

By: (Name of Subdivider or Developer/Owner)	

(Address of Subdivider or Developer/Owner)	

PARISH OF EAST BATON ROUGE

By: (Mayor-President)	

Sample Surety Bond

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

KNOW ALL MEN BY THESE PRESENTS, That _____ of Baton Rouge, Louisiana, as principal and, _____ as Surety are held and firmly unto _____ Louisiana, and to all contractors, sub-contractors, journeymen, cart men, trackmen, workmen, laborers, mechanics, and furnishers of materials jointly as their interest occur, in the sum of _____ ($_____) Dollars in lawful current money of the United States, for which payment will and truly be made, we bind ourselves, our heirs, successors and assigns, in solido, by these presents.

Dated and signed at Baton Rouge, Louisiana this _____ day of _____, 20___.

THE CONDITIONS of this obligation are such that whereas, the above named principal did on the _____ day of _____, 20 ___, enter into a certain contract with Mayor-President of the _____ to build or construct streets, sidewalks, curb and gutters, drainage and sewerage facilities in accordance with the plans and specifications prepared by _____ and approved by the Department of Public Works of the Parish of East Baton Rouge;

NOW, THEREFORE, if the aforesaid principal shall well and truly and faithfully perform said contract and comply with all its terms, covenants and conditions, according to its tenor and

discharge all of said principal's obligations thereunder, and shall fully pay and discharge all of said principal's obligations to contractors, sub-contractors, journeymen, cart men, workmen, laborers, mechanics and furnishers of materials employed and furnished in the execution of said contract then this obligation shall be null and void; otherwise to be and remain in full force, effect, and virtue.

IN TESTIMONY WHEREOF, we have hereunto set our hands, in the presence of the two undersigned competent witnesses, this day, month and year above written.

WITNESSES:

By: (Attorney-in-Fact)	

(Address of Attorney-in-Fact)	

By: (Signature of Developer/Owner)	

(Address of Developer/Owner)	

Sample Maintenance Agreement Form

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

THIS AGREEMENT made and entered into this _____ day of _____, 20___ by and between (Name of Developer/Owner) , hereinafter designated as Developer/Owner and the City of Baton Rouge, or Parish of East Baton Rouge, as the case may be), herein represented by _____ Mayor-President.

WITNESSETH:

WHEREAS, the Developer/Owner has subdivided Lots _____ through _____, _____ Subdivision, and has received approval and acceptance from the Director of the Department of Public Works for subdivision improvements constructed therein;

(Describe construction improvements as determined by Department of Public Works)

WHEREAS, under the provisions of Section 4.102.H, Unified Development Code, the Developer/Owner is required to maintain certain improvements for a period of twelve (12) months:

NOW, THEREFORE, it is hereby agreed by and between the Developer/Owner and the _____ that the Developer/Owner hereby agrees that he will keep all filled trenches, pipes, manholes, structures, and paved or unpaved surfaces constructed by him in Subdivision in good

condition, and will make such repairs to any defect in materials or workmanship as may develop or be discovered when called upon to do so by the Director of the Department of Public Works.

It is agreed that this agreement shall be in full force and effect for a period of one (1) year from _____, 20___.

IN WITNESS WHEREOF, these presents have been signed in the presence of the undersigned competent witnesses, at Baton Rouge, Louisiana on this _____ day of _____, 20___.

WITNESSES:

By: (Name of Developer/Owner)	

(Address of Developer/Owner)	

PARISH OF EAST BATON ROUGE

By: (Mayor-President)	

Sample Maintenance Bond Form

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

KNOW ALL MEN BY THESE PRESENTS, That _____, Baton Rouge, Louisiana, as Developer/Owner and, _____ as surety are held and firmly bound unto _____, Louisiana, in the sum of ($_____) Dollars in lawful current money of the United States, for which payment will and truly be made, we bind ourselves, our heirs, successors and assigns, in solido, by these presents.

Dated and signed at Baton Rouge, Louisiana this _____ day of _____, 20___.

THE CONDITIONS of this obligation are such that whereas, the above named Developer/Owner did on the _____ day of _____, 20___, enter into a certain contract with Mayor-President of the _____ to maintain for a period of one (1) year from _____, 20 ___, the improvements in _____ Subdivision, and keep all filled trenches, pipes, manholes, structures, and paved or unpaved surfaces constructed by him in good condition, and shall make such repairs to any defects in materials or workmanship as may develop or be discovered when called upon to do so by the Director of the Department of Public Works:

NOW, THEREFORE, if the aforesaid principal shall well and truly and faithfully perform said contract and comply with all its terms, covenants and conditions, according to its tenor and discharge all of said principal's obligations thereunder, and shall fully pay and discharge all of

said principal's obligations to _____, then this obligation shall be null and void; otherwise to be and remain in full force, effect, and virtue.

IN TESTIMONY WHEREOF, we have hereunto set our hands, in the presence of the two undersigned competent witnesses, this day, month and year above written.

WITNESSES:

By: (Attorney-in-Fact)	

(Address of Attorney-in-Fact)	

By: (Signature of Developer/Owner)	

(Address of Developer/Owner)	

Sample Agreement Form To Be Used With Cash Bond

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

THIS AGREEMENT made and entered into this _____ day of _____, 20 ___ by and between, Developer/Owner hereinafter designated as Developer/Owner, and the PARISH OF EAST BATON ROUGE, herein represented by the Honorable _____ Mayor-President.

WITNESSETH:

WHEREAS, the Developer/Owner owns and desires to develop lot _____, _____ Subdivision, _____ Filing, and WHEREAS, the final plat of lot _____, _____ Subdivision, _____ Filing, will be given final approval by the Planning Commission of the City of Baton Rouge and the Parish of East Baton Rouge, upon Developer/Owner posting a bond insuring the satisfactory installation and construction of the following improvements:

(Describe construction improvements as determined by Department of Public Works)

as shown on plans prepared by _____ Civil Engineer, attached hereto and made apart hereof, according to the terms and conditions of this agreement and,

WHEREAS, the Developer/Owner now desires final approval of the Plat of Lot _____, _____ Subdivision _____ Filing, prior to the installation and construction of the above described improvements which improvements will be installed and constructed at Owner's sole cost and expense:

NOW, THEREFORE, it is hereby agreed by and between the Developer/Owner and the Parish of East Baton Rouge that for and in consideration of the final approval of lot _____, _____ Subdivision _____ Filing, Developer/Owner binds and obligates himself within _____

months from date hereof, to install and construct the described improvement in accordance with plans prepared by _____, Civil Engineer, which plans meet the requirements of the Louisiana State Board of Health and have been approved by the Director of the Department of Public Works of the City of Baton Rouge and Parish of East Baton Rouge, said plans being attached hereto and made a part hereof.

THE Developer/Owner, in order to further insure faithful performance of said obligation, has executed (cashier check) in the amount of _____, which check is attached hereto and made a part hereof, to guarantee the installation and construction of the following improvements:

According to plans and specifications therefore, said bond may be canceled only after said work has been completed, inspected and approved by written acceptance of the Director of Public Works of the City of Baton Rouge and the Parish of East Baton Rouge. The above-described improvements shall be constructed under the supervision of _____, Civil Engineer, in full compliance with the specifications and requirements of the Parish of East Baton Rouge, and when complete said engineer shall furnish the Director of the Department of Public Works with a certificate of satisfactory completion. It is further understood by and between the parties of this agreement that in the event said improvements are not constructed within _____ months from date hereof the Parish of East Baton Rouge shall have and is hereby granted the right, without putting the Developer/Owner in default to cause the improvements to be made and to use deposit made herewith for payment of all costs and expenses incurred in the construction thereof. Failure of the Developer/Owner to install and construct the improvements specified within the time limits of this agreement shall be reason to forfeit the bond. If the Developer/Owner installs and constructs the improvements and fails to request a refund of the bond in writing within one year after the time limits specified with this agreement, no refund will be made to the Developer/Owner.

IN WITNESS WHEREOF, these presents have been signed in the presence of the undersigned competent witnesses, at Baton Rouge, Louisiana, this _____ day of _____, 20___.

WITNESSES:

By: (Name of Developer/Owner)	

(Address of Developer/Owner)	

PARISH OF EAST BATON ROUGE

By: (Mayor-President)	

APPENDIX H
PERMISSIBLE USES

NO Neighborhood Office District (See Section 8.208.1).

Permitted Uses—Office buildings are limited to 2,500 gross square feet of floor area.

- Art Galleries.
- Art studio—No outside production or storage.
- Conservation areas, nature or game preserves.
- Film and sound editing.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Home occupations.
- Medical clinics.
- Offices.
- Parking, multi-level and parking lots.
- Public open spaces, public parks.
- Railroad passenger terminals.
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Single Family Dwellings.

Conditional Uses (See Section 4.101—Site Plan Review and Section 8.106 Conditional Uses).

- Animal hospitals—All animals must be kept inside a building.
- Banks without drive-throughs.
- Child care centers.
- Office buildings with a maximum of 5,000 gross square feet of floor area.

GOL General Office Low Rise District (See Section 8.208.2).

Permitted Uses.

- All commercial or residential uses are limited to no more than fifty (50) percent of the floor area.
- Art Galleries.
- Art studio—No outside production or storage.
- Assisted living facilities.
- Clubs.
- Conservation areas, nature or game preserves.
- Educational, religious, and philanthropic institutions.
- Financial institutions with or without drive-throughs.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Home occupations.
- Housing for the elderly.
- Medical clinics.
- Multi-family residential.
- Nurseries.
- Nursing homes.
- Offices.
- Parking, multi-level and parking lots.

- Personal services and retail shops.
- Public open spaces, public parks.
- Railroad passenger terminals.
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Restaurants.
- Wireless transmitting and receiving facilities—Limited to locations on buildings with a maximum extension above the roof of twenty-five feet. All wireless facilities shall have a stealth design.

Conditional Uses (See Section 4.101—Site Plan Review and Section 8.106 Conditional Uses).

- Child care centers.
- Fraternal lodges and clubs with alcohol.
- Health clubs.
- Reception and banquet facilities with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control Board.

C1 Light Commercial District (See Section 8.209).

Permitted Uses—*Sale of goods, merchandise or products at retail including but not limited to the following specific uses:*

- Animal hospitals where all animals are kept inside a building.
- Apartment Hotels.
- Art galleries.
- Art studio—No outside production or storage.
- Assisted living facilities.
- Banks.
- Bed and breakfast home—limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns—limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code.
- Child care centers.
- Clubs.
- Coin operated Laundromats (No dry cleaning facilities).
- Commercial horse stables.
- Commercial recreation facilities subject to Section 4.101.
- Conservation areas, nature or game preserves.
- Country Clubs.
- Dry Cleaners—No on-premise cleaning.
- Educational, religious and philanthropic institutions.
- Farmers markets.
- Financial institutions with or without drive-throughs.
- Funeral homes.
- Garage apartments.
- Gas stations—self serve not containing car washes or a service area.
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.

