

Chapter 11

DIMENSIONAL REGULATIONS

PART ELEVEN: MAXIMUM HEIGHT LIMITS ARE ESTABLISHED

Section 11.1 **Except as provided in Section 11.2, Buildings shall not exceed the following Height Limits:**

Section 11.101

Two and one-half (2½) stories or thirty-five (35) feet in the A1, A2, A2.1, A2.5, A2.6, A2.7, A3, Rural, and NO Zoning Districts except for radio and television towers that do not exceed eighty-five (85) feet in height.

Section 11.102

- A. Four (4) stories or forty-five (45) feet in the A4, B1, LC1, LC2, LC3, C1, C-AB-1, HC1, HC2, and CW Zoning Districts except for radio television towers that do not exceed eighty-five (85) feet in height.
- B. Four (4) stories or fifty (50) feet in the GOL Zoning District.

Section 11.103

There shall be no height limit in the C2, C-AB-2, C5, M1, and M2 Zoning Districts provided that where a lot in the M2 Zoning District is adjacent to a lot in a Residential Zoning District the building shall be set back from such a lot line one (1) foot for each seven (7) feet of building height.

Section 11.104

Six (6) stories or seventy-five (75) feet in the A5 and GOH Zoning Districts with one (1) additional foot of height for each additional foot of setback from all yard lines or one (1) additional story for each additional twelve and one-half (12 ½) feet of setback from all yard lines.

Section 11.105

Two (2) stories or thirty-five (35) feet in the NO and NC Zoning Districts, except for radio television towers as provided under Section 9.1, which do not exceed eighty-five (85) feet in height.

Section 11.2 **The above Height Limits may be exceeded in the following instances:**

Section 11.201

A public building, church, temple, hospital, institution or school may be increased in height two (2) feet over the height limit of Section 11.1 up to a limit of seventy (70) feet, for each additional foot that it is set back over the required yard lines.

Section 11.202

Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers, scenery lofts, tanks, water towers, ornamental towers, spires, wireless towers, grain elevators, or necessary mechanical appurtenances are exempt from height regulations.

Section 11.203

A building may be increased in height one (1) foot for each one (1) foot that it is set back from all yard lines.

Section 11.204

Storage buildings and parking garages are exempt from the four (4) story limitation but not the forty-five (45) foot limitations of Section 11.102.

Section 11.205

No building or structure erected within three hundred (300) feet of the East Baton Rouge Parish Airport shall exceed a height greater than a line beginning at a height of thirty (30) feet at the airport property line and thence rising at a slope of one (1) foot vertically to twenty (20) feet horizontally to a height of forty-five (45) feet at a point three hundred (300) feet from the airport property line.

Section 11.206

All buildings shall observe the requirements of Unified Development Code Section 8.301 of the Parish of East Baton Rouge, as amended, which regulates building in the vicinity of Metropolitan Airport.

Section 11.207

Housing for the Elderly located in the A5 Zoning District and within three hundred (300) feet of an existing C5 Zoning District shall not exceed fifteen (15) stories in height.

Section 11.208

Those parts of existing buildings that violate height regulations may be repaired and remodeled but may not be reconstructed or structurally altered.

Section 11.209

There shall be no height restriction on buildings located within a Regional Growth Center with LC-2, LC-3, GOH, HC1, and HC2 zoning.

MINIMUM YARDS ARE ESTABLISHED

Section 11.3 Except as provided in Section 11.2 and 11.4 and Part Twelve, yards shall be provided for buildings as shown in the following tabulation:

