


NEW ZONING DISTRICTS KEEP HORIZON PLAN HAPPENING

Several steps have been taken that continue to implement the master plan known as the Horizon Plan. In February 1998, the Metropolitan Council adopted new Horizon Plan Land Use Categories in order to further refine the "2010 Land Use Plan". Previously, the Commercial/Office category included a wide range of zoning classifications which allowed uses from a beauty shop to a high rise office or large discount store. The new categories now provide for four commercial categories and two office categories.

In March 1998, the Planning Commission initiated the Subarea/Neighborhood planning process. This process was started, in part, to apply the new land use categories to the existing Commercial/Office and Medium/High Density Residential areas.

Old Land Use Categories	New Land Use Categories
Medium-High Density Residential	Medium Density Residential
Commercial/Office	High Density Residential
	Neighborhood Office
	General Office
	Neighborhood Commercial
	Light Commercial
	Heavy Commercial
	Commercial Warehousing

In order to ensure the integrity of the Horizon Land Use Plan new zoning districts were necessary to reflect the intent of the new land use categories. In August 1998, a Zoning Study Committee was established to review the existing regulations and develop new districts based upon the new land use categories. This committee included Planning Commission staff and representatives from the Federation of Civic Associations,

Baton Rouge Growth Coalition, developers, realtors, and attorneys. Once the proposed zoning districts were completed the Committee presented its recommendations to the Planning Commission in June 1999, and to the Metropolitan Council for adoption on July 21, 1999. With the adoption of the new zoning districts, the integrity and the continued implementation of the Horizon Plan was ensured.

The new zoning districts control both the types of uses allowed within a district and the intensities of those uses. The new zoning districts also include a detailed list of permitted uses and a maximum size or height limitation on buildings within each district as well as a detailed list of conditional uses that may be approved after detailed site plan review.



New Zoning Districts

NO Neighborhood Office District Office buildings are limited to 2,500 gross square feet of floor area per lot and should be compatible with the surrounding built environment. Buildings are limited to a maximum height of two stories.

GOL General Office Low Rise District The purpose of this district is to permit low-rise office buildings with a minimum of fifty percent of the floor area devoted to offices and the remaining portions may be residential and/or commercial/office uses. Buildings are limited to a maximum height of two stories.

GOH General Office High Rise District The purpose of this district is to permit large high-rise office buildings with a minimum of fifty percent of the floor area devoted to offices and the remaining portions may be residential and/or commercial/office uses. Buildings are limited to six stories in height except within regional growth centers.

NC Neighborhood Commercial District The purpose of this district is to permit commercial activity, primarily retail shopping and personal services. Buildings, *excluding* churches, governmental buildings, single family dwellings and schools are limited to 2,500 gross square feet of floor area per lot. All commercial activities must be contained within the building and no outside work or storage areas are permitted. The maximum height is two stories.

NC-AB Neighborhood Commercial Alcoholic Beverage

This district permits businesses involved in the serving of alcoholic beverages for consumption on the premises, where alcohol sales are not the primary source of revenue. Buildings, *excluding* churches, governmental buildings, single family dwellings and schools are limited to 2,500 gross square feet of floor area per lot.

LC-1 Light Commercial District The purpose of this district is to permit a variety of commercial activities and multi family (medium density) residential uses that serve surrounding local areas. Businesses within this district are limited to 15,000 gross square feet of floor area per lot and a height of four stories.

LC-2 Light Commercial District The purpose of this district is to permit a variety of commercial activities and multi family (medium-high density) residential uses that serve surrounding local areas. Businesses within this district are limited to 75,000 gross square feet of floor area per lot and a height of four stories.

LC-3 Light Commercial District The purpose of this district is to permit a variety of commercial activities and multi family (medium-high density) residential uses that serve surrounding local areas. Businesses within this district are limited to 150,000 gross square feet of floor area per lot and a height of four stories.

HC-1 Heavy Commercial The purpose of this district is to permit a variety of commercial and service activities along with multiple family (high density) residential uses. Buildings within this district are limited to 250,000 gross square feet of floor area per lot. Buildings will be limited to six stories in height except within regional growth centers.

HC-2 Heavy Commercial The purpose of this district is to permit a variety of commercial and service activities and multiple family (high density) residential uses. Maximum height is six stories except in regional growth centers.

CW-1, CW-2, and CW-3 Commercial Warehousing The purpose of this district is to permit businesses that are involved in the distribution and storage of goods. The individual districts are differentiated by the amount of gross square footage of storage area allowed per lot. Commercial Warehousing districts must be located along 4 lane major streets or within designated commercial/industrial subdivisions. No residential land uses are permitted in Commercial Warehousing districts.

RE/A 1, RE/A 2, and RE/A 3 Residential Estate/Agriculture The purpose of these districts are to allow low density residential and agricultural uses. The individual districts are differentiated by the density allowed per acre.

PUD and SPUD Planned Unit Development The Planned Unit Development (PUD) is a technique which allows a developer to masterplan an entire community and receive all zoning and subdivision approvals in one process. This process creates numerous advantages for a developer and provides incentives for residents and merchants within the PUD as compared to a conventional development. These advantages include flexibility of design regulations, mixture of uses, increased open and green space and complete design control. (See Information Bulletin 31, "Planned Unit Developments", for details.)

TND Traditional Neighborhood Development In 2006, the Planning Commission approved a Traditional Neighborhood Development ordinance for the City-Parish. Traditional Neighborhood Development (TND) is a planning concept that is based on traditional small town and city neighborhood development principles. TNDs permit a mixture of land uses and densities that foster a sense of place and community. (See Information Bulletin 55, "Traditional Neighborhood Development", for details.)

Conditional Uses

Conditional uses are those uses which are generally compatible with the uses permitted in a zoning district, but require individual review of their location, design and intensity in order to ensure their appropriateness on any particular parcel of land and the compatibility of the use with adjacent uses. Each new zoning district contains a list of conditional uses and all applicable conditions for each use. For example, in the A2 Single Family Residential District garage apartments are permitted subject to the following conditions:

"Limited to one dwelling unit. The building shall be set back 10 feet from all side and rear lot lines. The lot shall contain a minimum of 10,000 square feet. Maximum size of the unit is 500 square feet."

Other features of these new districts include: regulations for a Cluster Subdivision for single family residential zoning districts; more flexible yard requirements within residential zoning districts; increased minimum yard and setback requirements for industrial zoning districts; and a new commercial/warehousing zoning district that meets the changing development trends for uses that fall between traditional industrial and commercial uses.

Cluster Subdivisions

Cluster Subdivision is a single family detached residential development that permits lots with dimensions, frontages, and setbacks reduced from conventional lot sizes under certain criteria. The remaining land area is reserved for common open space. The example to the right illustrates this concept to maximize density while still preserving open space, woodlands or wetlands. This type of development provides a superior environment while protecting natural resources.



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