The Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge convened in zoning session on Wednesday, April 17, 2019 at 4:00 PM, in the Council Chambers of the Governmental Building, Room 348, Baton Rouge, Louisiana.

The Meeting was called to order by the Presiding Officer and the following members were present:

Absent: Green, Loupe, Welch

. . . . . . . . . . . . . . . . . . . .

Amending the Comprehensive Zoning Map of the City of Baton Rouge and Parish of East Baton Rouge of June 1976, as contained in and made a part of the “Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge for 1958,” as amended so as to:

. . . . . . . . . . . . . . . . . . . .

The following proposed ordinance was introduced by Mr. Hudson and read in full at the meeting of the Metropolitan Council on December 12, 2018. On January 16, 2019, the public hearing was held and final action deferred until February 20, 2019. On February 20, 2019, the public hearing was held and final action deferred until April 17, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full.

PROPOSED ORDINANCE

SPUD-2-18 VALENCIA PARK
A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF GAYOSA STREET, SOUTH OF SPANISH TOWN ROAD, EAST OF NORTH 14TH STREET, AND WEST OF NORTH 15TH STREET, ON LOTS 1 THRU 5 AND 7 THRU 11, OF THE SUBURB GRACIE SUBDIVISION. SECTION 71, T7S, R1W, GLD, EBRP (COUNCIL DISTRICT 10 - WICKER)

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Wicker and seconded by Mr. Watson to defer the proposed ordinance to the council meeting on November 20, 2019. A “Yea” and “Nay” vote was called for and resulted as follows:

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nays:</td>
<td>None</td>
</tr>
<tr>
<td>Abstains:</td>
<td>None</td>
</tr>
<tr>
<td>Did Not Vote:</td>
<td>None</td>
</tr>
<tr>
<td>Absent:</td>
<td>Cole, Green, Loupe, Welch</td>
</tr>
</tbody>
</table>

With 8 yeas, 0 nays, 0 abstains, 0 not voting, and 4 absent, the motion was adopted.

. . . . . . . . . . . . . . . . . . . .
The following proposed ordinance was introduced by Mr. Hudson and read in full at the meeting of the Metropolitan Council on December 12, 2018. On January 16, 2019, the public hearing was held and final action deferred until February 20, 2019. On February 20, 2019, the public hearing was held and final action deferred until March 20, 2019. On March 20, 2019, the public hearing was held and final action deferred until April 17, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full.

**PROPOSED ORDINANCE**

**PA-22-18 15694 AND 15696 OLD SCENIC HIGHWAY**

TO AMEND THE COMPREHENSIVE LAND USE PLAN FROM INDUSTRIAL TO RESIDENTIAL NEIGHBORHOOD ON THE EAST SIDE OF OLD SCENIC HIGHWAY, NORTH OF GROOM ROAD, ON A 350 ACRE PARCEL OF THE GOIDIE HOUSE KIZER PROPERTY. SECTION 76, T5S, R1W, GLD, EBRP, LA (COUNCIL DISTRICT 2 - BANKS)

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Banks and seconded by Ms. Collins-Lewis to delete the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

- **Yeas:** Amoroso, Banks, Collins-Lewis, Freiberg, Hudson, Watson, Wicker, Wilson
- **Nays:** None
- **Abstains:** None
- **Did Not Vote:** None
- **Absent:** Cole, Green, Loupe, Welch

With 8 yeas, 0 nays, 0 abstains, 0 not voting, and 4 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

**ORDINANCE 17042**

**PA-2-19 AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF 2018, SO AS TO CHANGE THE FUTURE LAND USE ON THE EAST SIDE OF JONES CREEK ROAD, TO THE NORTH OF GEORGE O’NEAL ROAD, ON LOT B-1 OF FRANK NEWELL TRACT, FROM RESIDENTIAL NEIGHBORHOOD TO COMMERCIAL, SECTION 52, T7S, R2E, GLD, EBRP, LA, AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.**

WHEREAS, at its meeting of March 18, 2019, the Planning Commission denied an amendment to the from Residential Neighborhood Future Land Use hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:
Section 1. That the Comprehensive Land Use Plan of the City of Baton Rouge and Parish of East Baton Rouge for the year 2018, as amended, and its accompanying Plan Map, be and the same is hereby amended so as to create a Commercial Future Land Use, which shall include the following described property, to wit:

A certain piece or portion of ground, together with all the buildings and improvements on the east side of Jones Creek Road, to the north of George O’Neal Road, on Lot B-1 of Frank Newell Tract.

Section 52, T7S, R2E, GLD, EBRP, LA

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on April 17, 2019, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. An interested citizen speaking in favor of the proposed ordinance was Mitchell Meredith.

A motion was made by Mr. Hudson and seconded by Ms. Amoroso to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

- **Yeas:** Amoroso, Banks, Collins-Lewis, Freiberg, Hudson, Watson, Wicker, Wilson
- **Nays:** None
- **Abstains:** None
- **Did Not Vote:** None
- **Absent:** Cole, Green, Loupe, Welch

With 8 yeas, 0 nays, 0 abstains, 0 not voting, and 4 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

**ORDINANCE 17043**

**CASE 16-19 AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF 2018, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE", AS AMENDED, SO AS TO CHANGE THE ZONING ON THE PROPERTY LOCATED ON THE EAST SIDE OF JONES CREEK ROAD, TO THE NORTH OF GEORGE O’NEAL ROAD, ON LOT B-1 OF FRANK NEWELL TRACT. SECTION 52, T7S, R2E, GLD, EBRP, LA, TO REZONE FROM RURAL TO HEAVY COMMERCIAL (HC1), AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED**

WHEREAS, at its meeting of March 18, 2019, the Planning Commission approved an amendment to the Rural District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Heavy Commercial (HC1) District, which shall include the following described property, to wit:

- Property located on the east side of Jones Creek Road, to the north of George O’Neal Road, on Lot B-1 of Frank Newell Tract. Section 52, T7S, R2E, GLD, EBRP, LA, as shown on a sketch prepared by the Planning Commission, a copy of which is attached.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on April 17, 2019, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. An interested citizen speaking in favor of the proposed ordinance was Mitchell Meredith.

A motion was made by Ms. Amoroso and seconded by Mr. Hudson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Nays: None
Abstains: None
Did Not Vote: None
Absent: Cole, Green, Loupe, Welch

With 8 yeas, 0 nays, 0 abstains, 0 not voting, and 4 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

Ordinance 17044

**TA-2-19 AMENDING TITLE 7 (PLANNING AND ZONING), CHAPTER 8 (ZONING DISTRICTS), SECTION 8.213 (RURAL DISTRICT) OF THE CODE OF ORDINANCES OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE, SO AS TO REVISE THE PROCESS FOR OBTAINING A PERMIT TO MINE SAND AND GRAVEL FROM AN OVERLAY TO A MAJOR CONDITIONAL USE PERMIT.**

BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and City of Baton Rouge that:

Section 1. The definition below from Title 7, Chapter 8, Section 8.213 of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge is hereby amended, which shall read as follows:

**Section 8.213 R Rural District**

The purpose of the Rural district is to permit Agricultural and Low-Density Residential development. If an area is designated Agricultural/Rural on the Comprehensive Plan and is zoned Rural, all lots in a development shall be a minimum of one acre. If the area is designated as any other use on the Future Land Use Map, the maximum density allowed shall be 4.1 units per acre. In addition, churches, schools, public buildings, recreational facilities, and accessory uses normally compatible with surrounding low-density residential development may be permitted.

Manufactured homes may be permitted subject to the following conditions:

A. Any manufactured home must be located at least 100 feet from a public street and 25 feet from adjacent property lines (unless the owner has the signed notarized consent of the adjacent property owner to place the manufactured home closer than 25 feet, in which case it shall be in accordance with the side yard requirement for Rural zones set forth in Chapter 11).

B. Any property on which a manufactured home is proposed must have at least 100 feet of frontage on a public street or be located a minimum of 200 feet from a public street having a dedicated access thereto by a recorded instrument effective as to the third parties such as a dedicated private servitude of passage approved by the Planning Commission or as may be noted on an approved plat, which such methods are considered illustrative and not exclusive; and

C. Only one manufactured home per lot or tract shall be permitted.
Conditional Uses

1. Bed and Breakfast
   a. Shall be located on a lot or tract with a minimum size of one acre.
   b. Must be owner occupied unless located on a tract of five acres or more.
   c. Homes that qualify based upon the 50 year old requirement and are not within a designated historic district or site shall not be located within a recognized residential subdivision unless the lot has frontage on a designated major street.
   d. Limited to four guestrooms
   e. All parking areas shall be completely screened from the street and adjacent residences.
   f. Guests are limited to a maximum stay of seven consecutive days.

2. Cemeteries, Columbaria and Mausoleums
   a. Must be located on a major street.
   b. Shall not be located within a recognized residential subdivision.

3. Commercial Horse Stables and Equestrian Facilities
   Shall not be located within a recognized residential subdivision.

4. Day Care Centers
   a. Shall not be located within a recognized residential subdivision.
   b. Shall be within an owner-occupied house.
   c. May only operate between 6:30 a.m. and 6:30 p.m.
   d. A six foot solid wooden fence shall be provided between adjacent residences and outdoor play areas.
   e. All parking areas shall be completely screened from the street and adjacent residences.

5. Educational, Religious, and Philanthropic Institutions

6. Reception Halls with Alcohol
   a. Shall not be located within a recognized residential subdivision.
   b. Shall require approval by the Metropolitan Council as a Major Conditional Use.

7. Reception Halls without Alcohol
   Shall not be located within a recognized residential subdivision.

8. Respite Care Center
   a. Shall not be located within a recognized residential subdivision.
   b. All parking areas shall be completely screened from the street and adjacent residences

9. Sand and Gravel Mining
   Sand and gravel mining operations authorized through the approval of a Natural Resource Overlay District shall be considered as conforming to the requirements below provided that they operate in a manner conforming with the site plan approved as part of their original approval.
   a. A minimum of five contiguous acres shall be required.
   b. All excavation of dirt, sand, or gravel shall be at least:
      (1) One thousand (1,000) feet from any residential dwelling;
      (2) Three hundred (300) feet from any road right-of-way;
(3) One hundred (100) feet from any designated Wild and Scenic River or any tributary to a designated Wild and Scenic River;

(4) Fifty (50) feet from any abutting property lines, though this distance may be reduced to 25 feet if the neighboring property owner does not object; and,

(5) Outside any designated floodway.

c. All sorting, crushing, loading, and equipment storage shall be located at least 300 feet from any residential dwelling or road right-of-way.

d. Scales and related equipment shall be located at least 100 feet from any road right-of-way.

e. A street yard buffer equivalent to an L4 buffer (without a wall) shall be required to ensure screening of all mining operations from the street. Existing vegetation, if preserved, may be used to meet this requirement.

f. The entire area proposed for mining operations shall be fenced for security.

g. All access roads shall be maintained with a dust-free surface for a distance of 100 feet from any road right-of-way or adjacent property lines.

h. An area on the site, located at least 50 feet from any abutting property line, shall be designated for the storage of topsoil removed during mining operations so that the soil is available for use in the reclamation of the site.

i. Excavation activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.

j. A reclamation plan, showing how the area of excavation will be restored with slopes no greater than 4:1 (four feet horizontal to one foot vertical) upon cessation of mining and providing a plan for revegetation of the site, shall be provided as part of any application.

k. A bond in the amount of $500 per acre of the area proposed for excavation to ensure reclamation of the site shall be provided to the Planning Commission offices if the use permit is approved before any excavation activity is begun.

l. The site shall be subject to inspection at least twice annually to ensure compliance with the approved use permit. If the inspection indicates noncompliance, a stop work order shall be issued and the bond forfeited in addition to any other penalties that might be pursued by the Parish.

m. Shall require approval by the Metropolitan Council as a Major Conditional Use.