ZONING DISTRICT	FRONT YARD PRIMARY STRUCTURE (Feet)	FRONT YARD GARAGE(Feet)	SIDE YARD (Feet)	REAR YARD (Feet)
A1	15(G)	25	8	25
A2	15(G)	25	5	25
A2.1	15(G)	25	5 One Side	25
A2.5	10	20	N/A	20
A2.6	15(H)	20	5 One Side	20
A2.7	15(G)	25	5	25
A3.1	20 (C)	N/A	10% up to 10' (D)	25
A3.2*	20 (C)	N/A	10% up to 10' (D)	50
A3.3*	20 (C)	N/A	10% up to 10' (D)	20
A4	20	N/A	5 (D)	25
A5	10 (C) (E)	N/A	50 (E)	50 (E)
B	20	N/A	5	25
B1	20 (C)	N/A	5	25
NO	20 (C)	N/A	5	25
NC	20 (C)	N/A	5	25
NC-AB	20 (C)	N/A	5	25
GOL	10 (A) (C)	N/A	None (A) (B)	None
GOH	10 (A) (C)	N/A	None (A) (B)	None
LC1	10 (A) (C)	N/A	None (A) (B)	None
LC2	10 (A) (C)	N/A	None (A) (B)	None
LC3	10 (A) (C)	N/A	None (A) (B)	None
HC1	10 (A) (C)	N/A	None (A) (B)	None
HC2	10 (A) (C)	N/A	None (A) (B)	None
C1	10 (A) (C)	N/A	None (A) (B)	None
C-AB-1	10 (A) (C)	N/A	None (A) (B)	None
C2	10 (A) (C)	N/A	None (A) (B)	None
C-AB-2	10 (A) (C)	N/A	None (A) (B)	None
C5	None	N/A	None	None
CW	25	N/A	None(B)	None
CW1	25	N/A	None(B)	None
CW2	25	N/A	None(B)	None
CW3	25	N/A	None(B)	None
M1	25	N/A	None(B)	None
M2	25	N/A	None(F)	None(F)
R	15 (G)	N/A	5	25

Section 11.301

Yards, parking space, or lot area required for one building shall not be used for another building nor shall the size of a lot be reduced below the requirements of this Unified Development Code except for off-street parking spaces in the B and C Zoning Districts as provided in Section 17.13.

- A. Apply Section 11.403 where a lot in a C Zoning District adjoins a lot in an A Zoning District.
- B. On corner lots in the GO, LC, C, HC, CW and M Zoning Districts a ten (10) foot side street side yard shall be required, and no parking shall be permitted in either required front or side yard.
- C. No parking shall be permitted in the required minimum front yard except where the front yard is twenty-five (25) feet or more.
- D. Where the sides or rear of a site zoned to permit apartments adjoins the side or rear of an A1 or A2 Zoning District, all buildings thereon shall be set back twenty (20) feet from the A1 or A2 Zoning District side lines.
- E. Where apartment projects or lesser residential uses are located in the A5 Zoning District and developed to standards of higher zoning districts, the A4 zoning district yard requirement shall apply.
- F. Where an M2 zoning district adjoins any residential zoning district, there shall be a building set back of one hundred (100) feet.
- G. Front yard setbacks of less than fifteen (15) feet do not apply to any lots within existing subdivision created prior to July 21, 1999.
- H. Front yard setbacks of less than twenty (20) feet do not apply to any lots within existing subdivision created prior to July 21, 1999.
- I. A front yard setback of five (5) feet is permitted on South Harrell’s Ferry Road from the intersection of South Sherwood Forest to the intersection of Millerville Road, to accommodate the expansion of the City-Parish right-of-way.

YARD TABLE FOR “ZERO LOT LINE” HOUSES				
ZONING DISTRICT	FRONT	YARD	SIDE YARD	REAR YARD
	House	Garage/Carport	One Side	
	Feet	Feet	Feet	Feet
A2.1	25	25	5	25
A2.6	20	20	5	20
A3.1	10	20	5	15
A3.2	10	20	5	15
A3.3	10	20	5	15
A4	10	20	5	15
A5	10	20	5	15
NO	10	20	5	15
NC	10	20	5	15
B1	10	20	5	15
LC1	10	20	5	15
LC2	10	20	5	15
C1	10	20	5	15
C2	10	20	5	15

Section 11.302

In the A3, A4, A5, NO, B1, NC, C1, LC-1 and C2 Zoning Districts, Row Housing may be built with common or party walls. No side yards shall be required except that one (1) side yard of not less than seven and one-half (7½) feet shall be provided for every unit located at the end of a row on a corner lot, and one (1) side yard of not less than five (5) feet shall be provided for every unit located at the end of a row on an interior lot. The lot area per family requirements of Section 11.601 must be met.