- Greenhouses, commercial.
- Health clubs.
- Historic site tours and exhibitions—site or structures must be listed on the National.
- Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations.
- Hospitals.
- Housing for the elderly.
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (Ord. No. 9924, 6-8-94).
- Medical clinics.
- Multi-family residential.
- Nurseries, commercial.
- Nursing homes.
- Offices.
- Parking, multi-level and parking lots.
- Personal service and retail shops.
- Pilot Juvenile Diagnostic Development Centers—must be located a minimum of 500 feet from the property line or any existing residential use.
- Public open space.
- Public parks.
- Railroad passenger terminals.
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Repair and service shops—limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Restaurants.
- Retail sales.
- Roadside sale of fruits and vegetables grown on the site where offered for sale.
- Single family dwellings.
- Snowball stands.
- Special homes.
- Town homes.
- Wireless transmitting and receiving.
- Zero lot line residential.

Conditional Uses.

- None.

LC1 Light Commercial One District (See Section 8.209a).

Permitted Uses—Businesses in this district are limited to 15,000 square feet of floor area.

- Animal hospitals where all animals are kept inside a building.
- Art galleries.
- Art studio—No outside production or storage.
- Assisted living facilities.
- Banks.

- Bed and breakfast home—limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns—limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code.
- Cemeteries and mausoleums—must be located on a major street. All graves and buildings shall be setback at least fifty (50) feet from all property lines.
- Child care centers.
- Clubs.
- Coin operated Laundromats (No dry cleaning facilities).
- Commercial horse stables.
- Commercial recreation facilities subject to Section 4.101.
- Conservation areas, nature or game preserves.
- Country Clubs.
- Dry Cleaners—No on-premise cleaning.
- Educational, religious and philanthropic institutions.
- Farmers markets.
- Financial institutions with or without drive-throughs.
- Funeral homes.
- Gas stations—self serve not containing car washes or a service area.
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Greenhouses, commercial.
- Health clubs.
- Historic site tours and exhibitions—site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations.
- Hospitals.
- Housing for the elderly.
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (Ord. No. 9924, 6-8-94).
- Medical clinics.
- Movie studio with no outdoor storage.
- Multi-family residential.
- Nurseries, commercial.
- Nursing homes.
- Offices.
- Parking, multi-level and parking lots.
- Personal service and retail shops.
- Public open space.
- Public parks.
- Railroad passenger terminals.
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).

- Repair and service shops—limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Restaurants.
- Retail sales.
- Roadside sale of fruits and vegetables grown on the site where offered for sale.
- Snowball stands.
- Special homes.
- Town homes.
- Wireless transmitting and receiving.
- Zero lot line residential.

Conditional Uses (See Section 4.101—Site Plan Review and Section 8.106 Conditional Uses).

- Car washes—The structure must be located a minimum of five hundred (500) feet from the property line of any residential use. All lighting must be directed away from adjacent uses.
- Country clubs with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Dinner theatres with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Fraternal lodges with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Glass installation—The structure must be located a minimum of three hundred (300) feet from the property line of any residential use.
- Mini storage facilities—All structures must be located a minimum of three hundred (300) feet from the property line of any residential use.
- Pilot Juvenile Diagnostic Development Centers—All structures must be located a minimum of five hundred (500) feet from the property line of any residential use.
- Reception halls with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Used car sales—No service or repair of vehicles is allowed. All cars must be located a minimum of three hundred (300) feet from the property line of any residential district.

LC2 Light Commercial Two District (See Section 8.209b).

Permitted Uses—Businesses in this district are limited to 75,000 square feet of floor area.

- Animal hospitals where all animals are kept inside a building.
- Art galleries.
- Art studio—No outside production or storage.
- Assisted living facilities.
- Banks.
- Bed and breakfast home—limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns—limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code.
- Cemeteries and mausoleums—must be located on a major street. All graves and buildings shall be setback at least fifty (50) feet from all property lines.
- Child care centers.
- Clubs.

- Coin operated Laundromats (No dry cleaning facilities).
- Commercial horse stables.
- Commercial recreation facilities subject to Section 4.101.
- Conservation areas, nature or game preserves.
- Country Clubs.
- Dry Cleaners—No on-premise cleaning.
- Educational, religious and philanthropic institutions.
- Farmers markets.
- Financial institutions with or without drive-throughs.
- Funeral homes.
- Gas stations—self serve not containing car washes or a service area.
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Greenhouses, commercial.
- Health clubs.
- Historic site tours and exhibitions—site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations.
- Hospitals.
- Housing for the elderly.
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (Ord. No. 9924, 6-8-94).
- Medical clinics.
- Mini-storage facilities.
- Movie studio with no outdoor storage.
- Multi-family residential.
- Nurseries, commercial.
- Nursing homes.
- Offices.
- Parking, multi-level and parking lots.
- Personal service and retail shops.
- Pilot Juvenile Diagnostic Development Centers—just be located a minimum of 500 feet from the property line of any existing residential use.
- Public open spaces.
- Public parks.
- Railroad passenger terminals.
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Repair and service shops—limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Restaurants.
- Retail sales.
- Roadside sale of fruits and vegetables grown on the site where offered for sale.

- Snowball stands.
- Special homes.
- Wireless transmitting and receiving.

Conditional Uses (See Section 4.101—Site Plan Review and Section 8.106 Conditional Uses).

- Building materials sales—All materials must be located a minimum of three hundred (300) feet from the property line of any existing residential use. All storage of materials must be within a building or opaquely screened from the street and adjacent properties.
- Cabinet shops and millwork shops—Shops must be located a minimum of 500 feet from the property line of any existing residential use. All work must be done inside enclosed buildings and all storage of materials must be within a building or opaquely screened from the street and adjacent properties.
- Car washes—Structure must be located a minimum of five hundred (500) feet from the property line of any existing residential use. All lighting must be directed away from adjacent uses.
- Dinner theatres with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control board.
- Fraternal lodges with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control board.
- Glass installation—Structure must be located a minimum of three hundred (300) feet from the property line of any residential use.
- Motor vehicle sales, service, and repair—All vehicles and structures must be located a minimum of 500 feet from the property line of any existing residential use. All work must be done inside enclosed buildings and all storage of materials must be inside enclosed buildings.
- Reception halls with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control board.
- Trade schools—All structures must be located a minimum of five hundred (500) feet from the property line of any residential use.

LC3 Light Commercial Three District (See Section 8.209c).

Permitted Uses—Businesses in this district are limited to 150,000 square feet of floor area.

- Animal hospitals where all animals are kept inside a building.
- Art galleries.
- Art studio—No outside production or storage.
- Assisted living facilities.
- Banks.
- Bed and breakfast home—limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns—limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code.
- Building material sales.
- Car washes.
- Cemeteries and mausoleums.
- Child care centers.
- Clubs.
- Coin operated Laundromats (No dry cleaning facilities).
- Commercial horse stables.

- Commercial recreation facilities subject to Section 4.101.
- Conservation areas, nature or game preserves.
- Country Clubs.
- Dry cleaners—No on-premise cleaning.
- Educational, religious and philanthropic institutions.
- Farmers markets.
- Financial institutions with or without drive-throughs.
- Funeral homes.
- Gas stations—self serve.
- Gas stations—full-serve.
- Glass installation.
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Greenhouses, commercial.
- Health clubs.
- Historic site tours and exhibitions—site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations.
- Hospitals.
- Hotels and motels.
- Housing for the elderly.
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (Ord. No. 9924, 6-8-94).
- Laboratories.
- Lumber yards.
- Medical clinics.
- Mini-storage facilities.
- Motor vehicle sales, service and repair—must be located on a minimum of 300 feet from the property line of any existing residential use.
- Movie studio with no outdoor storage.
- Movie theatres.
- Multi-family residential.
- Nurseries, commercial.
- Nursing homes.
- Offices.
- Parking, multi-level and parking lots.
- Personal service and retail shops.
- Pilot Juvenile Diagnostic Development Centers—must be located a minimum of 500 feet from the property line of any existing residential use.
- Public open space.
- Public parks.
- Railroad passenger terminals.
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).

- Repair and service shops—limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Restaurants.
- Retail sales.
- Roadside sale of fruits and vegetables grown on the site where offered for sale.
- Snowball stands.
- Special homes.
- Stadiums and arenas.
- Wireless transmitting and receiving.

Conditional Uses (See Section 4.101—Site Plan Review and Section 8.106 Conditional Uses).

- Cabinet shops and millwork shops—Shops must be located a minimum of five hundred (500) feet from the property line of any existing residential use.
- Dinner theatres with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Fraternal lodges with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Heavy equipment sales and service—All equipment and structures must be locate a minimum of five hundred (500) feet from the property line of any existing residential use. Shall provide a six (6) foot solid fence around equipment storage areas.
- Reception halls with alcohol—Must be approved for an alcohol license by the Alcohol and Beverage Control Board.

C2 Heavy Commercial District (See Section 8.210a).

Permitted Uses.

- Animal hospitals and kennels—Animals may be kept outside.
- Apartment hotels.
- Art galleries.
- Art studio—No outside production or storage.
- Assisted living facilities.
- Banks.
- Bed and breakfast home—limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns—limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code.
- Bulk dairy products retail.
- Bus terminals.
- Cabinet shops and millwork shops.
- Car washes.
- Cemeteries and mausoleums.
- Child care centers.
- Clubs.
- Commercial horse stables.
- Commercial recreation facilities.
- Conservation areas, nature or game preserves.
- Contractors.
- Country clubs.

- Duplexes.
- Dinner theaters with alcohol.
- Dry cleaners.
- Educational, religious and philanthropic institutions.
- Farmers markets.
- Fraternal lodges with or without alcohol.
- Funeral homes.
- Garage apartments.
- Gas stations—full serve.
- Gas stations—self serve.
- Glass installation.
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Health clubs.
- Historic site tours and exhibitions—site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations.
- Hospitals.
- Hotels and motels.
- Housing for the elderly.
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (Ord. No. 9924, 6-8-94).
- Laboratories.
- Laundromats.
- Medical clinics.
- Medical laboratories.
- Mini-storage facilities.
- Mobile home parks.
- Mobile homes—must be located within a mobile home park.
- Motor vehicle sales, service and repair.
- Movie theatres.
- Multi-family residential.
- Nurseries, commercial.
- Nursing homes.
- Offices.
- Parking, multi-level and parking lots.
- Personal service shops.
- Pilot Juvenile Diagnostic Development Centers—must be located a minimum of 500 feet from the property line of any existing residential use.
- Public open spaces.
- Public parks.
- Railroad passenger terminals.
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).

- Reception halls—Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Recreation facilities, commercial.
- Rehabilitative or recovery care centers.
- Repair and service shops—limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Research parks.
- Restaurants.
- Retail sales.
- Roadside sale of fruits and vegetables grown on the site where offered for sale.
- Service companies.
- Single family dwellings.
- Snowball stands.
- Special homes.
- Theaters—must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Town homes.
- Wireless transmitting and receiving.
- Zero lot residential.

Conditional Uses.

- None.

HC1 Heavy Commercial One District (See Section 8.210a.1).

Permitted Uses—Businesses in this district are limited to 250,000 gross square feet of floor area.