10. Shooting Ranges, Indoor
Shall be located at least 300 feet from the boundary of any residentially used property.

11. Shooting Ranges, Outdoor including Skeet Shooting Ranges

a. A minimum of 45 acres shall be required.

b. All shooting stations, targets, and firing lines shall be at least ½ mile (2,640 feet) from any existing day care facility, educational or religious institution, or occupied dwelling.

c. The entire perimeter of the property shall be enclosed within a fence designed to restrict access to the designated shooting area.

d. Properties where target shooting is proposed to be permitted shall comply with the following regulations, in addition to those listed above:

(1) The perimeter of the designated shooting area shall be planted with a buffer consisting of at least three staggered rows of a mix of evergreen and deciduous trees, understory bushes, and grasses planted as a series of windbreaks.
(2) An embankment consisting of a core material of compacted soil, rock, or crushed cement covered by rock-free earth and planted with grasses shall be provided along the entire length of any target line to serve as a backstop. The embankment shall be not less than 20 feet in height and not less than four feet in thickness at the top. It shall maintain a 1:1 slope or be terraced with timber or log retaining walls and shall be topped with an earthen mound.

12. Snowball stands

a. Shall be a seasonal business that operates between April 1 and October 31 that is limited exclusively to the sale of snowballs.

b. Shall not be located within a recognized residential subdivision unless located on a designated major street.

c. Shall be located in a structure no more than 200 square feet in area that meets all required setbacks.

d. All parking areas shall be completely screened from the street and adjacent residences.

e. Signage shall be limited to one wall sign per street frontage with a maximum size of 20 square feet.

13. Wireless transmitting and receiving facilities

Such facilities shall comply with the requirements of Sections 14.4, Wireless Tower Communication, through 14.45, Waivers.

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstances shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Mr. Watson and seconded by Ms. Freiberg to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Nays: None
Abstains: None
Did Not Vote: None
Absent: Cole, Green, Loupe, Welch

With 8 yeas, 0 nays, 0 abstains, 0 not voting, and 4 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17045

TA-5-19 AMENDING TITLE 7 (PLANNING AND ZONING), CHAPTER 18 (LANDSCAPE), REPEALING AND REPLACING CHAPTER 18, TO ELIMINATE REDUNDANCIES, CLARIFY BUFFER REQUIREMENTS BETWEEN DIFFERENT USES ON A SINGLE PROPERTY, AND CLARIFY REQUIREMENTS FOR STREET YARDS IN THE SUBURBAN CHARACTER AREA IN THE CODE OF ORDINANCES OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE.

BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and City of Baton Rouge that:

Section 1. Title 7, Chapter 18, to repeal and replace Chapter 18 of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge is hereby amended, and shall read as follows:

Section 18.1 Purpose
The purpose of this Chapter is to protect and enhance the community's environmental, economic and aesthetic resources consistent with the goals of the City-Parish Comprehensive Land Use and Development Plan thereby promoting the public health, safety and general welfare of the citizens and contributing to the quality of life by encouraging a superior level of design in development.

Section 18.2 Applicability of Landscape Requirements
The landscaping and development standards of this Chapter shall apply to all developments, including planned developments, that meet any of the following categories, with exceptions granted to agricultural uses and industrial areas as designated by the Plan of Government:

Section 18.2.1 Residential
A. Building a structure that contains three or more dwelling units.
B. Developing a new parking lot that contains ten or more spaces.

Section 18.2.2 Non-residential
A. Building a structure of greater than 1,000 gross square feet.
B. Converting a residential structure to non-residential use.
C. Developing a new parking lot that contains ten or more spaces.
Section 18.2.3 Expansions / Renovations

A. Multi-family expansion of ten percent of the number of units or ten units, whichever is less.

B. Cumulative non-residential expansion of a building by more than 2,500 square feet or 40% of the original building's square footage, whichever is less.

C. Reconstruction after any voluntary demolition where the value of the new improvements is greater than 50% of the assessed value of the building on the property existing prior to improvement.

D. Parking lot expansion (excluding re-striping and re-surfacing) of six spaces or more.

Section 18.3 Landscape Design Standards

Section 18.3.1 Preparation of Landscape Plan

A. Landscape plans shall be prepared by a Professional Landscape Architect licensed in the State of Louisiana and shall bear the Landscape Architect’s seal and signature.

B. All landscape plans shall contain a statement, signed and dated by the preparer, certifying that the landscape architect will inspect the landscaping following installation to certify that the landscaping was installed in compliance with the approved plan.

Section 18.3.2 Percentage of Landscape Area

At least ten percent of the developed site area, which is inclusive of the building footprint, parking areas, driveways and sidewalks, shall be landscape area. For purposes of this chapter, landscape area shall include required and optional plant materials as well as open areas covered with grass and/or ground cover.

Section 18.3.3 Required Buffers between Abutting Properties

A. General

1. Buffers are required between properties when incompatible uses abut each other. The purpose of a buffer requirement is to interrupt sight lines from abutting uses. No buffer is required when there are multiple uses on the same property.

2. Buffer widths are designated in Section C. Buffer Standards and shall be calculated using the average width of the buffer per 100 feet or portion thereof. The minimum width of the buffer at any one point shall not be less than one-half the required width of the buffer.

Figure 18.1 Calculating Buffer Width

3. A required buffer shall be measured from the property line and may be located wholly or partially within a required setback. Water, sanitary sewer, electrical, telephone, natural gas, cable, underground storm drainage systems, or other service lines may be located within the
### Table 18.A
Existing Principal Use: Residential, Recreation, and Parking

<table>
<thead>
<tr>
<th>Subject Site Use</th>
<th>Existing Subject Site Use</th>
<th>Residential</th>
<th>Recreation</th>
<th>Parking as a Principal Use</th>
</tr>
</thead>
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<td></td>
<td>Low Density</td>
<td>Medium Density</td>
<td>High Density</td>
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</tr>
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<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Med Density</td>
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<td>None</td>
</tr>
<tr>
<td>High Density</td>
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<td>15 ft @ L3</td>
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<td>15 ft @ L3</td>
<td>15 ft @ L3</td>
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<tr>
<td>Parking as a Principal Use</td>
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<td>15 ft @ L3</td>
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<tr>
<td></td>
<td>Light Commercial</td>
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<td>15 ft @ L3</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Heavy Commercial</td>
<td>15 ft @ L3</td>
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<td>Utilities</td>
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<td></td>
<td>Heavy Industrial</td>
<td>20 ft @ L3</td>
<td>20 ft @ L3</td>
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</tr>
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</table>
### Table 18.B

**Existing Principal Use: Office/Commercial/Mixed Use and Utilities**

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<tr>
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<td><strong>Residential</strong></td>
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<tr>
<td>Low Density</td>
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<td>None</td>
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</tr>
<tr>
<td>Med Density</td>
<td>10 ft @ L3</td>
<td>15 ft @ L2</td>
<td>10 ft @ L3</td>
<td>15 ft @ L3</td>
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</tr>
<tr>
<td>High Density</td>
<td>10 ft @ L3</td>
<td>15 ft @ L3</td>
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</tr>
<tr>
<td><strong>Public</strong></td>
<td>15 ft @ L3</td>
<td>15 ft @ L3</td>
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<td><strong>Private</strong></td>
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<tr>
<td><strong>Parking as a Principal Use</strong></td>
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<td><strong>Commercial/Office</strong></td>
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<td>None</td>
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<tr>
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<td>10 ft @ L2</td>
<td>15 ft @ L3</td>
<td>10 ft @ L3</td>
<td>15 ft @ L3</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Heavy Commercial</td>
<td>20 ft @ L2</td>
<td>15 ft @ L3</td>
<td>15 ft @ L3</td>
<td>15 ft @ L3</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Utilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Right-of-Way</td>
<td>None</td>
<td>None</td>
<td>No</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Minor Utilities</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Major Utilities</td>
<td>20 ft @ L4</td>
<td>15 ft @ L3</td>
<td>15 ft @ L3</td>
<td>15 ft @ L3</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Public/Semi-Industrial</strong></td>
<td>10 ft @ L3</td>
<td>20 ft @ L2</td>
<td>15 ft @ L3</td>
<td>15 ft @ L3</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light Industrial</td>
<td>20 ft @ L2</td>
<td>20 ft @ L4</td>
<td>20 ft @ L3</td>
<td>15 ft @ L3</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td>30 ft @ L4</td>
<td>30 ft @ L4</td>
<td>20 ft @ L3</td>
<td>15 ft @ L3</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
Table 18.C
Existing Principal Use: Public/Semi-Public and Industrial

<table>
<thead>
<tr>
<th>Subject Site Use</th>
<th>Existing Abutting Site Use</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Public/Semi-Public</td>
<td>Sub/Walk-able</td>
</tr>
<tr>
<td>Urban/Walkable</td>
<td>15 ft @ L3</td>
<td>15 ft @ L3</td>
</tr>
<tr>
<td>Sub/Rural</td>
<td>15 ft @ L3</td>
<td>15 ft @ L3</td>
</tr>
</tbody>
</table>

Residential
Low Density None None None None None
Med Density 15 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3
High Density 15 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3

Recreation
Public 15 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3
Private 15 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3

Parking as a Principal Use
Office 15 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3
Light Commercial 10 ft @ L3 10 ft @ L3 15 ft @ L3 15 ft @ L3 15 ft @ L3
Heavy Commercial 10 ft @ L3 10 ft @ L3 20 ft @ L2 20 ft @ L2 15 ft @ L3

Utilities
Utility Right-of-Way None None None None None
Minor Utilities 10 ft @ L2 15 ft @ L2 None None None None
Major Utilities 30 ft @ L4 30 ft @ L4 20 ft @ L3 20 ft @ L3 20 ft @ L4 20 ft @ L4
Public/Semi-Public 10 ft @ L3 20 ft @ L2 10 ft @ L3 20 ft @ L2 10 ft @ L3 20 ft @ L2

Industrial
Light Industrial 15 ft @ L3 15 ft @ L3 None None None or 15 ft @ L3 None or 15 ft @ L3
Heavy Industrial 20 ft @ L3 20 ft @ L3 20 ft @ L2 20 ft @ L2 None or 15 ft @ L3 None or 15 ft @ L3

buffers with the approval of the service providers. The parking and driving of vehicles is prohibited in a required buffer except when providing access to abutting sites. Design variations may be permitted by the Development Director.

B. Responsible party

1. The party responsible for installation of the landscape buffer is the owner of the developing property when abutting an existing developed property.

2. When developing next to an undeveloped property, the owner of the more intensively zoned property is responsible for installation of the landscape buffer. The required buffer shall be determined based on the most intensive use permitted in the zoning district.