Section 11.303

In the GU Public Facilities Zoning District there shall be no yards required. Arrangement of buildings and open space shall be subject to the approval of the Planning Commission and adoption by the Metropolitan Council.

Section 11.4 These general rules for Yards shall also be observed:

Section 11.401

On lots fronting on two (2) non-intersecting streets, front yards must be provided on both streets.

Section 11.402

On corner lots in A, N, B, and R Zoning Districts, there shall be a side street yard equal to the required front yard except that:

- A. Where application of a full front yard setback to side street side yard would reduce the buildable width to less than twenty-eight (28) feet, the side street side yard shall be determined by subtracting twenty-eight (28) feet (minimum buildable width) and the required interior yard width from the total lot width.

In no case, however, may the side street side yard be reduced to less than five (5) feet.

- B. In the case of lots of record prior to the adoption of this Unified Development Code, the side street side yard may be reduced to not less than one-half (½) of the required front yard, but in no event shall the side street side yard be less than that indicated on any duly approved and recorded subdivision plat.
- C. Where a corner lot has a common rear lot line with another corner lot, the side street side yard may be reduced to one-half (½) of the required front yard.

Section 11.403

On corner lots in the LC, C, HC, CW and M Zoning Districts that abut an A, N, or B Zoning District, front and side yards equal to one-half (½) of the required front yard of the adjoining A, B, and N Zoning Districts must be provided along the side street side.

Section 11.404

Where a frontage is divided among zoning districts with different front yard requirements, the deepest front yard required shall apply to the entire frontage.

Section 11.405

- A. A ten (10) foot yard shall be provided along all portions of a lot in a LC, C, HC, CW, or M Zoning District that adjoin the side lot line of an A Zoning District.
- B. A five (5) foot yard shall be provided along all portions of a lot in a LC, C, HC, CW, or M Zoning District that adjoin the side lot line of a B1 Zoning District.

Section 11.406

In the LC, C, HC, CW, and M Zoning District there may be more than one commercial or industrial building on a lot or tract provided that the required yards are maintained around the group of buildings.

Section 11.407

Dwelling uses must provide the required front yard when located in the following Zoning Districts: LC1, LC2, LC3, NC, NC-AB, HC1, HC2, C1, C-AB-1, C2, C-AB-2, and CG, and the side and rear yards in A4 as required in the Appendix F (Height and Yard Requirements by Zoning Districts). The following exceptions shall apply:

- A. Hotels and motels located in the above commercial Zoning Districts; and
- B. In the C5 Zoning Districts, open space (not covered by foundation or exterior walls) equivalent to twenty-five (25) percent of the total lot area may be provided for dwelling uses in lieu of the required side and rear yards.

In housing for the elderly in the A5 Zoning District, buildings shall not cover more than sixty (60) percent of the total site.

Section 11.408

There may be two (2) or more related multi-family, hotel, motel, or institutional buildings on a lot or tract provided that:

- A. The required yards shall be maintained around the group of buildings, and
- B. Buildings that are parallel or within forty-five (45) degrees of being parallel shall be separated by a horizontal distance that is at least equal to the height of the highest building.

Section 11.409

Those parts of existing buildings that violate yard regulations may be repaired and remodeled but not reconstructed or structurally altered unless the building is located three (3) feet or more from the side lot line, then the building may be extended in line with the existing side wall.

Section 11.410

Churches, public buildings, and institutions when located in A1 or A2 Zoning Districts shall provide the same front yard as required by the zoning district and side yards of twenty-five (25) feet.

Section 11.411

On lots fronting on turning circles, t-turnarounds, and right-of-way flares at right angle street corners, the front yard may be reduced to one-half (½) of the required front yard.