- Animal hospitals and kennels—Animals may be kept outside.
- Art galleries.
- Art studio—No outside production or storage.
- Assisted living facilities.
- Banks.
- Bed and breakfast home—limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns—limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code.
- Bus terminals.
- Cabinet shops and millwork shops.
- Car washes.
- Cemeteries and mausoleums.
- Child care centers.
- Clubs.
- Commercial horse stables.
- Commercial recreation facilities.
- Conservation areas, nature or game preserves.
- Convention halls.
- Contractors—No outdoor storage materials.
- Country clubs.

- Dairy products processing.
- Duplexes.
- Dry cleaners.
- Educational, religious and philanthropic institutions.
- Farmers markets.
- Fraternal lodges with or without alcohol.
- Funeral homes.
- Furniture assemblies.
- Gas stations—full serve.
- Gas stations—self serve.
- Glass installation.
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Health clubs.
- Heavy equipment sales and service.
- Historic site tours and exhibitions—site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations.
- Hospitals.
- Hotels and motels.
- Housing for the elderly.
- Indoor Firing Ranges—firing range structures must be located a minimum of 300 feet from the property line of any residential use or any residential zoning district.
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (Ord. No. 9924, 6-8-94).
- Laboratories.
- Laundromats.
- Lumber yards.
- Medical clinics.
- Medical laboratories.
- Mini-storage facilities.
- Mobile home parks.
- Mobile homes—must be located within a mobile home park.
- Motor vehicle sales, service and repair.
- Movie studio with no outdoor storage.
- Movie theatres.
- Multi-family residential.
- Nurseries, commercial.
- Nursing homes.
- Offices.
- Parking, multi-level and parking lots.
- Personal service shops.
- Pilot Juvenile Diagnostic Development Centers—must be located a minimum of 500 feet from the property line of any existing residential use.
- Public open spaces.
- Public parks.

- Railroad passenger terminals.
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Reception halls—Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Recreation facilities, commercial.
- Rehabilitative or recovery care centers.
- Repair and service shops—limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Research parks.
- Restaurants.
- Retail sales.
- Roadside sale of fruits and vegetables grown on the site where offered for sale.
- Service companies.
- Snowball stands.
- Special homes.
- Theaters—must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Wireless transmitting and receiving.

Conditional Uses.

- None.

M1 Light Industrial District (See Section 8.211).

Permitted Uses.

- Animal hospitals and kennels—Animals may be kept outside.
- Art galleries.
- Art studio—No outside production or storage.
- Billboards.
- Bookbinderies.
- Bottled gas sales and/or service.
- Bulk dairy products retail.
- Bus terminals.
- Cabinet shops and millwork shops.
- Car washes.
- Cemeteries and mausoleums.
- Child care centers.
- Clubs.
- Cold storage or refrigerating plants.
- Concrete mixing or batching plants.
- Contractors storage yards.
- Dry cleaners.
- Educational, religious, and philanthropic institutions.
- Farmers' markets.
- Financial Institutions.
- Food products manufacturing.
- Foundry, casting lightweight nonferrous metal (no brass, manganese, bronze, zinc).

- Funeral homes.
- Gas stations, full-serve.
- Gas stations, self-serve.
- Glass installation.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Grain elevators.
- Greenhouses, commercial.
- Health clubs.
- High-Tech manufacturing—non-routine economic activities directed toward developing new products and processes and toward small-volume production of innovative products and services.
- Historic site tours and exhibitions—site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Hospitals.
- Hotels and motels.
- Indoor Firing Range—firing range structures must be located a minimum of 300 feet from the property line of any residential use or any residential zoning district.
- Medical clinics.
- Medical laboratories.
- Motor vehicle sales, service and repair.
- Movie studio with no outdoor storage.
- Movie studio with outdoor storage.
- Nurseries, commercial.
- Open storage.
- Personal service shops.
- Poultry processing plants—with consent of neighbors.
- Railroad freight terminals.
- Railroad passenger terminals.
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Recreation facilities, commercial.
- Retail sales.
- Roadside sale of fruits and vegetables grown on the site where offered for sale.
- Storage of wrecked vehicles, temporarily for a maximum of 180 days for insurance purposes only.
- Television and Radio broadcasting transmitters.
- Well drilling services.
- Wireless transmitting and receiving facilities.

Conditional Uses.

- None.

Prohibited Uses.

- Residential.
- Adult businesses.
- Commercial gaming.
- Junk and auto salvage yards.
- Sale or serving of alcoholic beverages for consumption on the premises.

M2 Heavy Industrial District (See Section 8.212).

Permitted Uses.

- Animal hospitals and kennels—Animals may be kept outside.
- Art galleries.
- Art studio—No outside production or storage.
- Bars and lounges.
- Billboards.
- Bookbinderies.
- Bottled gas sales and/or service.
- Bulk dairy products retail.
- Bus terminals.
- Cabinet shops and millwork shops.
- Car washes.
- Cemeteries and mausoleums.
- Child care centers.
- Clubs.
- Cold storage or refrigerating plants.
- Concrete mixing or batching plants.
- Contractors storage yards.
- Dry cleaners.
- Educational, religious, and philanthropic institutions.
- Farmers' markets.
- Financial Institutions.
- Food products manufacturing.
- Foundry, casting lightweight nonferrous metal (no brass, manganese, bronze, zinc).
- Funeral homes.
- Gas stations, full-serve.
- Gas stations, self-serve.
- Glass installation.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Grain elevators.
- Greenhouses, commercial.
- Health clubs.
- Historic site tours and exhibitions—site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Hospitals.
- Hotels and motels.
- Indoor Firing Range—firing range structures must be located a minimum of 300 feet from the property line of any residential use or any residential zoning district.
- Junk yards, auto salvage or scrap yards.
- Medical clinics.
- Medical laboratories.
- Motor vehicle sales, service and repair.
- Nurseries, commercial.
- Personal service shops.
- Railroad freight terminals.
- Railroad passenger terminals.

- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Recreation facilities, commercial.
- Roadside sale of fruits and vegetables grown on the site where offered for sale.
- Storage of wrecked vehicles, temporarily for a maximum of 180 days for insurance purposes only.
- Television and Radio broadcasting transmitters.
- Well drilling services.
- Wireless transmitting and receiving facilities.

Conditional Uses.

- None.

Prohibited Uses.

- Residential.
- Adult businesses.
- Commercial gaming.

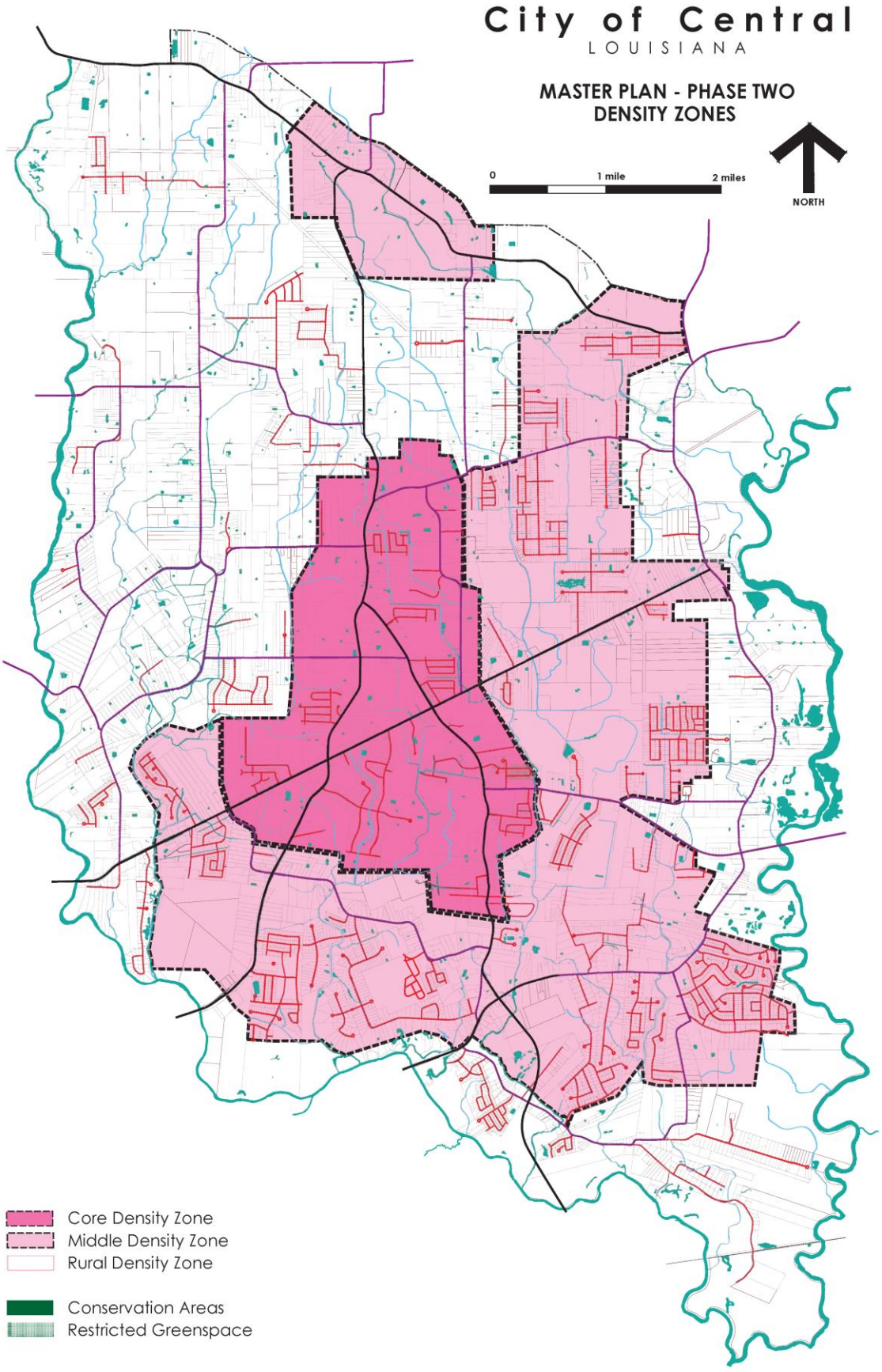
(Ord. No. 2024-41, 10-22-2024)

APPENDIX I
NET DENSITY CALCULATORS[2]

APPENDIX J
STREET SECTIONS[3]

[2]Editor's note(s)—The density calculators were adopted and attached as part of the Comprehensive Zoning Code ordinance. The calculator files, instructions, and guidelines can be found in the city administrative offices and on the city website.

[3]Editor's note(s)—Ord. No. 2011-53, effective Dec. 16, 2011, amended Appendix J in its entirety as set out herein.