3. If a buffer already exists on an abutting property, the Development Director may modify the buffer requirement.

4. If a property does not fall into any of the categories designated in the Buffer Tables, the Development Director and the Planning Director shall determine the appropriate buffer.
C. Buffer standards
   Tables 18.A, 18.B and 18.C establish the minimum width and type of buffer required between abutting uses, except in the Downtown Character Area where the provisions of paragraph D, below shall apply.

D. Buffer requirements in the Downtown Character Area
   A three-foot wide buffer with an L2, three-foot tall screen is required for nonresidential uses that are abutting single family residential uses.

E. Types of buffers required
   The types of buffers are generally illustrated in Figures 18.2 through 18.7. Their purpose and a description of each buffer is as follows:

1. L1: General Landscaping
   This buffer is used as a landscape treatment for open areas when distance is the principal means of separating uses. L1 requires a minimum of a 20-foot buffer. It is intended to be used in alternative plans when there is adequate land available to provide desired buffer.

   Figure 18.2
   Plant Legend for Figures 18.3 through 18.7

   Tree
   Shrub
   Ground Cover
   Wall

   Figure 18.3
   L1 General Landscaping Buffer (greater than 30')

   Figure 18.4
   L1 General Landscaping Buffer (greater than 20' and less than 30')

2. L2: Three-foot tall screen
   This buffer uses a combination of distance and a minimum three-foot tall screen to separate uses. The standard is used when a low level of screening is adequate to disrupt the impact of the use or development, or where visibility between areas is more important than a total visual screen.
3. L3: Six-foot tall screen
This buffer uses a minimum six-foot tall screen to provide the physical and visual separation between uses or development. The standard is used when visual separation is required. When using shrubs for the screen, the shrubs shall be four-feet in height at time of planting.

4. L4: Six-foot tall wall
This buffer requires a minimum six-foot tall wall to provide physical and visual separation between uses or development. The standard is used when extensive screening of both visual and noise impacts is needed to protect abutting sensitive uses and in areas where there is little space for separation.

F. Landscape and screening requirements by type of buffer

1. Required buffers shall contain at a minimum the landscaping and screening in Table 18.D, Planting and Screening Requirements in Buffers.

2. All required buffers shall be maintained by the owner of the buffer area.

3. Trees of different classes may be combined to meet the standard.
4. Trees and shrubs may be grouped or spaced at irregular intervals.

Table 18.D
Planting and Screening Requirements in Buffers

<table>
<thead>
<tr>
<th></th>
<th>L1 General</th>
<th>L2: 3-foot tall screen</th>
<th>L3: 6-tall screen</th>
<th>L4: 6-foot tall wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>The number of trees required is:</td>
<td>Required</td>
<td>Required</td>
<td>Required</td>
<td>NA</td>
</tr>
<tr>
<td>• one Class A tree per 40 linear feet, or</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• one Class B tree per 20 linear feet.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The number of trees required is:</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Required</td>
</tr>
<tr>
<td>• one Class A tree per 40 linear feet, or</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• one Class B tree per 20 linear feet or</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• one Class C tree per 15 linear feet in combination with or instead of Class A and Class B trees.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Where the area to be landscaped is between 20 and 30 feet, the number of trees and shrubs required is two six-foot tall shrubs or three three-foot tall shrubs per 400 square feet of landscaped area.</td>
<td>Required</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>A continuous three-foot tall screen along the property line, consisting of:</td>
<td>Optional</td>
<td>Required</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>• continuous evergreen shrubs, or</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• a wall, fence or berm.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A continuous six-foot tall screen along the property line, consisting of:</td>
<td>Optional</td>
<td>Optional</td>
<td>Required</td>
<td>NA</td>
</tr>
<tr>
<td>• continuous evergreen shrubs, or</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• a wall or fence</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A continuous minimum six-foot tall masonry wall along the property line</td>
<td>Optional</td>
<td>Optional</td>
<td>Optional</td>
<td>Required</td>
</tr>
<tr>
<td>One six-foot tall shrub is required for every seven linear feet of wall. The shrubs shall be planted on the side facing the existing development.</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Required</td>
</tr>
<tr>
<td>Access to the buffer area from the developing side of the site shall be provided in the design of the wall and buffer</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Required</td>
</tr>
</tbody>
</table>

1. Groundcover shall be provided:
   a. Mulch may only be used as a groundcover in up to 40 percent of the ground cover area.
   b. No single type of other material may be used in more than 60 percent of the area.

18.3.4 Street Yard

A. Rural Character Area Street Yard
A street yard is not required in the Rural Character Area, as delineated on the official zoning map.

B. Requirements for all Character Areas except the Rural Character Area

1. Street trees are required along the entire street frontage, excluding alleys.

2. Trees of different classes may be combined to meet the standard.

3. Trees may be grouped or spaced at irregular intervals.

4. When trees are placed in tree wells, tree wells for Class A trees shall be a minimum of 36 square feet and for Class B and C trees a minimum of 25 square feet.

5. A continuous three-foot tall screen is required between any parking lot and the abutting sidewalk, consisting of:
   a. Continuous evergreen shrubs, or
   b. A wall, fence or berm.

6. Groundcover shall be provided:
   a. Mulch may only be used as a groundcover in up to 40 percent of the ground cover area.
area.

b. No single type of other material may be used in more than 60 percent of the area.

7. All street trees may be planted in the right-of-way with the approval of the Development Director. Where underground utilities or other practical difficulties exist, the Development Director may allow street tree planting no less than five feet and no more than 15 feet from the back of the sidewalk, unless an alternative plan is approved. See Section 18.5 regarding required permits to remove, cut, and plant trees and shrubs on public property.

C. Suburban Character Area Street Yard

1. A landscape strip is required along the entire street frontage immediately behind the right-of-way or servitude of passage, exclusive of driveways and access ways at points of ingress and egress to the lot.

2. The landscape strip shall have a minimum width of 10 feet or 10 percent of the lot depth, whichever is less.

3. Tree Spacing:
   a. The number of trees required is one Class A tree per 40 linear feet.
   b. Where overhead utilities exist, Class B or Class C trees shall replace Class A trees at the rate of one Class B or Class C tree for every 40 feet.

D. Walkable and Urban Character Area Street Yard

1. The number of trees and plant materials required is:
   a. One Class A tree per 40 linear feet, or
   b. One Class B tree per 20 linear feet.

2. Where overhead utilities exist, Class B or Class C trees shall replace Class A trees at the rate of one Class B or Class C tree for every 20 feet.

E. Downtown Character Area Street Yard

1. One Class A or Class B tree is required per 40 linear feet.

2. The Development Director may approve substituting awnings, canopies or other shade structures for required trees.

18.3.5 Parking Lot Landscaping

A. Parking lots with ten or more spaces or expanding by six or more spaces shall provide parking lot landscaping.

B. No parking space shall be located further than 100 feet from the trunk of a Class A or Class B tree.

C. Trees may be provided in a mix of interior islands, median islands, terminal islands and buffer areas.

D. All islands shall have a minimum area of 75 square feet.

E. Tree wells for Class A trees shall be a minimum of 36 square feet and for Class B and C trees a minimum of 25 square feet.
**Figure 18.8**
Illustration of Parking Lot Landscaping Components

**Table 18.E**
Parking Lot Landscaping Requirements by Character Area

<table>
<thead>
<tr>
<th>Parking Lot Materials, General</th>
<th>Rural</th>
<th>Suburban</th>
<th>Walkable/Urban</th>
<th>Downtown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian paths shall be clearly delineated</td>
<td>Optional</td>
<td>Optional</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Sidewalks across driveways shall maintain a consistent grade of pedestrian travel in order to give pedestrians priority access over vehicular travel</td>
<td>Optional</td>
<td>Optional</td>
<td>Y</td>
<td>Y</td>
</tr>
</tbody>
</table>

**Interior Islands**

| An interior landscaped island shall be provided for every 10 parking spaces in a single row | Y | Y | NA | NA |
| Tree wells for Class A trees shall be a minimum of 36 square feet and for Class B and C trees a minimum of 25 square feet | Y | Y | NA | NA |
| Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees when approved by the Development Director | Y | Y | NA | NA |

**Terminal Islands**

| All rows of spaces shall terminate in a curbed landscaped island | Y | Y | NA | NA |
| Terminal islands shall be a minimum of five feet in width and have a length no shorter than two feet less than the length of the abutting parking space | Y | Y | NA | NA |

**Median Islands**

| A curbed median island with a minimum width of six feet inside the curb shall be provided between every six single parking rows and along primary internal and external access drives | Y | Y | NA | NA |
| Median intervals may be expanded in order to preserve existing trees when approved by the Development Director | Y | Y | NA | NA |

**F.** Trees may not be planted closer than two and one-half feet to the paved portion of the parking lot.

**G.** Islands provided without trees shall provide ground cover, shrubs or other plant material as approved by the Development Director.

1. Mulch may only be used as a groundcover in up to 40 percent of the groundcover area.

2. No single type of other material may be used in more than 60 percent of the area.
The use of bioswales is encouraged. Interior and/or Median Islands may be consolidated or intervals may be expanded in order to provide for a better bioswale system where approved by the Development Director.

Parking Lot Landscaping shall be provided as required in Table 18.E, Parking Lot Landscaping by Character Area.

18.4 Screening

18.4.1 Utilities

A. Above-ground utilities and appurtenances to underground utilities that require above-ground installation, with the exception of those located in the right-of-way, shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure and shall contain a break for required access.

B. Trees or shrubs shall not be planted within ten feet of fire hydrants, public utilities such as traffic meter boxes, directional traffic signs and other similar public structures.

18.4.2 Drive-Thrus, Access and Stacking Lanes

A. Except as provided below, a continuous three-foot tall screen is required between any drive-thru, including access and stacking lanes, and the street or abutting properties when visible from the street or abutting residential property. The three-foot tall screen shall consist of:

1. Continuous evergreen shrubs, or
2. A wall, fence or berm.

B. Screening of drive-thrus and access lanes at banks and other financial institutions shall comply with Louisiana Revised Statutes § 6:1366 and shall meet the following conditions:

1. No plant material exceeding one foot in height shall be planted within a 15-foot radius of the Plant drive-thru or access facility.
2. Material outside the 15-foot radius shall be maintained in a manner which promotes reasonable visibility of persons within the access area.
3. Trees within the access area shall be limbed up to a minimum of six feet.

18.4 Screening

18.4.1 Utilities

C. Above-ground utilities and appurtenances to underground utilities that require above-ground installation, with the exception of those located in the right-of-way, shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure and shall contain a break for required access.

D. Trees or shrubs shall not be planted within ten feet of fire hydrants, public utilities such as traffic meter boxes, directional traffic signs and other similar public structures.

18.4.2 Drive-Thrus, Access and Stacking Lanes

C. Except as provided below, a continuous three-foot tall screen is required between any drive-thru, including access and stacking lanes, and the street or abutting properties when visible from the street or abutting residential property. The three-foot tall screen shall consist of:

3. Continuous evergreen shrubs, or
4. A wall, fence or berm.
D. Screening of drive-thrus and access lanes at banks and other financial institutions shall comply with Louisiana Revised Statutes § 6:1366 and shall meet the following conditions:

4. No plant material exceeding one foot in height shall be planted within a 15-foot radius of the Plant drive-thru or access facility.