Section 11.412

There shall be a twenty-five (25) foot yard along the sides and rear of each A2.1 Zoning District and A2.6 zoning district wherever it adjoins an A1 or A2 Zoning District. Where the rear yards of an A2.1 or A2.6 zoning district abut the rear yards of an A1 or A2 zoning district or typical A1 or A2 zoning district subdivision, a rear yard equal to the required rear yard of the abutting A1 or A2 zoning district or typical A1 or A2 zoning district subdivision shall be provided.

Section 11.5 The following exceptions may be made in yard regulations:

Section 11.501

- A. On separate tracts or lots, the side yard for interior lots may be reduced to ten (10) percent of the tract width but not less than three (3) feet, but this exception shall not apply to the side yard required for churches, public buildings, and institutions under Section 11.410 above nor shall it apply to the side street yard on a corner lot unless the requirements of Section 11.410 would reduce the buildable width to less than twenty-eight (28) feet. Side yard for interior lots may be reduced to five (5) percent of the tract width but not less than three (3) feet for attached open carports with no sidewall.
- B. Open non-combustible carports with no side or end walls may be constructed for existing residences to within eighteen (18) inches of a side yard line in any Zoning District provided that:
 - 1. The existing residence is on a lot of record at least fifty (50) feet wide and is located at least twelve (12) feet from the next abutting residence.
 - 2. Any carport built under these provisions must be designed and equipped to drain away from adjacent property.

Section 11.502

On separate tracts the rear yard may be reduced to twenty (20) percent of the tract depth but not to less than fifteen (15) feet.

Section 11.503

Where on the effective date of this Unified Development Code two (2) or more buildings occupied forty (40) percent or more of a frontage, the front yard shall be established in the following manner:

- A. Where the building farthest from the street provides a front yard not more than ten (10) feet deeper than the building closest to the street, then the front yard for the frontage shall be the average of the then existing front yards.
- B. Where 11.503.A above does not apply and a lot is within one hundred (100) feet of a building on each side, the front yard shall be a line drawn from the closest front corners of these two (2) abutting buildings.

- C. Where neither 11.503.A nor 11.503.B above applies and the lot is within one hundred (100) feet of an existing building on one (1) side only, the front yard shall be the same as that of the existing abutting building.

Section 11.504

Belt courses, eaves, cornices, and ornamental features may project one-half ($\frac{1}{2}$) the yard depth but not more than four (4) feet in a required yard. Where there is a servitude on a lot, no part of a building shall be built upon or overhang any part of the servitude, except where that servitude is obtained from the developer by Entergy, Dixie Electric Membership Corporation, or BellSouth Telephone Company; is provided and used for underground facilities only; and the using utility company provides written approval to the Building Official.

Section 11.505

Open fire escapes, fire proof outside stairways, and balconies opening upon fire towers and the ordinary projections of chimneys and flues into side and rear yards for a distance of not more than three and one-half ($3\frac{1}{2}$) feet, when so placed as to not obstruct light and ventilation, may be permitted by the Building Inspector.

Section 11.506

Open; unenclosed porches (not glassed in) may extend ten (10) feet into a front yard.

Section 11.507

Terraces, which do not extend above the level of the ground (first) floor, may project into a required yard provided these projections shall be distant at least two (2) feet from the abutting side lot line.

Section 11.508

If side yards are provided where not required (i.e., in GO, LC, HC, C, and M Zoning Districts), they must be at least thirty (30) inches wide.

Section 11.509

- A. Notwithstanding other provisions of the Unified Development Code, no building or structure shall be erected, reconstructed, or structurally altered within twenty-five (25) feet of the centerline of any street, unless, a variation has been applied for and obtained from the Board of Adjustment.
- B. Where a street right-of-way is less than forty (40) feet in width, lots are less than one hundred twenty-five (125) feet in depth, and at least eighty (80) percent of the block frontage between two (2) intersecting streets is occupied with buildings located less than twenty (20) feet from the centerline of the street, buildings may be erected, reconstructed, or structurally altered so as to be in line with the nearest adjoining buildings.