City of Central
LOUISIANA
MASTER PLAN - PHASE TWO
DENSITY ZONES
0
1 mile
2 miles
NORTH
Core Density Zone
Middle Density Zone
Rural Density Zone
Conservation Areas
Restricted Greenspace

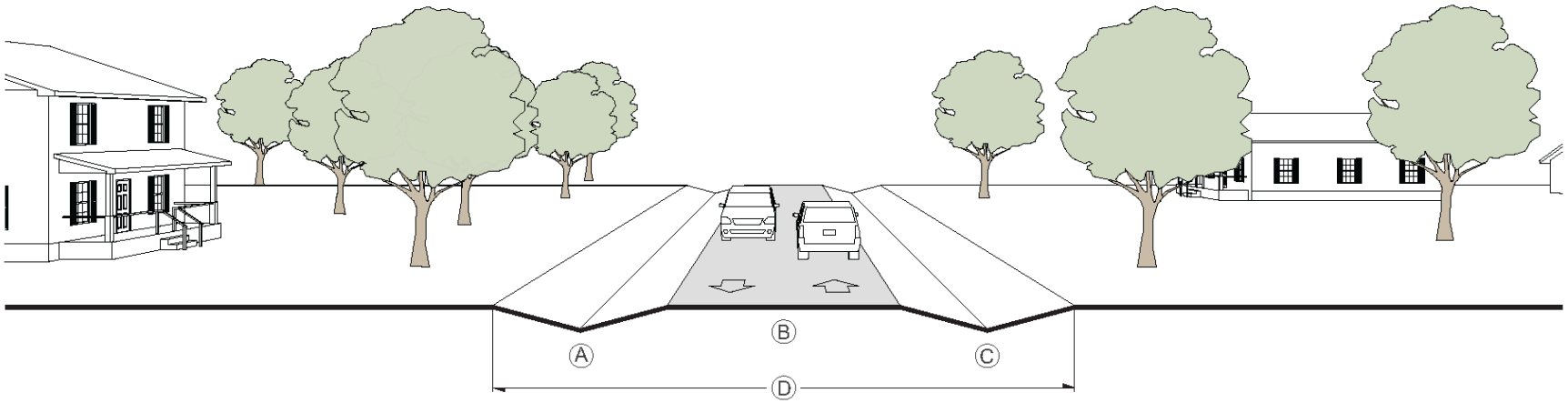
STREET TYPES	MINIMUM ROW	CORE DENSITY ZONE				MIDDLE DENSITY ZONE							RURAL DENSITY ZONE					CLASSIFICATION			
		COMMERCIAL-GENERAL	RESIDENTIAL-HIGH DENSITY	RESIDENTIAL-MEDIUM DENSITY	RESIDENTIAL-LOW DENSITY	OFFICE TECHNOLOGY PARK	COMMERCIAL-GENERAL	COMMERCIAL-NEIGHBORHOOD	RESIDENTIAL-HIGH DENSITY	RESIDENTIAL-MEDIUM DENSITY	RESIDENTIAL-LOW DENSITY	RURAL/AGRICULTURE	COMMERCIAL-NEIGHBORHOOD	RESIDENTIAL-HIGH DENSITY	RESIDENTIAL-MEDIUM DENSITY	RESIDENTIAL-LOW DENSITY	RURAL/AGRICULTURE				
C Rural Parkway	145					◇	◇			◇	◇	◇	◇	◇	◇	◇	◇	Arterial (M,R)			
H Avenue	90	◇	◇	◇	◇		◇		◇	◇								Arterial (C,M)			
B Rural Street	70					◇		◇		◇	◇	◇	◇	◇	◇	◇	◇	Arterial(R)	Collector (M,R)	Street (M,R)	
I Avenue P/P	98	◇	◇	◇			◇		◇										Collector (C,M)	Street (C)	
G Commercial Street	68	◇	◇		◇				◇	◇	◇		◇	◇	◇				Collector (M)	Street (M,C)	
J Main Street A/P	90	◇					◇	◇												Street (M,C)	
M Three Lane	81					◇	◇		◇	◇		◇		◇	◇	◇		Arterial(M,R)	Collector (M,R)		
L Three Lane C&G	65			◇		◇	◇	◇	◇	◇				◇	◇			Arterial(M,R)	Collector (C,M,R)		
O Industrial Street, Urban	66					◇														Street (M)	
K Main Street P/P	64	◇		◇									◇							Street (C,R)	
F Neighborhood Street	64		◇	◇	◇				◇	◇	◇		◇	◇	◇	◇	◇			Street (C,M,R)	
N Industrial Street	58					◇														Street (M)	
E Neighborhood Local	55			◇	◇		◇			◇	◇			◇	◇	◇	◇			Street (C,M,R)	
A Rural Local	48											◇			◇	◇	◇			Street (M,R)	
D Neighborhood Yield	47		◇	◇					◇	◇					◇					Street (C,M,R)	
Q Commercial Alley	26	◇				◇	◇														Alley (C,M)
P Residential Alley	18		◇	◇					◇	◇				◇	◇						Alley (C,M,R)

Street and Alley Dimensional Standards

A. Rural Local

The Rural Local street is a minor local street intended for use where the predominant character is one of large lot residential and agricultural uses.

Street Classification: Local Street



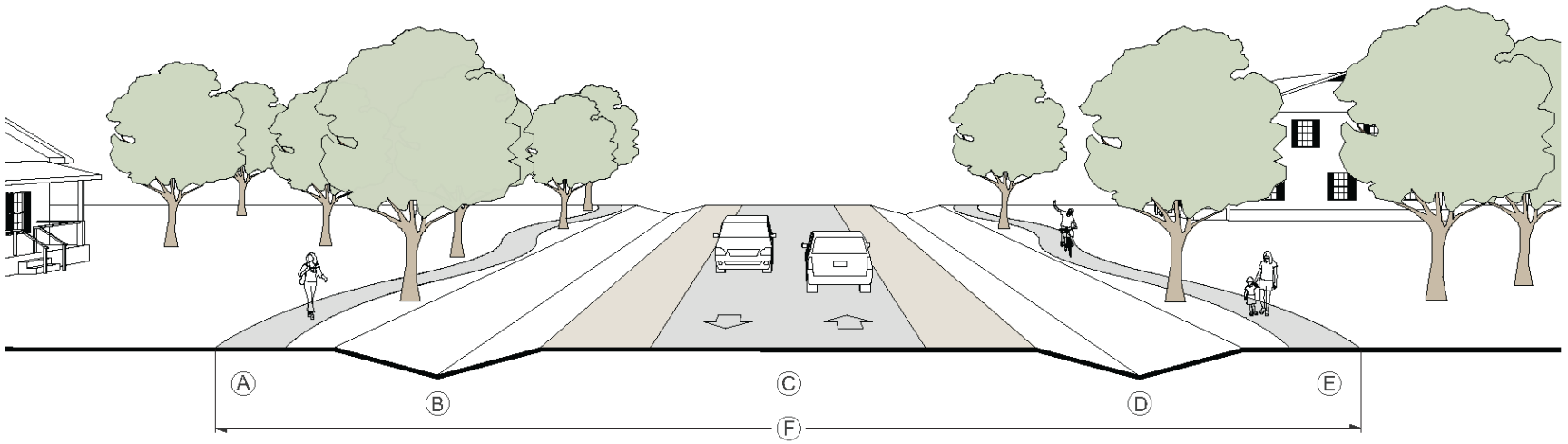
	Ditch & Swale (min) Ⓐ	Travel Zone (max) Ⓑ	Ditch & Swale (min) Ⓒ	Right-of-Way Ⓓ	Corner Radii (min)
Rural Local	14'	20 to 22'	14'	48' to 50'	25'

A five (5) foot sidewalk will be required adjacent to the right of way on lots less than one hundred fifty (150) foot wide. The Planning Commission may require sidewalks on lots more than one hundred fifty (150) foot wide.

Ditches may be required to be filled with pipe and catch basins as part of the approval process.

B. Rural Street

The Rural Street is a major local street intended for use where the predominant character is one of large lot residential, rural services, and agricultural uses.

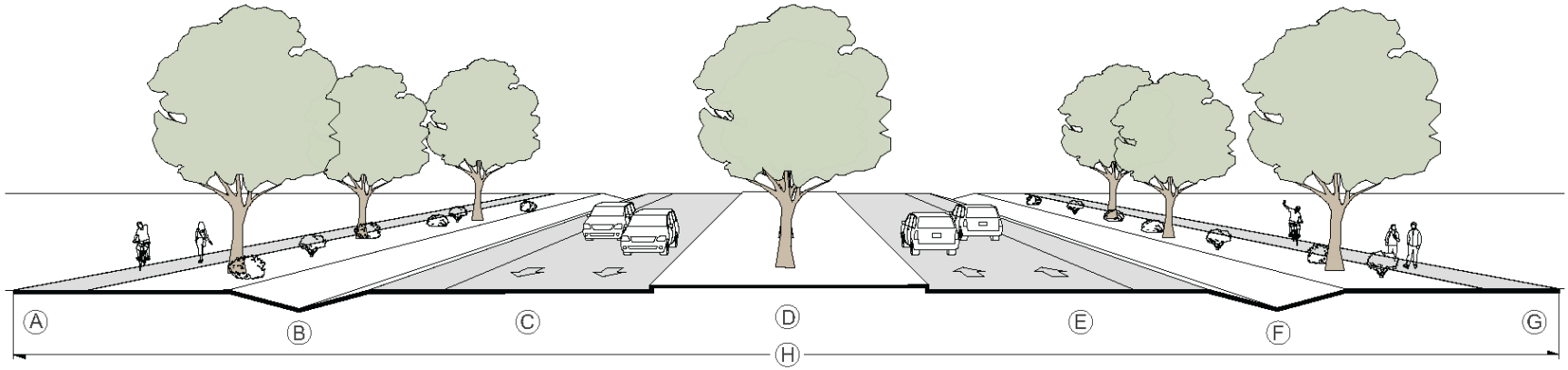


	Pedestrian Zone (min) Ⓐ	Planting Zone + Ditch & Swale (min) Ⓑ	Travel Zone + Shoulders (max) Ⓒ	Planting Zone + Ditch & Swale (min) Ⓓ	Pedestrian Zone (min) Ⓔ	Right-of-Way Ⓕ	Corner Radii (min)
Rural Street	5' to 10'	15'	30' to 34'	15'	5' to 10'	70' to 84'	25'

Ditches may be required to be filled with pipe and catch basins as part of the approval process.

C. Rural Parkway

The Rural Parkway is a major connector street intended for use where the predominant character is one of large lot residential, rural services, and agricultural uses.