5. Material outside the 15-foot radius shall be maintained in a manner which promotes reasonable visibility of persons within the access area.

6. Trees within the access area shall be limbed up to a minimum of six feet.

18.5 Trees and Shrubs on Public Property

A. A permit from the Development Department is required to remove any tree or shrub growing within the public right-of-way or other public property.

B. The Development Department may grant a permit to abutting property owners or public utilities serving the City-Parish to prune trees or shrubs as necessary for the protection of utility lines and clearing of rights-of-way.

1. In lieu of obtaining a permit, public utilities may submit an annual maintenance plan 30 days prior to commencement of any work, describing the areas to be pruned.

2. In the case of an emergency, pruning may be allowed without a permit, provided that it is performed in accordance with American National Standards Institute (ANSI).

3. Pruning or digging measures that are necessary to restore power or to abate the imminent danger to human life are authorized. A report of any such emergency work, if it involved pruning or digging within the root system of a tree or shrub, must be filed with the Development Department within 15 calendar days following such work. As soon as possible, any emergency work must be brought up to appropriate standards to the extent possible under the direction of the Development Department.

C. A permit to remove a tree or shrub may include conditions that protect the public’s use of the area.

D. Approval by the Development Department may be conditioned on replacement with a new tree or shrub.

E. Except in the case of public utilities, the permit may also be conditioned on the furnishing of a bond or other adequate financial assurance for the payment of damages incurred as a result of permit violation.

F. Approval by the Development Department shall be given when it is found that a tree should be removed or is unsafe because of one of the following conditions:

1. Growth which cannot be corrected by proper trimming;

2. Damage caused by the elements, or because of age, disease or other debilitating cause;

3. Existence of an insecure root system which might cause the tree to fall;

4. Existing or potential interference with street use;

5. Root interference with subsurface sewer or utility facilities which reasonable root pruning may not correct; or,

6. Any other conditions which the Development Director finds such removal will be in the public interest.

G. If no action is taken by the Development Department within 10 working days of the submission of a permit request, the permit will automatically be issued. All denials of permit requests by the Development Department shall be accompanied by written reasons for the permit denial.
H. Notwithstanding the above, public utilities do not need to acquire a permit in connection with providing a service line or drop in the provision of utility service provided at the request of any of its customers.

Section 18.6 Tree and Urban Forest Preservation Standards

18.6.1 Tree Credit Standard
Existing trees within the area proposed for site development may be credited towards the landscape materials required by this Chapter. The owner is encouraged to preserve as many existing mature and valuable trees that are suitable for landscaping as possible in the design and implementation of the landscape plan.

A. In all applicable zoning districts, credit may be applied toward the tree planting requirements of this Chapter by the preservation of existing trees within Street Yards, Buffers, and other areas of the site left undisturbed by construction.

B. Trees preserved in the street planting area shall be credited towards street planting requirements, trees preserved in parking lots shall be credited towards parking lot requirements and trees preserved in a buffer planting area shall be credited toward buffer area planting requirements.

C. It shall be the responsibility of the owner to maintain preserved trees. If a preserved tree dies within five years of development completion or certificate of occupancy, it is the responsibility of the owner to replace that tree with the number of caliper inches credited on a matching basis within six months. The owner shall be responsible for maintaining all plant materials required by the Unified Development Code in healthy living condition.

18.6.2 Qualifying Trees

A. The tree credit rate for each tree preserved shall be determined by Table 18.F, Tree Credits for Preserved Trees. Trees qualifying for tree credits are listed in the Appendix (Preserved Trees Qualifying for Tree Credit.)

<table>
<thead>
<tr>
<th>Existing Trunk Diameter (DBH)</th>
<th>Amount of Credit Granted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live Oak Trees 24 inches or greater</td>
<td>1 tree for every inch of preserved Live Oak</td>
</tr>
<tr>
<td>24 inches or greater (all trees, except for Live Oaks)</td>
<td>10 trees</td>
</tr>
<tr>
<td>18 inches to under 24 inches</td>
<td>8 trees</td>
</tr>
<tr>
<td>12 inches to under 18 inches</td>
<td>6 trees</td>
</tr>
<tr>
<td>6 inches to under 12 inches</td>
<td>4 trees</td>
</tr>
</tbody>
</table>

B. Trees shall be preserved in accordance with the rules of good arboricultural practice as set forth by ANSI.

18.6.3 Tree Preservation Plan
In order to receive credit for preserved trees, the owner must include as part of the Landscape Plan submittal a Tree Preservation Plan which shall be approved by the Development Director.

A. The Tree Preservation Plan shall include the location, size and condition of each tree or tree grove to be preserved, along with an indication of proposed development features which may impact such trees, and any other pertinent information as required by the Development Director to evaluate existing and proposed conditions.

B. The Tree Preservation Plan shall include a detailed description of all methods to be used to ensure the survival of all trees scheduled for preservation credit, including information that may be required by the Development Director to interpret the intent and methodology proposed.

C. All tree preservation methodology shall conform to ANSI A300 standards.
18.6.4 Protection of Trees during Site Development and Construction

The tree drip line, which extends to the edge of the leaf mass of the crown shall be designated as a Tree Protection Zone and shall be kept safe from site disturbance.
A. In the erection of any building or structure, the builder, contractor or owner shall place tree protection fencing a minimum height of six feet along the tree protection zone and around all trees belonging to the City-Parish that are within twenty feet of the developing property to prevent injury to them. Building materials or trash shall not be placed upon City-Parish property, right-of-way or easements without the permission of the Development Director. Contractors and others doing work, either for excavation or other projects for which permission has been granted by the Development Director shall give bond to the Development Director to guarantee the payment of all costs for repairing any settlement or other damage or deterioration that occurs as a result of the project undertaken by them.

B. Trees designated on the Tree Preservation Plan as Protected Trees shall be completely enclosed by tree protection fencing a minimum height of six feet located at the tree protection zone, and as approved by the Development Director. The location of the tree protection fencing must be as described on the Tree Preservation Plan. Plastic or non-rigid forms of fencing shall not be allowed.

C. Tree protection fencing must be in place prior to any clearing or site work. Failure to install tree protection fencing at the appropriate time may result in the loss of tree protection credits and shall require suspension of all work until a revised Landscape Plan is approved. Tree Protection fencing must remain in place until all construction has been completed or final occupancy permit has been issued, whichever is later.

D. Tree protection fencing must carry durable signs designating the area as a “Tree Protection Zone. No entry unless authorized by the City-Parish Development Department. Signs shall be in both English and Spanish and shall be spaced around the perimeter of all tree protection zones with a maximum spacing of 25 feet between signs. Signs shall be a minimum eight inches tall by ten inches wide in size and shall be firmly affixed to the tree protection fence.

E. Any violation of a tree protection zone may subject the owner to the loss of tree preservation credits and may require the suspension of all work until a revised Landscape Plan is approved for the project.

F. Tree protection zones shall explicitly follow the terms and conditions of the approved Tree Preservation Plan for that project or site. Any variation must receive the prior approval of the Development Director.

G. Additional tree protection measures may be ordered by the Development Director if site conditions warrant them.

18.7 Design and Installation

18.7.1 Plant Material

A. General

1. All landscaping shall be installed in accordance with the rules of good arboricultural practice as set forth by the ANSI A300 and in the Louisiana Nurseryman’s Manual for the Environmental Horticulture Industry, latest edition, as published by the Louisiana Nursery and Landscape Association, and currently in effect at the time of such work.

2. Plant material shall be true to name, variety and size and shall conform to all applicable provisions of the American Standards for Nursery Stock, latest edition, as published by the American Nursery & Landscape Association.

3. Plant materials shall be cold-hardy for the specific location where they are to be planted.

4. Plant materials shall be able to survive on natural rainfall once established with no loss of health.

5. All plant heights shall be measured from the top of the root ball to the tip of the highest branch.

B. Class “A” trees and street yard trees

1. All single trunk trees shall have a minimum two-inch caliper and measure a minimum of eight feet
26

tall at time of planting.

2. Multi-trunk trees shall have main stems with a minimum one and one-half-inch caliper per trunk, a minimum of three main stems, and measure a minimum of ten feet tall at time of planting.

C. Class “B” trees

1. All single trunk trees shall have a minimum one and one-half inch caliper and measure a minimum of eight feet tall at time of planting.

2. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and measure a minimum of eight feet tall at time of planting.

D. Class “C” trees

1. All single trunk trees shall have a minimum one and one-half inch caliper and measure a minimum of five feet tall at time of planting.

2. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and measure a minimum of five feet tall at time of planting.

E. Shrubs

1. Shrubs shall be a minimum of 20 inches in height in a minimum three-gallon container, unless they are planted as a screen for an L3 buffer.

2. When planted as a screen for an L2 buffer or a parking lot, the maximum spacing for 20-inch high shrubs shall be 36 inches on center.

3. Shrubs planted as an L3 buffer shall be a minimum of four-feet in height.

4. When planted as an L3 buffer, the maximum spacing for four-foot high shrubs shall be 36 inches on center.

5. Spacing for other required plant material shall be determined by the Development Director.

F. Groundcover shall be of a type that will provide 80 percent coverage within five years of planting.

18.7.2 Sight Triangle Planting

A. A clear sight triangle shall be established at the intersection of a driveway and a street measuring ten feet from the back of the right-of-way and extending 70 feet from the edge of each side of the driveway and on all corner lots (the intersection of two streets) measuring 25 feet from the corner of both sides of the intersecting streets at the back of the right-of-way.

B. No materials that would impede traffic visibility shall be allowed between two and one-half feet and eight feet in height, as measured from the grade of the street or driveway.

C. Plant heights shall be measured from the grade of the street’s centerline unless an alternative is approved by the Development Director.

18.7.3 Soils

Trees shall be planted in accordance with the rules of good arboricultural practice as set forth by the ANSI A300.

18.7.4 Irrigation

A water source shall be supplied within 200 feet of any planting requiring watering to become established.
18.7.5 Constrained Sites

A. Alternative landscaping may be approved by the Development Director where the required landscaping in this Chapter cannot be physically met on the site for one of the following reasons:

1. The site involves space limitations or is an unusually shaped lot;
2. Topography, soil, vegetation, or other physical conditions of the lot are such that full compliance is impossible or impractical;
3. Public safety considerations are involved;
4. Impact on the environmental quality of the lot and surrounding area will be improved with the proposed alternative landscape plan;
5. Redevelopment of an existing site requires landscaping to be added, but a building, pavement or stormwater facility already exists; or,
6. The site has lost area from existing landscaping due to an abutting public improvement project.

B. Alternative landscaping may be approved by the Development Director under the following conditions:

1. Property owners abutting the development site agree in writing that a reduced buffer between the abutting property and the site being developed is acceptable. The required number of trees and landscape area shall be provided elsewhere on the site.
2. If separate properties have a common development plan, a modified buffer between properties is permitted. However, required perimeter and area landscaping plantings shall be provided as required in this ordinance.

Section 18.8 Maintenance

A. Property owners and their agents shall be responsible for providing, protecting, and maintaining all required landscaping in a healthy and growing condition, replacing dead or damaged vegetation, and keeping all landscaped areas free of refuse and debris.