Section 11.510

Notwithstanding other provisions of this Unified Development Code, no building or structure shall be erected, reconstructed, or structurally altered to be closer to the centerline of certain streets than the distance specified in the following parts of this paragraph provided, however, that:

- A. This shall not require the front of any building to be placed closer than eighty (80) feet to the rear lot line; or
- B. This shall not reduce the buildable width of a lot adjacent to but not fronting upon such streets to less than sixty (60) percent of the width of the lot.
- C. Prior to issuance of any permit under Section 11.510.A or 11.510.B above, the building official shall refer the request for such permit to the Planning Commission for recommendation and then to the Metropolitan Council for approval before issuance thereof.
- D. The provisions, hereof, shall not apply to the construction or installation of transmission structures on facilities by a public utility within the area limited on the outside by the setback requirements, hereafter, established and on the inside by the limits of the future right-of-way requirements as set forth in the Major Streets Plan and Roads for the Parish of East Baton Rouge and the City of Baton Rouge as said plan now exists or is amended from time to time.

Major Street setbacks: No building, structure or off-street parking required under the provisions of this code shall be erected, reconstructed, or structurally altered within the setbacks for major streets as designated on the Major Street Plan and established by the Zoning District in which a property is located. Each setback established for specific application according to Zoning District includes the front yards required for the Zoning District.

Section 11.511

On North Boulevard between Interstate Highway 110 and Foster Drive, there shall be setbacks from the center line of sixty-two (62) feet in A1 Zoning Districts; fifty-seven (57) feet in the A2 Zoning District; fifty-two (52) feet in A3, A4, and B Zoning Districts; forty-two (42) feet in B1, C1, C2, LC1, LC2, LC3, HC1, and HC2 Zoning Districts; and fifty-seven (57) feet in CW, M1, and M2 Zoning Districts.

Section 11.512

On Main Street between North 22nd Street and North Acadian Thruway, there shall be a setback from the centerline of thirty-five (35) feet.

Section 11.513

Where private deed restrictions existed in a duly recorded subdivision prior to February 24, 1982 permitting a lesser front or side yard than is required by the Unified Development Code; and where twenty-five (25) percent or more of the lots in that particular subdivision are developed in accordance with the deed restrictions, the Building Official may, upon being presented evidence to this effect, permit the construction of improvements on such lots with yards in keeping with the private deed restrictions.

Section 11.514

Within the Central Business District (CBD), there are no minimum front yards, side yards, and rear yards.

Section 11.6 Minimum lot areas and Widths are established

There shall be Minimum Lot Width, Minimum Lot Area, and Minimum Lot Area per Family as shown on the following Table:

Zoning Districts	Minimum Lot Width (Feet)	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Family (Sq. Ft.)
A1	75	10,500	10,500
A2	60	7,500	7,500
A2.1	40	5,500	5,500
A2.5	20	2,000	3,800
A2.6	30	3,800	3,800
A2.7	50	6,000	6,000
A3.1	60	3,800	3,800
A3.2	60	7,500	2,500
A3.3	60	6,000	1,500
A4	100	6,000	1,000
A5	100	12,000	500
HR	60	6,000	1,500
HB	100	6,000	1,500
B	50	6,000	N/A**
B1	50	6,000	1,500
NO	50	6,000	1,500
GOL	60	7,500	1,500
GOH	60	7,500	1,500
NC	50	6,000	1,500
NC-AB	50	6,000	1,500
C1	60	7,500	1,500
LC1	50	6,000	1,500
LC2	60	7,500	1,500
LC3	60	7,500	1,500
C-AB-1	60	7,500	1,500
C2	60	7,500	1,500
HC1	60	7,500	1,500
HC2	60	7,500	1,500
C-AB-2	60	7,500	1,500
C5	None	6,000	None
CG	60	7,500	1,500
CW	75	10,500	N/A*
CW1	75	10,500	N/A*
CW2	75	10,500	N/A*
CW3	75	10,500	N/A*
M1	100	15,000	1,500
M2	200	217,800 (5 Acres)	N/A*
R	50***	6,000***	6,000***
RE/A1	100	43,560 (1 Acre)	43,560 (1 Acre)
RE/A2	100	87,120 (2 Acres)	87,120 (2 Acres)
RE/A3	100	130,680 (3 Acres)	130,680 (3 Acres)
GU	N/A*	N/A*	N/A*
X	60	7,500	N/A*
PUD	N/A	N/A	N/A
SPUD	N/A	N/A	N/A
TND	N/A	N/A	N/A
UDD	(See Chapter 8)	(See Chapter 8)	(See Chapter 8)