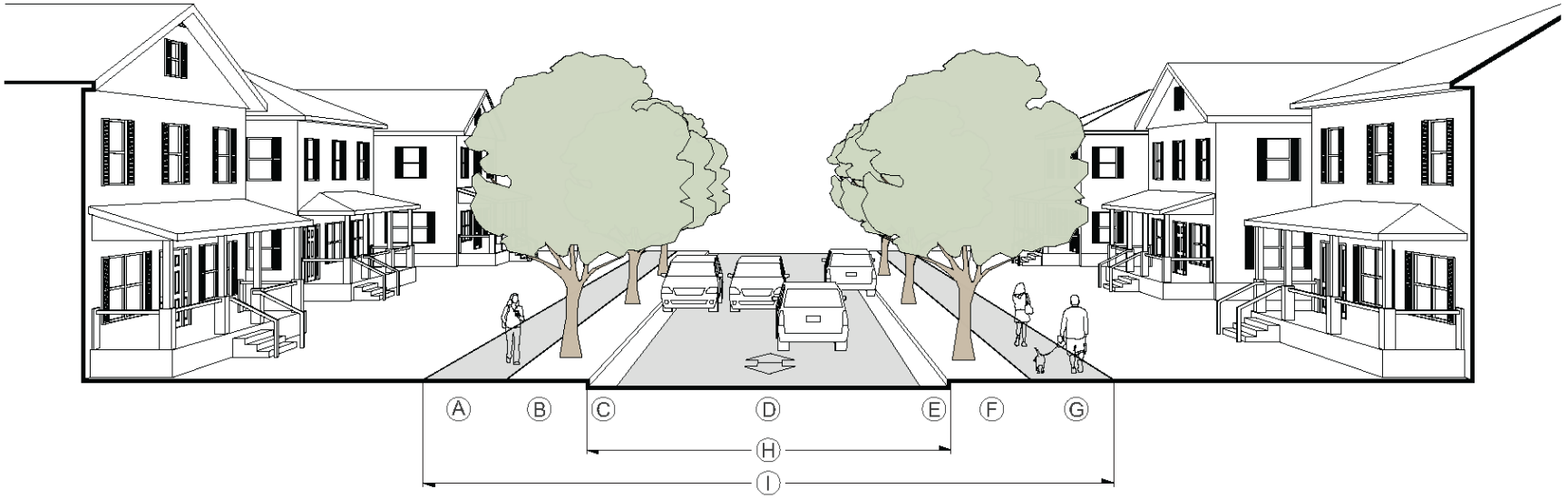


	Pedestrian Zone (min) Ⓐ	Planting Zone + Ditch & Swale (min) Ⓑ	Travel Zone + Shoulders Ⓒ	Median (min) Ⓓ	Travel Zone + Shoulders (max) Ⓔ	Planting Zone + Ditch & Swale (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Right-of-Way Ⓗ	Corner Radii (min)
Option 1	5' to 10'	30'	30' to 34'	30'	30' to 34'	30'	5' to 10'	160' to 178'	25'
Option 2	5' to 10'	25'	30' to 34'	25'	30' to 34'	25'	5' to 10'	145' to 163'	20'

Ditches may be required to be filled with pipe and catch basins as part of the approval process.

D. Neighborhood Yield

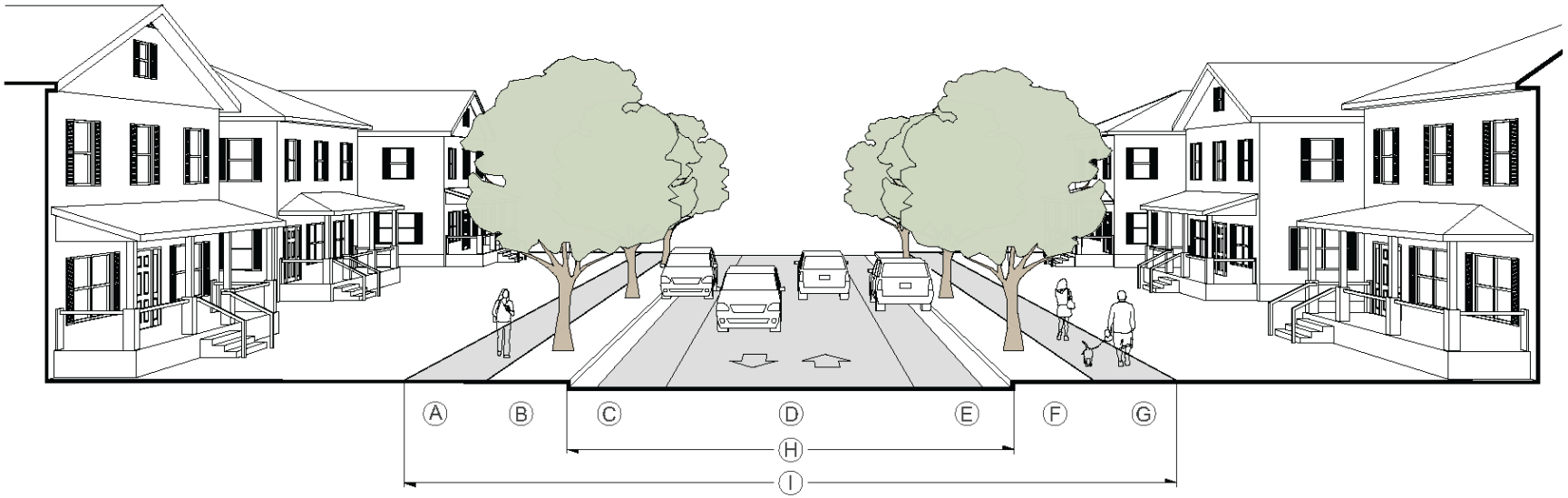
The Neighborhood Yield street is a minor local street intended for use where the predominant character is one of residential districts with compact buildings and short blocks.



	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Curb & Gutter (min) Ⓒ	Travel Zone (max) Ⓓ	Parking Zone + Curb & Gutter (min) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Neighborhood Yield	5'	6'	2'	15 to 17'	8'	6'	5'	25 to 27'	47 to 49'	15'

E. Neighborhood Local

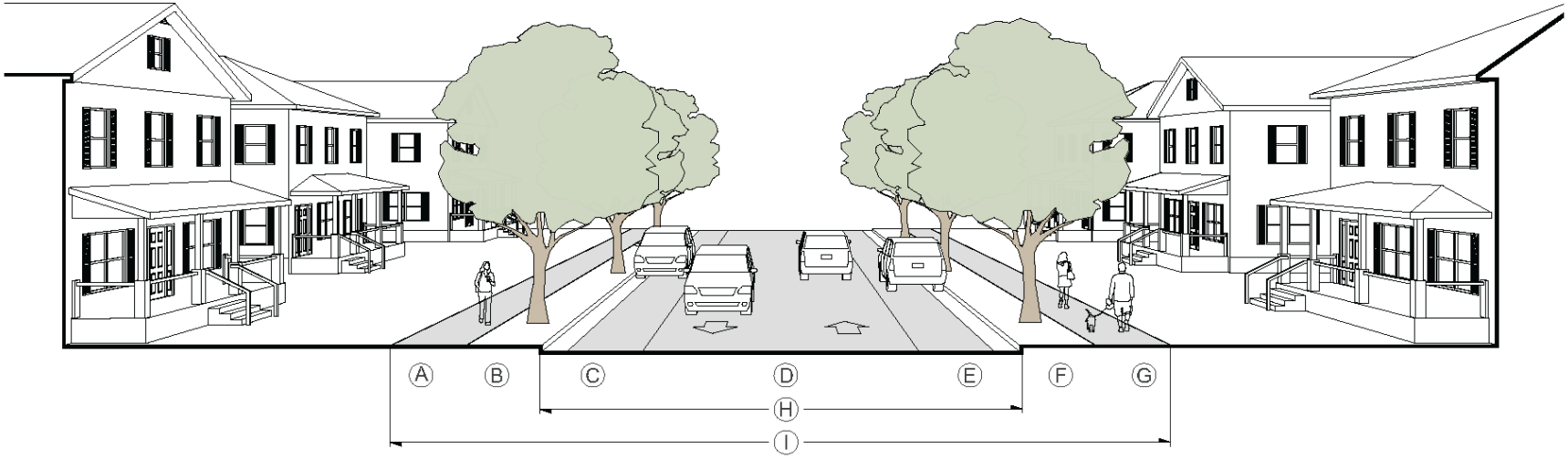
The Neighborhood Local street is a minor local street intended for use where the predominant character is one of large lot residential clusters and residential districts.



	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Parking Zone + Curb & Gutter (min) Ⓒ	Travel Zone (max) Ⓓ	Parking Zone + Curb & Gutter (min) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Neighborhood Local	5'	6'	8'	17 to 19'	8'	6'	5'	33 to 35'	55 to 57'	15'

F. Neighborhood Street

The Neighborhood Street is a major local street intended for use where the predominant character is one of large lot residential clusters and residential districts.

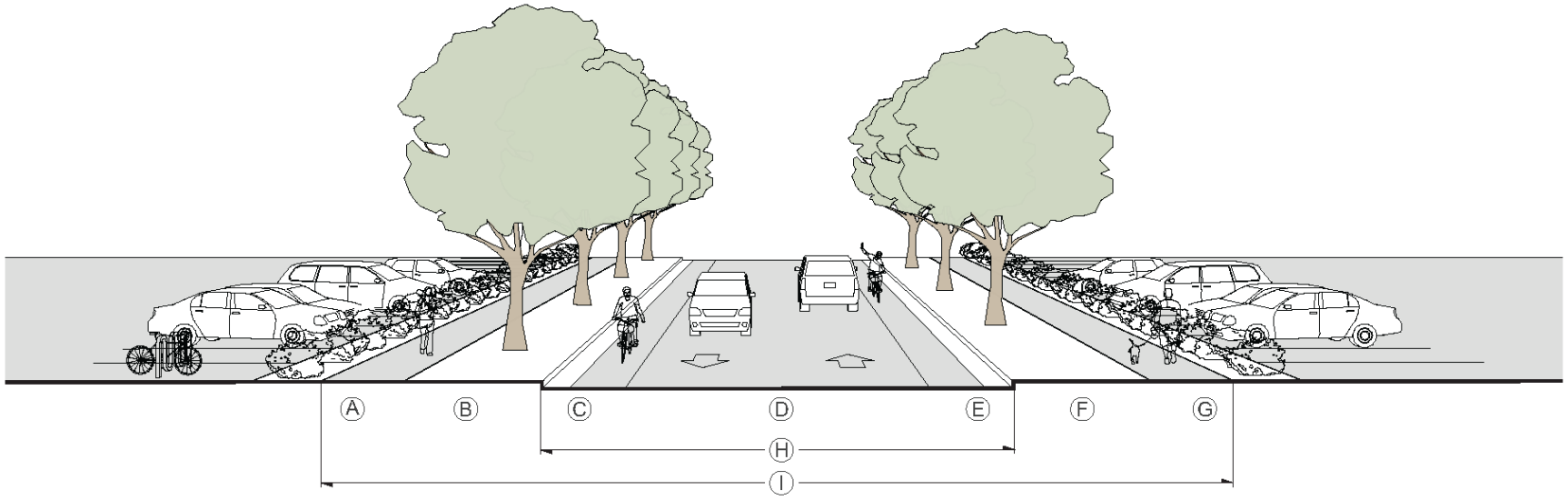


	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Parking Zone + Curb & Gutter (min) Ⓒ	Travel Zone (max) Ⓓ	Parking Zone + Curb & Gutter (min) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Neighborhood Street	5'	8'	8'	22' to 24'	8'	8'	5'	38' to 40'	64 to 66'	15'

A median or central neutral ground may be substituted for the parking zone C and E.

G. Commercial Street

The Commercial Street is a minor connector street intended for use where the predominant character is one of auto dominated commercial corridors. The Commercial Street may also serve as a drive aisle within surface parking lots.