B. Property owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping within the abutting right-of-way.

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstances shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Collins-Lewis and seconded by Ms. Freiberg to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Nays: None
Abstains: None
Did Not Vote: None
Absent: Cole, Green, Loupe, Welch

With 8 yeas, 0 nays, 0 abstains, 0 not voting, and 4 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17046

TA-6-19 AMENDING TITLE 7 (PLANNING AND ZONING), CHAPTER 17 (PARKING AND LOADING), REPEALING AND REPLACING CHAPTER 17, TO ADD GUEST PARKING REQUIREMENTS FOR TOWNHOME DEVELOPMENTS IN THE CODE OF ORDINANCES OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE.

BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and City of Baton Rouge that:

Section 1. Title 7, Chapter 17, to repeal and replace Chapter 17 of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge is hereby amended, and shall read as follows:

Section 17.1 Purpose
The purpose of this chapter is to reduce hazards to public safety and to ensure efficient traffic flow by establishing standards for motor vehicle parking, bicycle parking and loading areas.

Section 17.2 Applicability

Section 17.2.1 General

A. Except where expressly provided for otherwise, all uses in all zoning districts shall provide off-street parking as set forth in this chapter.

B. No parking area, driveway, or access shall be constructed or expanded except in accordance with this ordinance without regard to whether it is used to provide required parking spaces.

Section 17.2.2 Off-street Parking Credit for Older Buildings and Uses
In order to encourage the reuse of existing buildings, any building constructed prior to November 20, 1996 having fewer spaces than required shall be credited with the parking required for the last legally permitted use without regard to the number of parking spaces, if any, that actually exist on the site.

Section 17.2.3 Adjustments to Requirements
In the event there is any conflict between the parking requirements set forth in the regulations of any applicable overlay district and those found in this chapter, the regulations of the specific overlay district shall apply.
Section 17.3 General Provisions

Section 17.3.1 Zoning Classification
All parking areas shall be located within a district which permits the use that such parking serves, or in a district that permits parking as a principle use.

Section 17.3.2 Parking Plan
In the event that the Planning Director determines that the evaluation of compliance with the parking requirements of this ordinance requires a parking plan, no new use may commence until a plan, drawn to scale and showing parking facilities and spaces, is provided and it has been determined that the parking provided is sufficient.

Section 17.3.3 Use of Parking Spaces
Required parking spaces shall not be used for the storage or sale of merchandise, vehicles for sale, or vehicle repair. Spaces allocated for these activities shall be designated on a parking plan.

Section 17.3.4 Multiple Uses on Same Lot
When computing the number of parking spaces required on a lot with more than one use, the total number of required spaces shall be the sum of the number of parking spaces required for each use evaluated individually, including any adjustments made under the alternative parking provisions of Section 17.4.1B, Motor Vehicle Parking Modifications.

Section 17.3.5 Fractional Spaces
When determination of the number of parking or loading spaces required by this ordinance results in a fractional number, any fraction shall be rounded up to the nearest whole number.

Section 17.4 Motor Vehicle Parking Requirements

Section 17.4.1 Minimum Motor Vehicle Parking

A. Standard Requirements
Every use shall include the number of motor vehicle parking spaces indicated under the classifications and formulas set forth in Table 17.A, Minimum Parking Requirements, below, except in the C-5 zoning district, where no parking shall be required.
### Table 17.A
Minimum Parking Requirements

<table>
<thead>
<tr>
<th>Use</th>
<th>Rural and Suburban</th>
<th>Urban/Walkable</th>
<th>Downtown</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Uses (except as listed below)</td>
<td>2 per unit</td>
<td>1 per unit</td>
<td></td>
<td>No spaces required for existing lots of record less than 30 feet in width (except townhomes)</td>
</tr>
<tr>
<td>Fraternity/Sorority</td>
<td>2 per bedroom</td>
<td>2 per bedroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group living</td>
<td>1 per 300 SF of GFA</td>
<td>1 per 300 SF of GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily (Studio, 1 bedroom)</td>
<td></td>
<td></td>
<td>1 per unit</td>
<td></td>
</tr>
<tr>
<td>Multifamily (2 bedroom)</td>
<td>2 per unit</td>
<td>1.5 per unit</td>
<td>1 per unit</td>
<td></td>
</tr>
<tr>
<td>Multifamily (3 bedroom)</td>
<td>2.5 per unit</td>
<td>2 per unit</td>
<td>1 per unit</td>
<td></td>
</tr>
<tr>
<td>Multifamily (4 bedroom)</td>
<td>4 per unit + 10% additional spaces</td>
<td>1 per unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td>2.25 per unit</td>
<td></td>
<td>1 per unit</td>
<td></td>
</tr>
<tr>
<td>Office Uses (except as listed below)</td>
<td></td>
<td>1 per 400 SF of GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Office/Clinic</td>
<td>1 per 200 SF of GFA</td>
<td>1 per 250 SF of GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Veterinary Office</td>
<td>1 per 250 SF of GFA</td>
<td>1 per 350 SF of GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Uses (except as listed below)</td>
<td></td>
<td>1 per 330 SF of GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Antique Store</td>
<td></td>
<td></td>
<td>1 per 500 SF of GFA</td>
<td></td>
</tr>
<tr>
<td>Art Gallery and Studio</td>
<td></td>
<td>1 per 500 SF of GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td></td>
<td></td>
<td>1 per guestroom</td>
<td>1 per guestroom + residential parking</td>
</tr>
</tbody>
</table>
### Table 17.A (cont’d)
**Minimum Parking Requirements**

<table>
<thead>
<tr>
<th>Use</th>
<th>Rural and Suburban</th>
<th>Urban/Walkable</th>
<th>Downtown</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial Uses (continued)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Material Sales</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car Wash (self-service)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day Care Facility</td>
<td>1 per 300 SF of GFA</td>
<td>1 per 400 SF of GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furniture Store</td>
<td>1 per 500 SF of GFA</td>
<td>1 per 1,000 SF of GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gaming</td>
<td>1 per 50 SF floor area + 1 per 100 SF employee area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health and Fitness Facility</td>
<td>1 per 150 SF of GFA</td>
<td>1 per 250 SF of GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heavy Equipment Sales and Service</td>
<td>1 per 500 SF of GFA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel and Motel</td>
<td>1 per 300 SF conference, banquet, restaurant</td>
<td>1 per 400 SF conference only</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kennel</td>
<td>1 per 400 SF of GFA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mini-storage</td>
<td>3 spaces + 1 per 100 storage units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office/Warehouse</td>
<td>1 per 300 SF GFA office/sales + 1 per 4,000 GFA storage/inventory space</td>
<td></td>
<td>Were the use is a combination and neither clearly predominates</td>
<td></td>
</tr>
<tr>
<td>Reception Hall</td>
<td>1 per 50 SF of assembly floor area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant and Bar</td>
<td>1 per 150 SF of GFA</td>
<td>1 per 250 SF of GFA</td>
<td>Parking required for active patio and outdoor seating areas when provided</td>
<td></td>
</tr>
<tr>
<td>Theater</td>
<td>1 per 5 seats</td>
<td>1 per 7 seats</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Sales</td>
<td>1 per 500 indoor SF of GFA + 1 per 10,000 SF outdoor lot area + 3 per repair bay</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Service</td>
<td>3 per bay</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Public/Institutional Uses</strong> (except as listed below)</td>
<td>as determined by the Planning Director</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center</td>
<td>1 per 50 SF of assembly floor area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convention Center</td>
<td>1 per 50 SF of assembly floor area</td>
<td>1 per 65 SF of assembly floor area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td>1 per 400 SF of GFA</td>
<td>1 per 500 SF of GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library and Museum</td>
<td>1 per 500 SF of GFA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Passenger Terminal (airport, bus/train)</td>
<td>1 per 500 SF of passenger seating area</td>
<td>1 per 1,000 SF of passenger seating area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table 17.A (cont’d)
Minimum Parking Requirements

<table>
<thead>
<tr>
<th>Use</th>
<th>Rural and Suburban</th>
<th>Urban/Walkable</th>
<th>Downtown</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Institution Uses (continued)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Religious Institution</td>
<td>1 per 50 SF of assembly floor area</td>
<td>1 per 65 SF of assembly floor area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial Uses (except as listed below)</td>
<td>1 per 600 SF of GFA (office) + 1 per 4,000 SF of GFA (non-office)</td>
<td>Where the principal use is warehouse or industrial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse and Wholesale</td>
<td>1 per 1,250 SF of GFA</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. Motor Vehicle Parking Modifications

The Planning Director may modify the parking requirements in Table 17.A, Minimum Parking Requirements, when an applicant submits parking data illustrating that the standards do not accurately apply to a specific development. The data submitted for an alternative parking plan shall include, at a minimum, the size and type of the proposed development, and the anticipated peak and average parking loads of all uses. The Planning Director may approve a parking requirement that is based on:

1. An analysis conducted using the Urban Land Institute’s data and methodology as described in the most recent version of the publication *Shared Parking*; or,

2. The data and methodology as described in the latest version of the Institute of Transportation Engineers publication *Parking Generation*; or,

3. An alternative analysis that the Planning Director deems to have met the requirements of this section.

Section 17.4.2 Maximum Motor Vehicle Parking

In order to minimize the adverse impacts caused by improving large areas with impervious surfaces, including increased storm water run-off, urban heat island effects, and nonpoint source pollution, excess parking shall not exceed 125 percent of the minimum parking requirement unless:

A. The development utilizes pervious paving materials for the excess parking;

B. Alternative methods that use vegetative plantings to capture and filter the first flush of a 25-year storm event, such as rain gardens, infiltration trenches, or similar methods approved by the Director of Development, are used; or,

C. Structured parking or new parking spaces located on-street represent the excess parking spaces provided.

Section 17.4.3 Handicapped Accessible Parking

Every use shall include the number of handicapped accessible parking spaces set forth in Table 17.B, Handicap Accessible Parking Requirements, below. The location and design of such spaces shall conform to the requirements of the Americans with Disabilities Act.
Table 17.B
Handicapped Accessible Parking Requirements

<table>
<thead>
<tr>
<th>Total Parking Spaces</th>
<th>Required Handicapped Accessible Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1—25</td>
<td>1</td>
</tr>
<tr>
<td>26—50</td>
<td>2</td>
</tr>
<tr>
<td>51—75</td>
<td>3</td>
</tr>
<tr>
<td>76—100</td>
<td>4</td>
</tr>
<tr>
<td>101—150</td>
<td>5</td>
</tr>
<tr>
<td>151—200</td>
<td>6</td>
</tr>
<tr>
<td>201—300</td>
<td>7</td>
</tr>
<tr>
<td>301—400</td>
<td>8</td>
</tr>
<tr>
<td>401—500</td>
<td>9</td>
</tr>
<tr>
<td>501—1,000</td>
<td>2% of total</td>
</tr>
<tr>
<td>over 1,000</td>
<td>20 plus one for each 100 standard spaces over 1,000</td>
</tr>
</tbody>
</table>

Section 17.4.4 Motor Vehicle Parking Reductions

(j) The following reductions are available upon a showing that the required conditions have been met.

(k) A. Transit Availability
Locations within a 1000-foot walking distance of a transit stop approved by the transit provider providing both shade and seating may reduce the total number of required parking spaces by 5 percent. Walking distance shall be measured along a clear walking path along sidewalks and pathways, including designated crosswalks, from the primary entrance of the use to the transit boarding location.