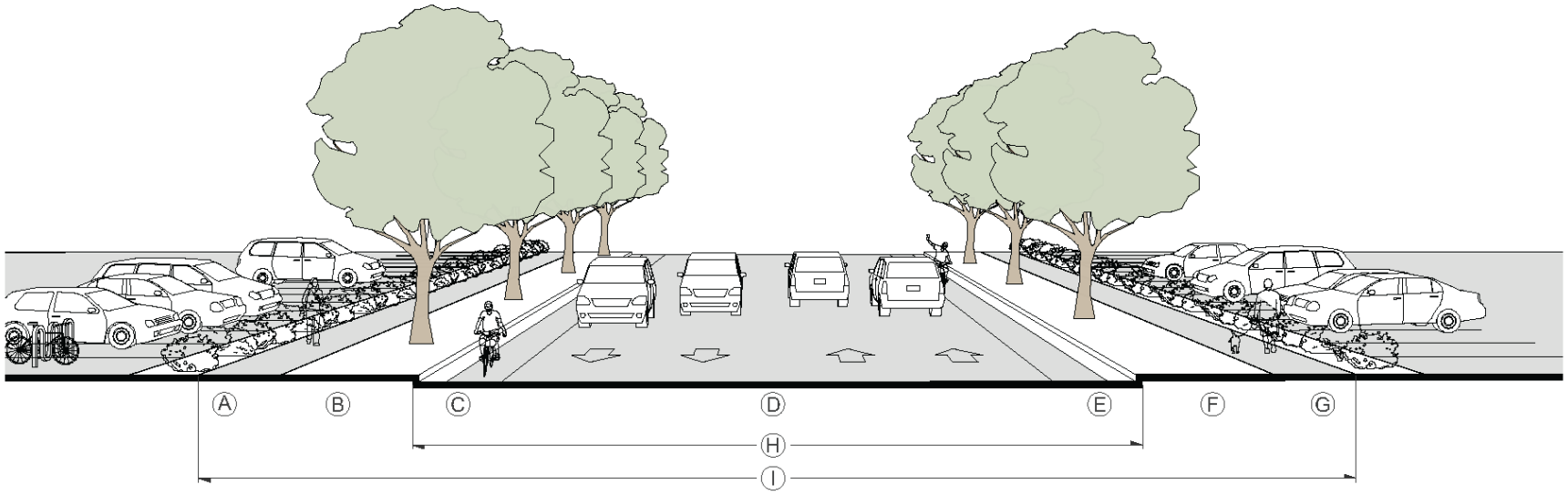


	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Bike Zone + Curb & Gutter (min) Ⓒ	Travel Zone (max) Ⓓ	Bike Zone + Curb & Gutter (min) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Commercial Street	6'	10'	7'	22' to 24'	7'	10'	6'	36' to 38'	68' to 70'	15'

H. Avenue

The Avenue is a major connector street intended for use where the predominant character is one of auto dominated commercial corridors.

Parking lots are illustrated as example only and may not reflect the design guidelines for some commerical corridor standards.

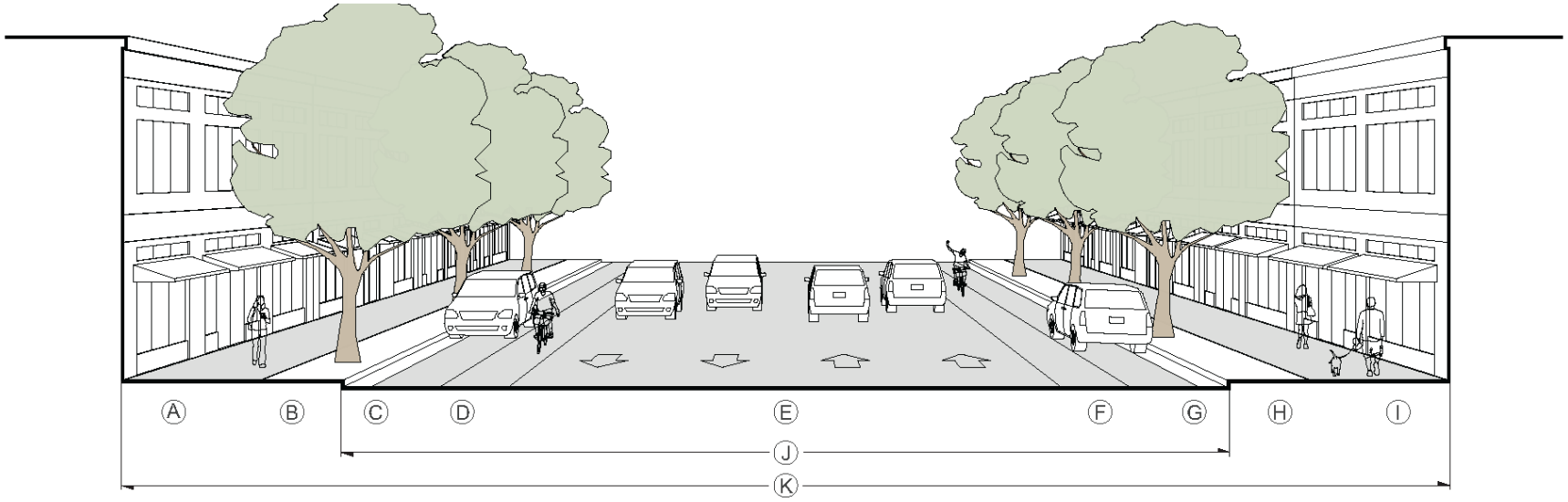


	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Bike Zone + Curb & Gutter (min) Ⓒ	Travel Zone (max) Ⓓ	Bike Zone + Curb & Gutter (min) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Avenue	6'	10'	7'	44' to 48'	7'	10'	6'	58' to 62'	90' to 94'	15'

A center median may be used in lieu of the two inside travel lanes.

I. Avenue, Parallel Parking

The Avenue, Parallel Parking is a major connector street with designated on-street parking. It is intended for use where the predominant character is one of mixed use and residential building types built close to the street.

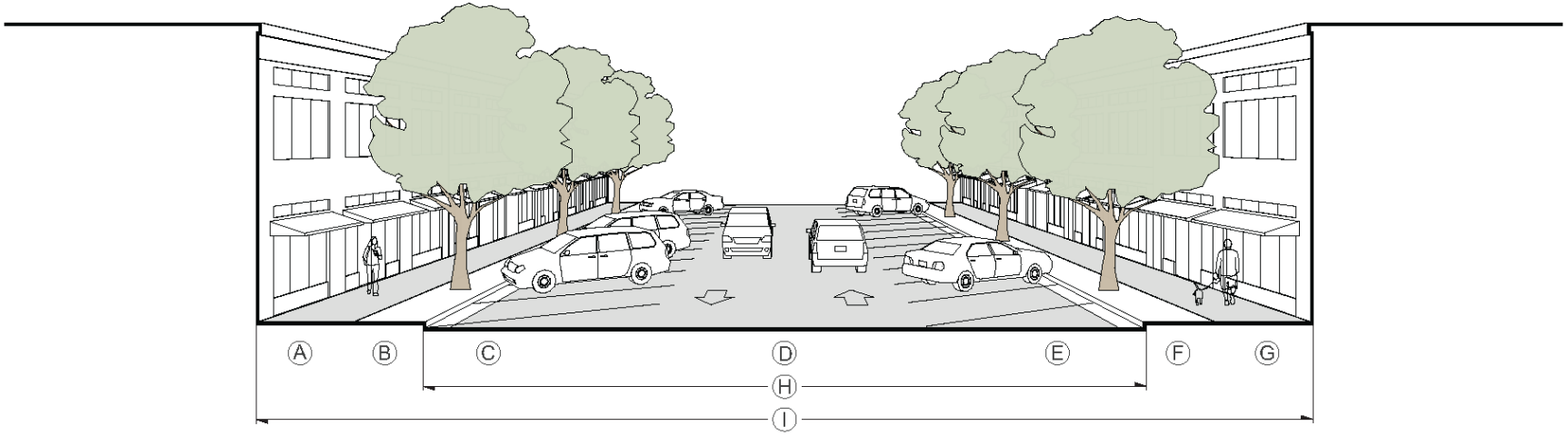


	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Parking Zone + Curb & Gutter (max) Ⓒ	Bike Zone (min) Ⓓ	Travel Zone (max) Ⓔ	Bike Zone (min) Ⓕ	Parking Zone + Curb & Gutter (max) Ⓖ	Planting Zone (min) Ⓗ	Pedestrian Zone (min) Ⓘ	Back of Curb to Back of Curb Ⓙ	Right-of-Way Ⓚ	Corner Radii (min)
Avenue, Parallel Parking	7'	8'	8'	6'	40' to 48'	6'	8'	8'	7'	68' to 76'	98' to 106'	15'

A center median may be designed in lieu of the two inside travel lanes.

J. Main Street, Angle (60^0) Parking

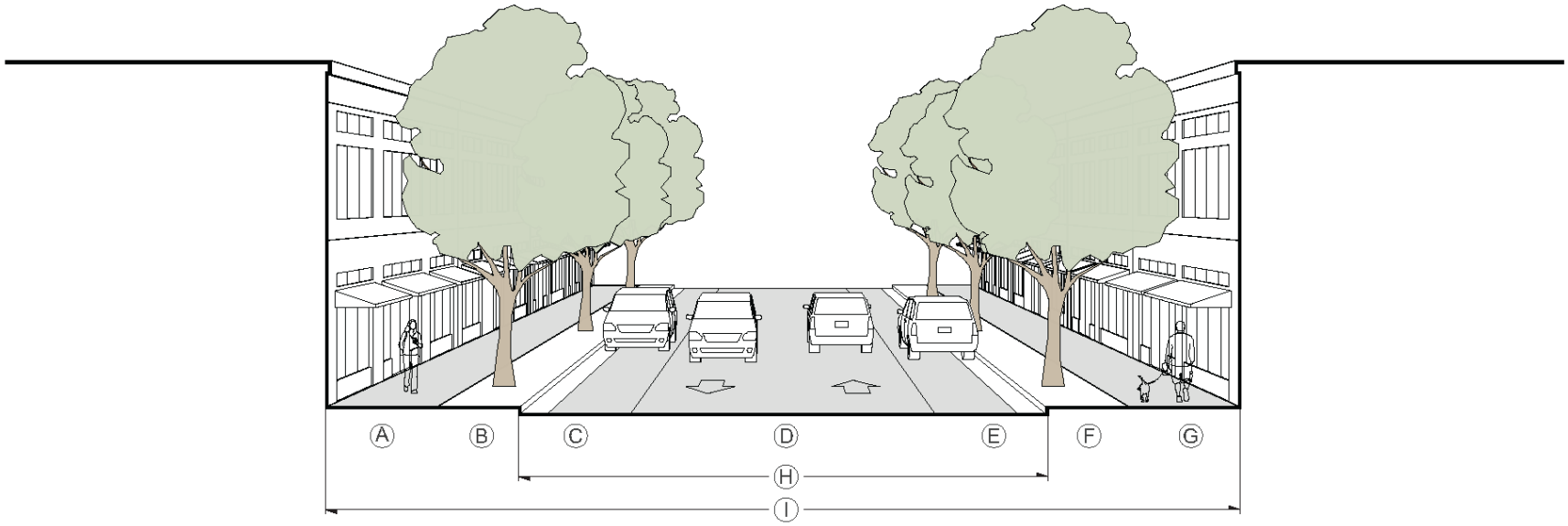
The Main Street, Angle (60^0) Parking, is a minor connector street with designated on-street angle parking. It is intended for use where the predominant character is one of mixed use building types built close to the street in a traditional main street pattern.



	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Parking Zone + Curb & Gutter (max) Ⓒ	Travel Zone (max) Ⓓ	Parking Zone + Curb & Gutter (max) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Main Street Angle Parking	7'	8'	18'	24' to 26'	18'	8'	7'	60' to 62'	90' to 92'	12'

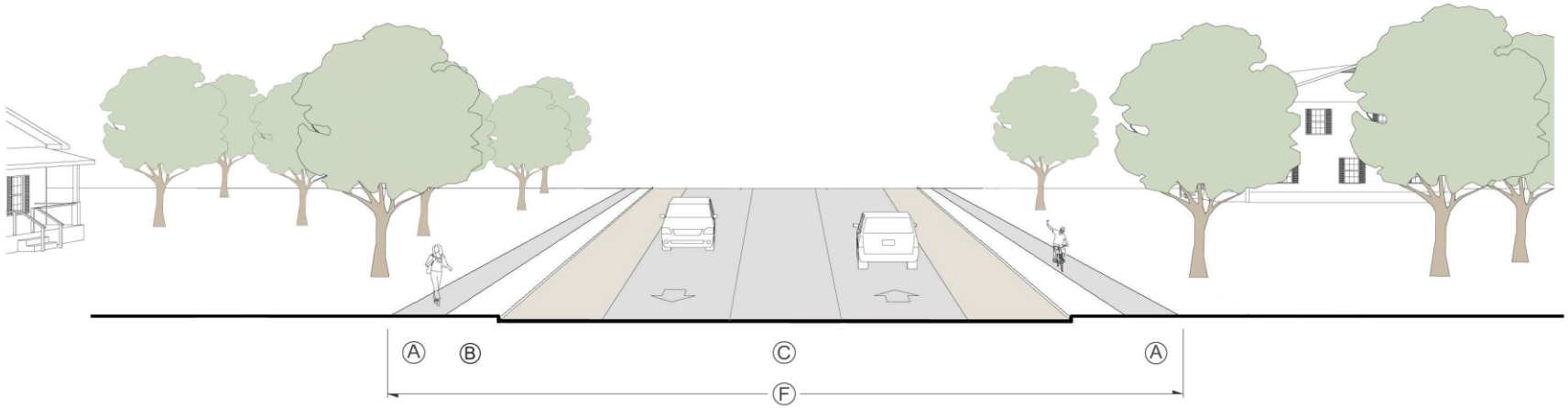
K. Main Street, Parallel Parking

The Main Street, Parallel Parking, is a minor connector street with designated on-street parallel parking. It is intended for use where the predominant character is one of mixed use building types built close to the street in a traditional main street pattern.



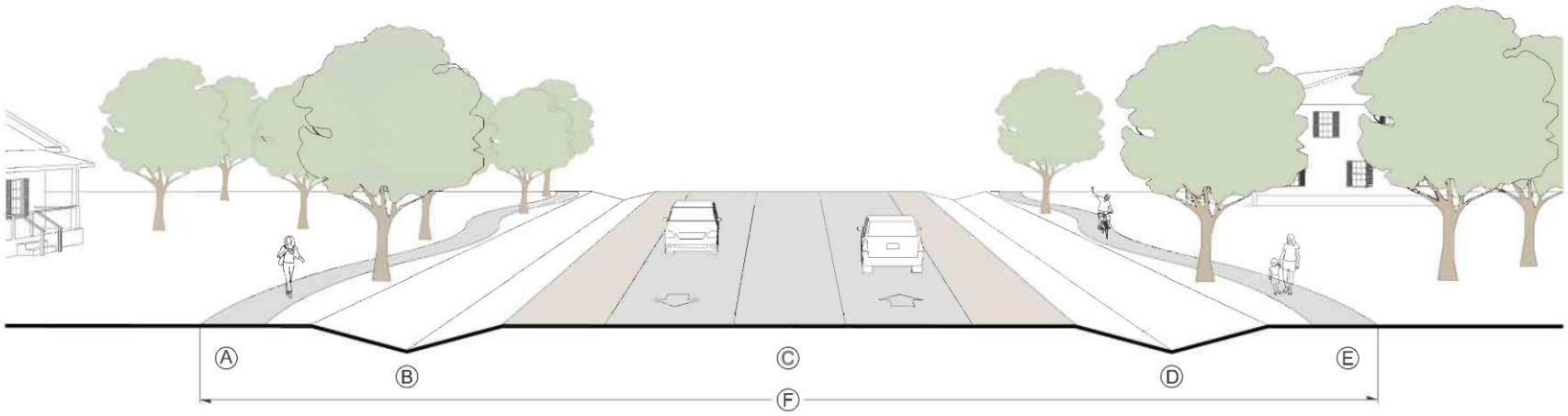
	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Parking Zone + Curb & Gutter (max) Ⓒ	Travel Zone (max) Ⓓ	Parking Zone + Curb & Gutter (max) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Main Street, Parallel Parking	8'	6'	8'	20' to 24'	8'	6'	8'	36' to 40'	64' to 68'	10'

L. **3 Lane C&G** This standard is used as an arterial or collector in each of the density zones.



	Pedestrian Zone (min) Ⓐ	Planting Zone + Ⓑ	Travel Zone + Shoulders (max) Ⓒ	Planting Zone Ⓑ	Pedestrian Zone (min) Ⓐ	Right-of-Way Ⓕ	Corner Radii (min)
3 Lane C&G	5' to 10'	5'	45' to 48'	5'	5' to 10'	65' to 78'	25'

M. **3 Lane Road** This 3-Lane Road is used as an arterial or collector in the Middle and Rural Density Zones.

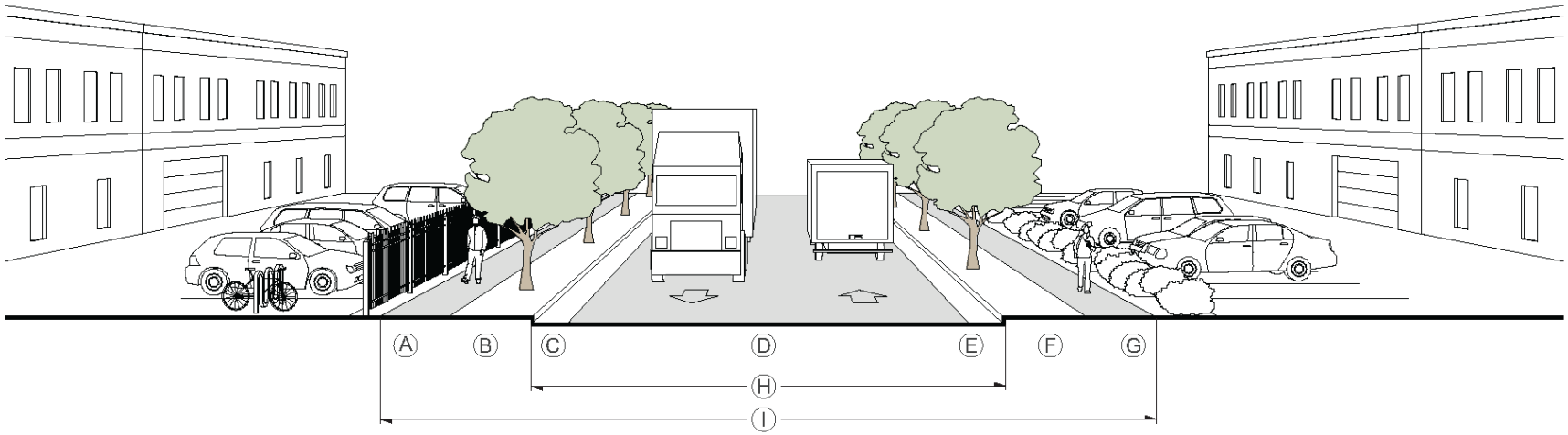


	Pedestrian Zone (min) Ⓐ	Planting Zone + Ditch & Swale (min) Ⓑ	Travel Zone + Shoulders (max) Ⓒ	Planting Zone + Ditch & Swale (min) Ⓓ	Pedestrian Zone (min) Ⓔ	Right-of-Way Ⓕ	Corner Radii (min)
3-Lane Road	5' to 10'	15'	41' to 45'	15'	5' to 10'	81' to 95'	25'

Ditches may be required to be filled with pipe and catch basins as part of the approval process.

N. Industrial Street

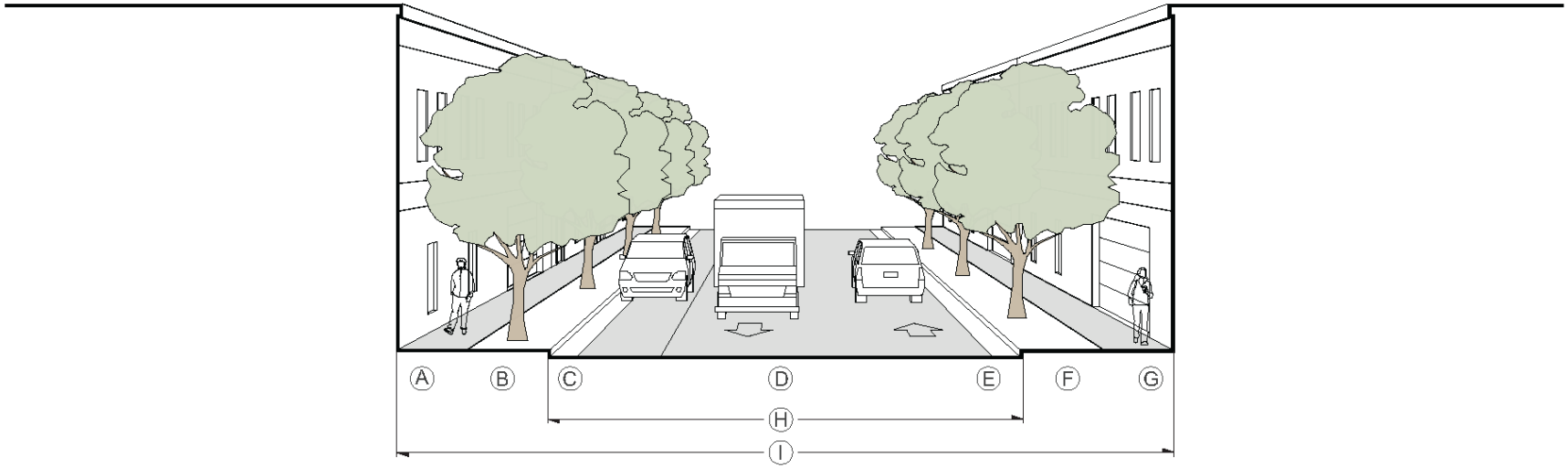
The Industrial Street is a major local street intended for use where the predominant character is one of heavy and light industrial uses in industrial building types. The Industrial Street provides ample room for truck movements and anticipates parking between the buildings and the street.