B. Structured Parking
Where parking is provided in a structure, the required total number of spaces may be reduced by 10 percent.

C. On-Street Parking (Non-Residential Only)
On-street parking located at curb locations contiguous to a development site may be used to reduce required on-site parking except in locations within 200 feet of any property zoned C-5, as described below:

1. Existing On-Street Parking
   The amount of off-street parking may be reduced by one space for every two existing on-street parking spaces.

2. Newly Created On-Street Parking
   The amount of off-street parking may be reduced by one space for every new on-street parking space that is created by a development as a result of street widening, dedication of additional right-of-way or easement, or other means approved by the Director of Development.

3. On-street parking spaces credited for a specific use shall not be used exclusively by that use, but shall be available for general public use at all times. No signage or actions limiting general public use of on-street spaces shall be permitted.

D. Tree Preservation
The number of parking spaces required may be reduced by a maximum of 5 percent of the total required parking, consistent with the provisions of Table 17.C, Parking Reduction Credit for Tree Preservation within the area proposed for site development, if the tree proposed for preservation is approved by the Director of Development and appropriate steps are taken by the developer to ensure the tree’s protection during the development process. If, however, the tree is damaged during development, no credit shall be granted. Multiple trees may be approved for credit.
Table 17.C
Parking Reduction Credit for Tree Preservation

<table>
<thead>
<tr>
<th>Preserved Tree Diameter at Breast Height</th>
<th>Number of Spaces Credited</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 inches, but less than 12 inches</td>
<td>2</td>
</tr>
<tr>
<td>12 inches, but less than 18 inches</td>
<td>3</td>
</tr>
<tr>
<td>18 inches, but less than 24 inches</td>
<td>4</td>
</tr>
<tr>
<td>24 inches or more</td>
<td>5</td>
</tr>
</tbody>
</table>

Section 17.4.5 Alternative Motor Vehicle Parking Arrangements
In order to accommodate infill development, redevelopment, and flexible parking practices within the built environment, the following alternative parking arrangements may be utilized to satisfy specific parking needs, but will not be effective until the Planning Director approves a parking plan. All parking areas shall be located within a district that permits the use that such parking serves or in a district that permits parking as a principle use.

A. Off-Site Parking
The Planning Director may approve the location of required parking spaces on a separate lot from the lot on which the principal use or uses are located if the off-site parking complies with the all of following standards.

1. Off-site parking spaces shall be located within 660 feet from the primary entrance of the use served. Walking distance is measured along a clear walking path along sidewalks and pathways including designated crosswalks from the primary entrance of the use to the closest section of the off-site parking lot.

2. Agreement
(a) A legally binding written easement or servitude between the owners of record of the properties establishing the duration and conditions associated with the off-site or shared parking must be created, approved by the Planning Director, and recorded with the East Baton Rouge Parish Clerk of Court Recorder’s Office. A copy of the new agreement must be filed prior to expiration of the current agreement.

(b) An off-site or shared parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this Chapter.

3. Ineligible Activities
Off-site parking may not be used to satisfy the off-street parking requirements for residential uses (except for guest parking), convenience stores or bars and lounges.

B. Valet Parking
The Planning Director may approve valet parking as a means of satisfying parking requirements if the valet parking meets all of the following standards:

1. Adequate assurance of the continued operation of the valet parking, such as a contractual agreement for valet services or the tenant’s affidavit agreeing to provide such services, is provided;

2. An equivalent number of valet spaces are available to replace the required parking spaces. Such valet spaces do not require individual striping, and may utilize tandem or mass parking of vehicles;

3. The valet operation, if used to satisfy the requirements of this chapter, must remain in effect while the use is in operation; and,

4. If valet parking is located off premises, the off premises lot must have a valid agreement for use of the off premise parking lot(s) satisfying the standards as described above in Section 17.4.5.A.2.

C. An alternative parking arrangement may be amended by following the same procedure required for the original approval.
Section 17.5  Motor Vehicle Parking Design Standards

Section 17.5.1  General

A. All parking facilities shall meet the following criteria:

1. No parking spaces shall be located within sight distance triangles.

2. No parking spaces may be permitted closer to the roadway edge or curb than ten feet.

3. When parking is proposed perpendicular to a public sidewalk or property line, barrier curbing shall be installed two feet, six inches from the sidewalk or property line to prevent the vehicle from overhanging the sidewalk or property line and ensure maintenance of the clearance requirements of the Americans with Disabilities Act.

4. All parking entrances, exits, and aisles shall have white directional arrow pavement markings with materials that meet the guidelines of the Manual on Uniform Traffic Control Devices (MUTCD). All regulatory and warning signage shall be of the type universally recognized as shown in the MUTCD.

B. Wreckers, buses (other than school buses used primarily for transporting school children), trucks and semitrailers with more than two axles and a payload capacity of more than 3,500 pounds are prohibited from parking on the drive, in the front yard, or adjacent to any lot in the A1, A2, A2.5, A3, or A4 zoning district or between the street and a house in recognized subdivisions in the R zoning district.

Section 17.5.2  Locational Standards for Parking Areas

A. Single Family Dwellings

1. For any single family dwelling, motor vehicle parking and maneuvering areas shall not be located in any required yard adjacent to a public street (other than an alley) except in an access/driveway or on a parking area adjacent to that driveway that complies with the provisions of Section 17.5.2.A, Single Family Dwellings. Any structure designed to shield or shelter a motor vehicle that projects into any required yard shall comply with the requirements of the district.

2. Parking for single family dwellings may be permitted on drives off of an alleyway as long as the area designated for such parking is designed consistent with the dimensional requirements for parking stalls shown in Table 17.D, Standard Parking Dimensional Requirements.

B. Uses Other than Single Family Dwellings

Surface motor vehicle parking and maneuvering areas shall be located as follows, based on the Character Area map:

1. All Character Areas

   A standard parking space shall be an area sufficient in size to store one automobile (see Table 17. D and 17.E) that is connected to a street or alley by an aisle and/or driveway designed in such a manner that adequate maneuvering areas are provided and backing onto or off the street is prohibited.

2. Suburban

   Parking shall not be located in any required yard adjacent to a public street (other than an alley) or any required buffer yard or open space.

3. Walkable, Urban, Downtown

   a. No parking shall be located in any required buffer yard or open space.

   b. Parking shall not be located in any required yard adjacent to a public street except when a wall, hedge, or decorative fence is located along the property line abutting the street which is not less than three feet in height, screens the parking area, and defines the edge of the pedestrian corridor as required in Section 18.3.4, Street Yard.
Section 17.5.3 Design Standards for Parking Areas

A. Single Family Dwellings

1. Surfacing

a. All driveways, accesses, and parking areas must be paved with durable all-weather materials, such as concrete or asphalt, and designed to maintain proper drainage. Alternative materials meeting the criteria below may be approved by the Department of Development with a paved apron:

(1) in the Rural Character Area;

(2) in areas outside the city limits; or,

(3) within the critical root zone of a qualifying tree as outlined in the Landscape Chapter of this ordinance.

b. All single family detached dwellings shall be permitted to construct driveways that consist of two concrete wheel strips, each of which is at least 18 inches wide and at least 20 feet long. Groundcover shall be planted between the strips; gravel or loose rock between the strips shall be prohibited.

2. Driveway or Access

Any surface, as approved by the Development Director, used for parking or maneuvering a vehicle and which is located in any required yard abutting a public street shall be limited to a driveway or access installed perpendicular or nearly perpendicular to the abutting street. The width and number of such driveways or accesses per zoning lot shall be limited as follows:

a. On lots at least 100 feet wide

(1) No more than two, with a maximum width of 20 feet each and located on separate streets if a corner lot.

(2) No more than two, with a maximum width of 20 feet each and separated by at least 50 feet of street frontage if located on the same street.

b. On lots at least 75 feet wide but less than 100 feet wide
Figure 17.2
Driveway Access on Lots at 75 to 100 Feet Wide
(1) No more than two, with a maximum width of 20 feet each and located on separate streets if a corner lot.
(2) No more than two, with a maximum width of 10 feet each and separated by at least 25 feet of street frontage if located on the same street.

c. On lots at least 40 feet wide but less than 75 feet wide
(1) No more than one, with a maximum width of 20 feet.
(2) No more than two, with a maximum width of ten feet each and located on separate streets if a corner lot.
(3) No more than two, with a maximum width of ten feet each and separated by at least 15 feet of street frontage if located on the same street.

Figure 17.3
Driveway Access on Lots at 40 to 75 Feet Wide

Figure 17.4
Driveway Access for Townhouses and Duplexes

B. Townhouses and Duplex Dwellings
All design standards applicable to parking areas, driveways and accesses for single family homes set forth above shall likewise apply to townhouses and duplex dwellings with the additional limitation that no driveway or access shall occupy more than 50 percent of the front yard of townhouses or duplexes located in the Walkable, Urban or Downtown Character Areas.
C. All Other Uses

1. Surfacing
   All driveways, accesses, and parking areas must be paved with durable all-weather materials, such as concrete or asphalt, and designed to maintain proper drainage. Alternative materials meeting the criteria below may be approved by the Department of Development with a paved apron:
   
a. in the Rural Character Area; or,

b. within the critical root zone of a qualifying tree as outlined in the Landscape Chapter of this ordinance.

2. Landscaping and Screening
   Landscaping and screening of parking areas shall be provided in accordance with the requirements of Sections 18.3.4, Street Yards, and 18.3.5, Parking Lot Landscaping.

3. Lighting
   All parking area lighting shall be provided in accordance with the requirements of Section 14.6, Outdoor Lighting.

4. Dimensions of Parking Spaces

   (a) All minimum requirements as to size, angle, and placement of parking spaces located on surface lots shall be as set forth in Tables 17.D, Standard Parking Dimensional Requirements, or 17.E, Compact Parking Dimensional Requirements, and illustrated in Figure 17.5, Minimum Parking Dimensions, unless alternative dimensions indicated on a parking plan designed and sealed by a licensed design professional have been approved by the Director of the Department of Development.

   (b) Where different angles of parking spaces are proposed, the greater aisle width required as identified in Table 17.D, Standard Parking Dimensional Requirements and 17.E, Compact Parking Dimensional Requirement shall be provided.

<table>
<thead>
<tr>
<th>Parking Angle (A)*</th>
<th>Stall Width (B)</th>
<th>Stall Depth (C)</th>
<th>Aisle Width – parking on one side (D)</th>
<th>Aisle Width – parking on both sides (D)</th>
<th>Stall Distance – Curb to Aisle (E)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0°</td>
<td>9 ft</td>
<td>22 ft</td>
<td>12 ft (one-way) 20 ft (two-way)</td>
<td>12 ft (one-way) 20 ft (two-way)</td>
<td>9.0 ft</td>
</tr>
<tr>
<td>45°</td>
<td>9 ft</td>
<td>18 ft</td>
<td>13 ft (one-way) 18 ft (two-way)</td>
<td>13 ft (one-way) 18 ft (two-way)</td>
<td>18.4 ft</td>
</tr>
<tr>
<td>60°</td>
<td>9 ft</td>
<td>18 ft</td>
<td>18 ft (one-way) 20 ft (two-way)</td>
<td>18 ft (one-way) 20 ft (two-way)</td>
<td>19.6 ft</td>
</tr>
<tr>
<td>70°</td>
<td>9 ft</td>
<td>19 ft</td>
<td>20 ft (one-way) 22 ft (two-way)</td>
<td>20 ft (one-way) 22 ft (two-way)</td>
<td>20.6 ft</td>
</tr>
<tr>
<td>90°</td>
<td>9 ft</td>
<td>18 ft</td>
<td>22 ft (two-way) 24 ft (two-way)</td>
<td>22 ft (two-way) 24 ft (two-way)</td>
<td>18.0 ft</td>
</tr>
</tbody>
</table>

* Letters correspond with the locations shown in Figure 17.5, Minimum Parking Dimensions.

<table>
<thead>
<tr>
<th>Parking Angle (A)*</th>
<th>Stall Width (B)</th>
<th>Stall Depth (C)</th>
<th>Aisle Width – parking on one side (D)</th>
<th>Aisle Width – parking on both sides (D)</th>
<th>Stall Distance – Curb to Aisle (E)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0°</td>
<td>8.5 ft</td>
<td>18.0 ft</td>
<td>11 ft (one-way) 20 ft (two-way)</td>
<td>11 ft (one-way) 20 ft (two-way)</td>
<td>8.5 ft</td>
</tr>
<tr>
<td>45°</td>
<td>7.5 ft</td>
<td>16.5 ft</td>
<td>12 ft (one-way) 16 ft (two-way)</td>
<td>12 ft (one-way) 16 ft (two-way)</td>
<td>17.0 ft</td>
</tr>
<tr>
<td>60°</td>
<td>7.5 ft</td>
<td>16.5 ft</td>
<td>16 ft (one-way) 18 ft (two-way)</td>
<td>16 ft (one-way) 18 ft (two-way)</td>
<td>18.0 ft</td>
</tr>
<tr>
<td>70°</td>
<td>7.5 ft</td>
<td>17.0 ft</td>
<td>18 ft (one-way) 19 ft (two-way)</td>
<td>18 ft (one-way) 19 ft (two-way)</td>
<td>18.5 ft</td>
</tr>
<tr>
<td>90°</td>
<td>7.5 ft</td>
<td>16.5 ft</td>
<td>19 ft (two-way) 21 ft (two-way)</td>
<td>19 ft (two-way) 21 ft (two-way)</td>
<td>16.5 ft</td>
</tr>
</tbody>
</table>

* Letters correspond with the locations shown in Figure 17.5, Minimum Parking Dimensions.
Figure 17.5
Minimum Parking Dimensions

(c) The minimum dimensional requirements of parking spaces in a structured parking facility and shown on a parking plan designed and sealed by a professional engineer shall be established by the Director of the Department of Development.

d. Any parking area may include spaces designed for compact vehicles, subject to the following limitations:

(1) No more than 20% of the number of minimum required parking spaces may be satisfied by providing compact spaces.

(2) Each compact space shall be clearly identified with markings placed on the surface of the parking space and with a sign restricting it for compact vehicles only.

Section 17.6 Bicycle Parking

Section 17.6.1 Minimum Bicycle Parking Requirements

A. Parking Spaces
   Except where indicated otherwise in this ordinance, every use shall provide one bicycle parking space for every 20 motor vehicle parking spaces provided to a maximum of 50 bicycle parking spaces. The Planning Director may approve a reduction in the amount of bicycle parking per Section 17.4.1.B., Alternative Minimum Parking.

B. Exemptions
   No bicycle parking spaces shall be required for any of the following:

   1. Any single family dwelling, two-family dwelling, or group home.
   2. Any industrial use.
   3. Any use in the Rural Character Area.

C. Clustered Bicycle Parking
   Locations for bicycle parking spaces required for more than one use on the same lot may be clustered if the total number of required bicycle parking spaces for each use is satisfied and the parking area is located within 125 feet from the main entrance of the principal building as measured along the most direct and safe pedestrian access route.

Section 17.6.2 General Requirements

A. Maneuvering Areas
   All required bicycle parking must meet all of the following minimum criteria:

   1. The parking area must accommodate the maneuvering standards set forth in the Figure 17.6, below, or, for bicycle parking provided with vertical space-saving racks, as set forth in Figure 17.7, below.

   2. When in use, each parking space must be accessible without moving another, parked bicycle.
3. The maneuvering area provided alongside or behind the bicycle parking spaces may extend into portions of a public right-of-way but not those portions established as a motor vehicle lane, motor vehicle drive aisle, motor vehicle parking space, or any landscaped area.

B. Surfacing
The surface of the bicycle parking area shall be improved, as approved by the Director of the Department of Development, with a hard surface and shall not include any gravel, dirt, sand or turf.

![Figure 17.6](image-url) Minimum Maneuverability Criteria for Bicycle Parking

3. The maneuvering area provided alongside or behind the bicycle parking spaces may extend into portions of a public right-of-way but not those portions established as a motor vehicle lane, motor vehicle drive aisle, motor vehicle parking space, or any landscaped area.

B. Surfacing
The surface of the bicycle parking area shall be improved, as approved by the Director of the Department of Development, with a hard surface and shall not include any gravel, dirt, sand or turf.

![Figure 17.6](image-url) Minimum Maneuverability Criteria for Bicycle Parking

This area accommodates eight bicycles.

These areas accommodate eight bicycles.

These areas accommodate 16 bicycles.

![Figure 17.7](image-url) Minimum Maneuverability Criteria for Vertical Racks

C. Visibility
Whenever the bicycle parking area is not visible from either the street or the entrance of the principal building, a sign shall be posted at the entrance of the principal building indicating the location of the bicycle parking.

Section 17.6.3 Standards for Bicycle Parking Facilities
All bicycle parking facilities or racks shall meet the following construction and location standards:

A. The facility or rack shall accommodate securing a bicycle using an industry-standard bike lock in compliance with the standards at the time of installation. The bicycle must be able to be attached to the rack by the bicycle frame and one wheel using a standard bicycle lock without removing a wheel.
B. The facility or rack shall be securely anchored to the ground or to a structural element of a building or structure.

C. Each space on the facility or rack shall be sufficient to accommodate a bicycle at least six feet in length.

D. The parking area shall be located within 125 feet of the main entrance to the building as measured along the most direct pedestrian access route using sidewalks and pathways, including designated crosswalks.

Section 17.7 Vehicle Stacking
Commercial Drive-Thru facilities for which vehicle stacking spaces are required must meet the minimum dimensional standards set forth in Table 17.F, Vehicle Stacking.

<table>
<thead>
<tr>
<th>Type of Activity</th>
<th>Required Stacking Spaces</th>
<th>Start Point for Stacking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automated teller machine</td>
<td>2</td>
<td>Teller machine</td>
</tr>
<tr>
<td>Bank teller lane</td>
<td>2</td>
<td>Teller window/tube</td>
</tr>
<tr>
<td>Dry-cleaning/laundry</td>
<td>3</td>
<td>Cleaner/laundry window</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>3</td>
<td>Pharmacy window</td>
</tr>
<tr>
<td>Food service</td>
<td>6</td>
<td>Order box/speaker</td>
</tr>
<tr>
<td>Other</td>
<td>4*</td>
<td>Pick-up window</td>
</tr>
<tr>
<td></td>
<td></td>
<td>To be determined by Planning Director. Such determination shall consider any study prepared by a registered engineer having expertise in transportation engineering and provided by the special exception applicant.</td>
</tr>
</tbody>
</table>

* These spaces are required in addition to the stacking spaces required to be located behind the order box/speaker and shall be located between the pickup window and the order box/speaker.

Section 17.8 Off-Street Loading

Section 17.8.1 General Requirements

A. Location of Loading Areas and Docks

1. All required loading areas and docks shall be located on the same lot as the use served unless a central loading facility is incorporated as part of a single development.

2. All loading docks that abut a residential zoning district or are visible from a public right-of-way shall be completely screened by building walls, a solid concrete or masonry wall, or a door designed to be compatible with the principal building that it serves. The screening wall shall not be less than six nor more than eight feet in height.

3. No loading dock shall be located within 30 feet of the nearest point of intersection of any two streets.

4. No loading areas or docks shall be located in a required front or side yard abutting a residential zoning district.

B. Dimensions of Loading Docks

1. Unless otherwise specified, a required loading dock shall be at least 12 feet in width by at least 35 feet in length exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 19 feet.

2. Maneuvering aprons for docks shall be at least 60 feet in length.

3. Access lanes for docks, shall be 14 feet in width for one-way lanes and 24 feet in width for two-way lanes. Space dedicated for access lanes may also be considered as space for the maneuvering apron.
C. Access
Each required loading area or dock shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement, shall be separated from required customer and employee parking, and shall be subject to approval by the Director of the Department of Development.

D. Surfacing
All open loading areas or docks shall be surfaced with a dustless, all-weather material capable of bearing a live load of 200 pounds per square foot in accordance with standards established by the Director of the Department of Development.

E. Utilization
Space allocated to any loading use shall not be used to satisfy the space requirements for any motor vehicle parking area.

F. Central Loading
Central loading facilities may be substituted for loading areas or docks on individual lots within a development provided that the following criteria are met:

1. Each lot served shall have direct access to the central loading area or dock without crossing streets or alleys at-grade.

2. The total number of loading areas or docks provided shall meet 75 percent of the minimum requirements herein specified for each of the uses served.

3. No lot served by the central loading facility shall be located no more than 660 feet from it.

4. Any tunnel or ramp connecting the central loading area or dock with the lot served shall be a minimum of seven feet in width and have a vertical clearance of not less than seven feet.

Section 17.8.2 Required Loading Areas
Except where indicated otherwise in this ordinance, every use listed in Table 17.G, Off-Street Loading Requirements, shall provide the identified number of loading areas or docks with each facility being at least 12 feet wide and 35 feet deep with a vertical clearance of 19 feet.