	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Curb & Gutter (max) Ⓒ	Travel Zone (max) Ⓓ	Curb & Gutter (max) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Office / Technology Park	5'	8'	2'	28' to 30'	2'	8'	5'	32' to 34'	58' to 60'	25'

O. Industrial Street, Urban

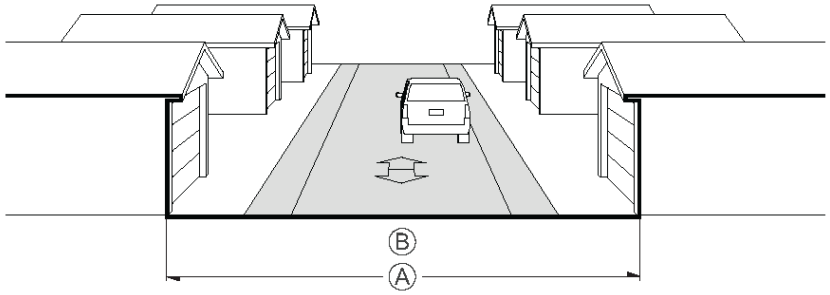
The Industrial Street, Urban is a major local street intended for use where the predominant character is one of heavy and light industrial uses in industrial building types built close to the street. The Industrial Street, Urban provides ample room for truck movements but anticipates little to no parking between the buildings and the street. This standard shall be used only in the Office-Technology Park Zones.



	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Parking Zone + Curb & Gutter (max) Ⓒ	Travel Zone (max) Ⓓ	Curb & Gutter (max) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Office/Technology Park 2	7'	8'	8'	26' to 30'	2'	8'	7'	36' to 40'	66' to 70'	25'

P. Residential Alley

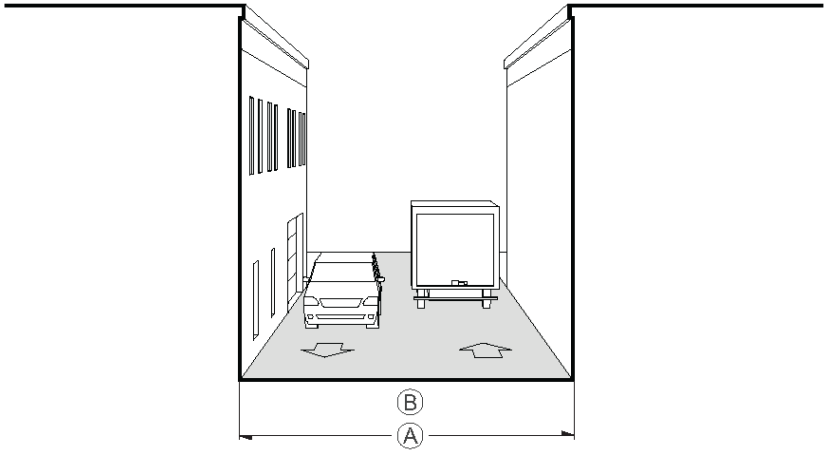
The Residential Alley is a right-of-way designed to provide access to the side or rear of residential building types whose principal frontage is on a street.



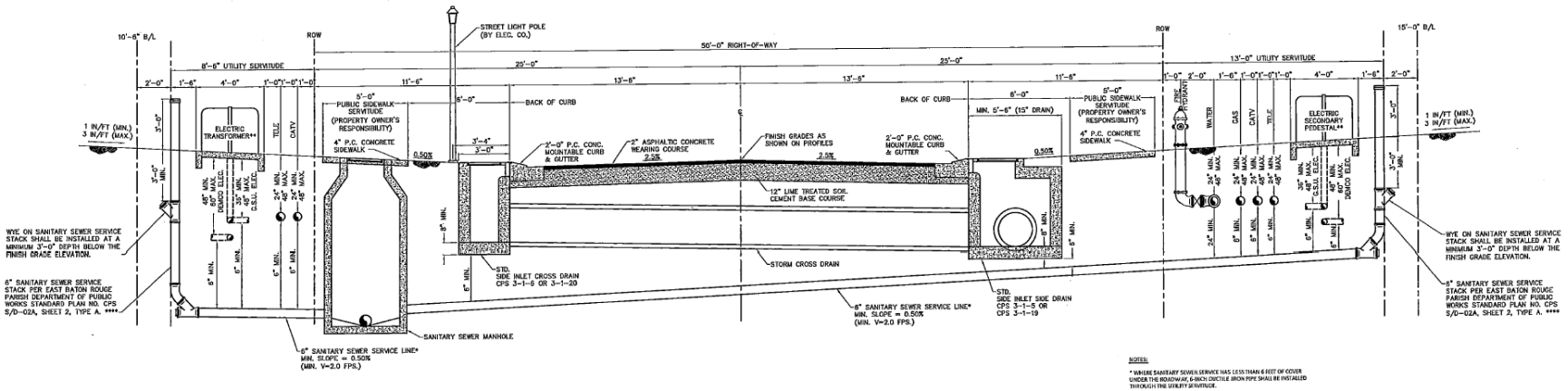
	Travel Zone (max) Ⓐ	Right-of-Way Ⓑ
Residential Alley	14'	18'

Q. Commercial Alley

The Commercial Alley is a right-of-way designed to provide access to the side or rear of mixed use building types whose principal frontage is on a street.



	Travel Zone (max) Ⓐ	Right-of-Way Ⓑ
Commercial Alley	22'	26'



TYPICAL UTILITY LAYOUT CROSS SECTION (PUBLIC SEWER) ***

NOT TO SCALE

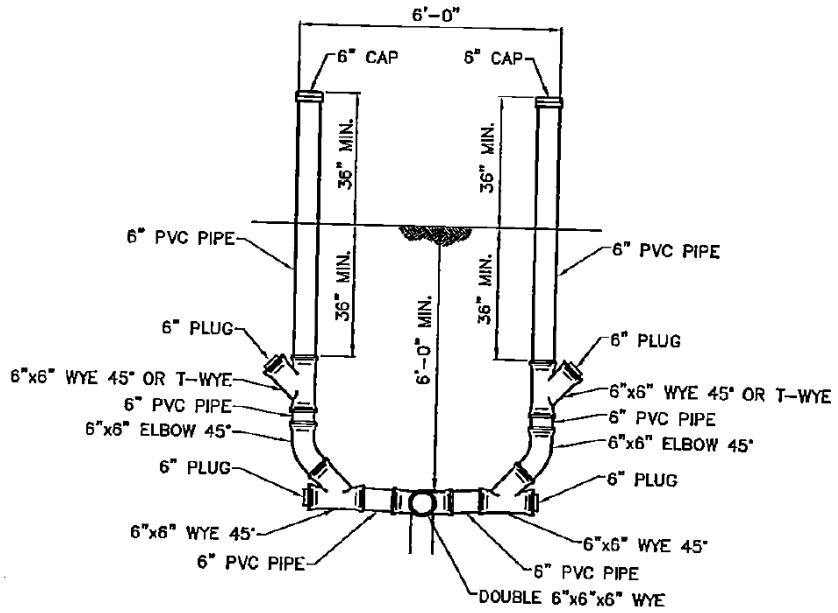
NOTES:

* WHERE SANITARY SEWER SERVICE HAS LESS THAN 6 FEET OF COVER UNDER THE ROADWAY, 6-INCH DUCTILE IRON PIPE SHALL BE INSTALLED THROUGH THE UTILITY SERVITUDE.

** RELATIVE TO SANITARY SEWER SERVICE LATERALS, ELECTRICAL TRANSFORMERS SHALL BE SET ON OPPOSITE PROPERTY LINES WHERE SEWER SERVICES ARE NOT PRESENT, SUCH THAT THEY DO NOT INTERFERE WITH SEWER ACCESS.

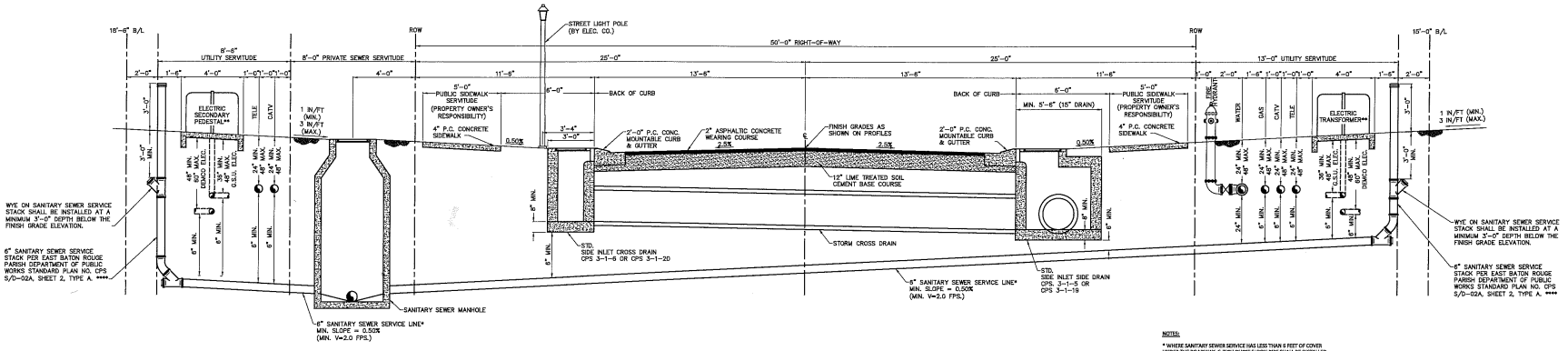
*** THE LAYOUT SHOWN ON THIS PLAN IS FOR GENERAL PURPOSES ONLY. NECESSARY ADJUSTMENTS SPECIFIC TO AN INDIVIDUAL PROJECT SHALL BE DETERMINED AT THE CITY OF CENTRAL PRE-CONSTRUCTION MEETING. AT THE PRE-CONSTRUCTION MEETING, UTILITY COMPANIES MAY REQUEST ADDITIONAL SERVITUDE.

**** OWNER/PLUMBER TO REDUCE HEIGHT OF SANITARY SEWER SERVICE STACK AND INSTALL PVC GLUE-ON COUPLING WITH REMOVABLE SCREW TOP A MINIMUM OF 6" BELOW FINISH GRADE. OWNER/PLUMBER TO INSTALL PVC BOX LABELED "SEWER" TO COVER SERVICE STACK CAP.



TYPICAL DOUBLE WYE SEWER SERVICE TERMINUS DETAIL

NOT TO SCALE



TYPICAL UTILITY LAYOUT CROSS SECTION (PRIVATE SEWER) ***

NOT TO SCALE

NOTES:

* WHERE SANITARY SEWER SERVICE HAS LESS THAN 6 FEET OF COVER UNDER THE ROADWAY, 6-INCH DUCTILE IRON PIPE SHALL BE INSTALLED THROUGH THE UTILITY SERVITUDE.

** RELATIVE TO SANITARY SEWER SERVICE LATERALS, ELECTRICAL TRANSFORMERS SHALL BE SET ON OPPOSITE PROPERTY LINES WHERE SEWER SERVICES ARE NOT PRESENT, SUCH THAT THEY DO NOT INTERFERE WITH SEWER ACCESS.

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**** OWNER/PLUMBER TO REDUCE HEIGHT OF SANITARY SEWER SERVICE STACK AND INSTALL PVC ELLS-ON COUPLING WITH REMOVABLE SCREW TOP A MINIMUM OF 6" BELOW FINISH GRADE. OWNER/PLUMBER TO INSTALL PVC BOX LABELED "SEWER" TO COVER SERVICE STACK CAP.