Section 17.8.3 Receiving Areas
Uses that require loading facilities that are located in buildings with less floor area than the minimum described in Table 17.G, Off Street Loading Requirements, shall provide adequate receiving facilities accessible by motor vehicle off any adjacent alley, service drive, or open space on the same zoning lot
### Table 17.G
Off-Street Loading Requirements

<table>
<thead>
<tr>
<th>USES</th>
<th>Gross Floor Area of all Buildings or Structures Served (in square feet)</th>
<th>Number of Loading Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL USES</strong> (only those listed below)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nursing Home, and Continuing Care Retirement Community</td>
<td>Over 10,000</td>
<td>1</td>
</tr>
<tr>
<td><strong>OFFICE USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All office uses</td>
<td>10,000 – 100,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Each additional 100,000 up to 500,000</td>
<td>1</td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong> (only those listed below)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Goods Establishment, (wholesale)</td>
<td>5,000 – 10,000</td>
<td>1</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>10,000 – 100,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>each additional 100,000</td>
<td>1</td>
</tr>
<tr>
<td>Theater</td>
<td>10,000 – 25,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>each additional 50,000</td>
<td>1</td>
</tr>
<tr>
<td><strong>PUBLIC AND CIVIC USES</strong> (only those listed below)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amphitheater, Arena, Stadium, Conference Center</td>
<td>Over 10,000</td>
<td>1</td>
</tr>
<tr>
<td>Hospital, Educational Facility</td>
<td>10,000 – 100,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Each additional 100,000</td>
<td>1</td>
</tr>
<tr>
<td><strong>INDUSTRIAL USES</strong> (only those listed below)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing, Heavy and Light, and Warehouse/Wholesale</td>
<td>5,000 – 10,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>10,000 – 40,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>40,000 – 100,000</td>
<td>2</td>
</tr>
</tbody>
</table>

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstances shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Mr. Hudson and seconded by Ms. Amoroso to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:


Nays: None

Abstains: None

Did Not Vote: None

Absent: Green, Loupe, Welch

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17047


SECTION 53, T5S, R1E, GLD, EBRP, LA, TO REZONE FROM SINGLE FAMILY RESIDENTIAL (A1) AND HEAVY INDUSTRIAL (M2) TO HEAVY COMMERCIAL (HC2), AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED

WHEREAS, at its meeting of March 18, 2019, the Planning Commission approved an amendment to the Single Family Residential (A1) and Heavy Industrial (M2) District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Heavy Commercial (HC2) District, which shall include the following described property, to wit:
Property located on the west side of Plank Road, to the north of Thomas Road, on a portion of (2000 feet behind the rights-of-ways) tract now or previously known as property of Iowa-LA. Land Company. Section 53, T5S, R1E, GLD, EBRP, LA, as shown on a sketch prepared by the Planning Commission, a copy of which is attached.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on April 17, 2019, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Banks and seconded by Mr. Watson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Nays: None
Abstains: None
Did Not Vote: None
Absent: Green, Loupe, Welch

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17048

CASE 14-19 AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF 2018, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE", AS AMENDED, SO AS TO CHANGE THE ZONING ON THE PROPERTY LOCATED ON THE SOUTH SIDE OF GREENWELL SPRINGS ROAD, TO THE WEST OF PASADENA DRIVE, ON LOT 200 OF PASADENA SUBDIVISION, SECTION 66, T6S, R1E, GLD, EBRP, LA, TO REZONE FROM LIGHT COMMERCIAL (C1) TO HEAVY COMMERCIAL (HC1), AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED

WHEREAS, at its meeting of March 18, 2019, the Planning Commission approved an amendment to the Light Commercial (C1) District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Heavy Commercial (HC1) District, which shall include the following described property, to wit:

Property located on the south side of Greenwell Springs Road, to the west of Pasadena Drive, on Lot 200 of Pasadena Subdivision, Section 66, T6S, R1E, GLD, EBRP, LA, as shown on a sketch prepared by the Planning Commission, a copy of which is attached.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on April 17, 2019, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Collins-Lewis and seconded by Mr. Wilson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Nays: None
Abstains: None
Did Not Vote: None
Absent: Green, Loupe, Welch

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17049


WHEREAS, at its meeting of March 18, 2019, the Planning Commission approved an amendment to the Heavy Commercial (C2) District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Commercial Alcoholic Beverage (Restaurant) (C-AB-1) District, which shall include the following described property, to wit:
A CERTAIN AREA WITHIN TRACT “B-1-A-2,” ALDRICH ESTATES LOCATED IN SECTION 94, T7S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

SAID DESIGNATED ZONING AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the northeast property corner of Tract “B-1-A-2” common to the right-of-way of Constitution Avenue and the northwest corner of Tract “B-2-A,” Thence proceed South 06° 23’ 37” West, a distance of 85.53 feet to a point; Thence proceed North 88° 46’ 24” West a distance of 39.96 feet to the POINT OF BEGINNING. Thence proceed South 01° 17’ 03” West, a distance of 97.31 feet to a point and corner; Thence proceed North 88° 43’ 52” West, a distance of 121.29 feet to a point and corner; Thence proceed North 01° 17’ 03” East, a distance of 131.15 feet to a point and corner; Thence proceed South 88° 46’ 24” East, a distance of 49.29 feet to a point and corner; Thence proceed North 01° 17’ 03” East, a distance of 6.00 feet to a point and corner; Thence proceed South 88° 46’ 24” East, a distance of 8.56 feet to a point and corner; Thence proceed South 43° 34’ 02” East, a distance of 27.10 feet to a point and corner; Thence proceed South 88° 46’ 24” East, a distance of 24.75 feet to a point and corner; Thence proceed South 01° 17’ 03” West, a distance of 20.70 feet to a point and corner; Thence proceed South 88° 46’ 24” East, a distance of 19.57 feet to the POINT OF BEGINNING.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on April 17, 2019, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. An interested citizen speaking for the proposed ordinance was Kayley LeBoeuf.

A motion was made by Ms. Freiberg and seconded by Mr. Watson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

- Nays: None
- Abstains: None
- Did Not Vote: None
- Absent: Green, Loupe, Welch

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17050


WHEREAS, at its meeting of March 18, 2019, the Planning Commission approved an amendment to the Heavy Commercial (C2) District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon;

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) District, which shall include the following described property, to wit:
One (1) certain tract or parcel of ground designated as “Area to be Rezoned”, containing 0.103 Ac. (4,505 Sq. Ft.) being a portion of Lot A-2-A, Tigerland Acres Subdivision, together with all improvements thereon, located in Section 65, T-7-S, R-1-W, Greensburg Land District, East Baton Rouge Parish, Louisiana and more particularly described as follows: Commence at a point and corner at the intersection of the northerly right-of-way of Bob Pettit Boulevard with the southerly corner of the property line common to Lot A-1 and Lot A-2-A of the Tigerland Acres Subdivision; thence, departing said right-of-way, N 21°08'00" W a distance of 175.00 feet to a point and corner; thence, N 68°52'00" E a distance of 119.86 feet to a point and corner, said point also being the Point of Beginning. Thence N 68°52'00" E a distance of 30.00 feet to a point and corner; thence S 68°52'00" W a distance of 80.00 feet to a point and corner; thence N 21°08'00" W a distance of 35.68 feet to a point and corner; thence, N 68°52'00" E a distance of 50.00 feet to a point and corner; thence, N 21°08'00" W a distance of 55.00 feet to the Point of Beginning.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on April 17, 2019, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Freiberg and seconded by Mr. Wilson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Nays: None
Abstains: None
Did Not Vote: None
Absent: Green, Loupe, Welch

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17051


WHEREAS, at its meeting of March 18, 2019, the Planning Commission approved an amendment to the Rural District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Light Commercial (LC3) District, which shall include the following described property, to wit:

Property located on the south side of Coursey Boulevard, to the west of Sherwood Forest Boulevard, on Lot C-2-1-B-2-A of the Property of O. C. Harrell Tract. Section 50, T7S, R2E, GLD, EBRP, LA, as shown on a sketch prepared by the Planning Commission, a copy of which is attached.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on April 17, 2019, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Amoroso and seconded by Mr. Wilson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:


Nays: None

Abstains: None

Did Not Vote: None

Absent: Green, Loupe, Welch

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17052

RV-4-19  REVOKING AND RELOCATING A 15 FOOT DRAINAGE SERVITUDE, LOCATED EAST OF LEXINGTON OAKS DRIVE AND NORTH OF GRAND WAY AVENUE, BETWEEN LOTS 264 AND 265 OF LEXINGTON ESTATES, 4TH FILING, PART 1, SECTION 45, T8S, R1E, GLD, EBRP, LA, PROVIDED CERTAIN STIPULATIONS ARE MET.

WHEREAS, the owners of the property located east of Lexington Oaks Drive and north of Grand Way Avenue, between Lots 264 and 265 of Lexington Estates, 4th Filing, Part 1, located in the Parish of East Baton Rouge, Louisiana, have requested the approval of a 15 foot drainage servitude, as shown on the attached map, be revoked and set aside;

WHEREAS, said servitude is not needed for public use and the public would not be inconvenienced by the revocation of the said servitude; and

WHEREAS, this Council believes that it would be in the public interest to grant the mentioned request:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and City of Baton Rouge, that:

Section 1. The dedication of a 15 foot drainage servitude, located east of Lexington Oaks Drive and north of Grand Way Avenue, between Lots 264 and 265 of Lexington Estates, 4th Filing, Part 1, as shown on the attached map, located in the Parish of East Baton Rouge, Louisiana, is hereby revoked and set aside, pursuant to the provisions of L.R.S. 48:701, et seq., subject to the following stipulations:

1.) Prior to issuance of any building permits on Lot 265, and prior to a Certificate of Occupancy being issued for Lot 264, a map indicating the revoked and newly dedicated servitude areas shall be prepared, approved and recorded. The map shall reference the Metro Council Ordinance approving the revocation.

Section 2. This Council does not warrant its authority to act pursuant to the above cited provision of the Revised Statutes, nor does it warrant title to any of the property contained in the area abandoned herein.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. An interested citizen speaking for the proposed ordinance was Chad Stephens.

A motion was made by Mr. Wilson and seconded by Mr. Watson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

<table>
<thead>
<tr>
<th>Yeas</th>
<th>Nays</th>
<th>Abstains</th>
<th>Did Not Vote</th>
<th>Absent</th>
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</thead>
<tbody>
<tr>
<td>Amoroso, Banks, Cole, Collins-Lewis, Freiberg, Hudson, Watson, Wicker, Wilson</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>Green, Loupe, Welch</td>
</tr>
</tbody>
</table>

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on March 27, 2019. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

**ORDINANCE 17053**

**RV-5-19** Revoking a portion of right-of-way, located southwest of the intersection of Hyacinth Avenue and Perkins Road, being a portion of a 0.338 Acre Tract of the original Vito Roppolo Tract, Section 59, T8S, R1E, GLD, EBRP, LA, provided certain stipulations are met.

WHEREAS, the owners of the property located southwest of the intersection of Hyacinth Avenue and Perkins Road, being a portion of a 0.338 Acre Tract of the original Vito Roppolo Tract, located in the Parish of East Baton Rouge, Louisiana, have requested the approval of a portion of right-of-way, as shown on the attached map, be revoked and set aside;

WHEREAS, said right-of-way is not needed for public use and the public would not be inconvenienced by the revocation of the said right-of-way; and

WHEREAS, this Council believes that it would be in the public interest to grant the mentioned request:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and City of Baton Rouge, that:

Section 1. The dedication of a portion of right-of-way, located southwest of the intersection of Hyacinth Avenue and Perkins Road, being a portion of a 0.338 Acre Tract of the original Vito Roppolo Tract, as shown on the attached map, located in the Parish of East Baton Rouge, Louisiana, is hereby revoked and set aside, pursuant to the provisions of L.R.S. 48:701, et seq., subject to the following stipulations:

1.) Prior to issuance of any building permits on Lot C-1-A-3 of the Vito Roppolo Tract, a map indicating the revoked right-of-way area shall be prepared, approved and recorded. The map shall reference the Metro Council Ordinance approving the revocation.

Section 2. This Council does not warrant its authority to act pursuant to the above cited provision of the Revised Statutes, nor does it warrant title to any of the property contained in the area abandoned herein.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Freiberg and seconded by Mr. Watson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:


Nays: None

Abstains: None

Did Not Vote: None

Absent: Green, Loupe, Welch

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

ADJOURN

A motion was made by Mr. Wilson and seconded by Ms. Collins-Lewis to adjourn. A "Yea" and "Nay" vote was called for and resulted as follows:


Nays: None

Abstains: None

Did Not Vote: None

Absent: Green, Loupe, Welch

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted. The Presiding Officer declared the meeting adjourned.