Notes for Minimum Lot Width, Minimum Lot Area, and Minimum Lot Area per Family Table:

* Residences are not permitted

*** No structures permitted*

**** Rural zoned parcels located within areas designated Residential Estate/Agriculture shall have a minimum lot size of one (1) acre and a minimum lot width of one hundred (100) feet unless located within a Cluster Subdivision.*

***** Subdivision of a lot of record prior to 1941 containing more than one detached single family residential structure is permissible, regardless of lot width, so as to create one lot per structure, so long as the resulting lots contain the minimum lot area as required by their zoning district and comply with all other requirements of the UDC (such as lot frontage on a public street, etc.).*

ZERO LOT LINE SITES: LOT WIDTHS AND AREA

Zoning District	Minimum Lot Width (Feet)	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage (Sq. Ft.)
A2.1*	40	5,500	50% (2,750)
A2.6*	30	3,800	60% (2,300)
A3, A4, A5, NO, NC, B1, LC1, LC2, C1, C2	30	3,000	60% (1,800)

* These Zoning Districts may be requested within the A1 and A2 Zoning Districts. Only “Zero Lot Line” homes are permitted no townhouses or duplexes.

Yards shall be provided as listed above, and shall not be eligible for variance by the Board of Adjustment.

DUPLEXES OR “DOUBLE TOWNHOUSE” FOR SALE
Dimensional regulations Duplexes or double townhomes

Zoning District	Minimum Lot Width (Feet)	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage (Sq. Ft.)
A3, A4, A5, NO, NC, B1, LC1, LC2, C1, C2	60	7,200	52% (3,600)

* Fifty (50) foot width is permitted only where off-street parking is provided to the rear of the buildings.

Mobile Home Parks: See Section 4.12 for site requirements and development criteria.

Section 11.601

For Town House Subdivisions, the minimum lot width may be twenty (20) feet in A2.5 Zoning Districts; in the A3, A4, A5, NO, NC, B1, LC1, LC2, C1, and C2 Zoning Districts, the minimum lot width may be reduced to eighteen (18) feet; and the minimum lot area may be reduced to one thousand four hundred forty (1,440) square feet provided that Unified Development Code requirements are met and that only town houses may be built in such a subdivision and must be undertaken within six (6) months of final subdivision approval.

Section 11.602

Any lot or separate tract with both less area and less width than above required may be used for one (1) single family dwelling or for a permitted non-dwelling use provided that the yard and parking requirements can be met.

Section 11.603

Existing buildings that are in violation of lot area requirements may be remodeled or repaired but may not be reconstructed or structurally altered unless made to conform to these requirements.

Section 11.7 Geometric standards for development:

A. Lots:

1. On lots or tracts with access to the Wastewater Suburban Transportation Network as determined by the Department of Public Works, the minimum width of lots and minimum area shall conform to the Unified Development Code.
2. On lots or tracts without access to the Wastewater Suburban Transportation Network as determined by the Department of Public Works, the minimum lot width area and/or depth shall be as follows:
 - (a) Subdivision having five (5) lots or less with the minimum width or frontage of at least one hundred (100) feet and minimum area of twenty-two thousand five hundred (22,500) square feet with approved sewage disposal system drainage to suitable ditches as provided in Section 15.4.
 - (b) Subdivisions having between six (6) and fifty (50) lots with a minimum width or frontage of two hundred fifty (250) feet and minimum depth of three hundred (300) feet may have effluent from an approved sewage disposal system draining to open ditches as provided under Section 15.4, but such lots may not be resubdivided until sanitary sewer lines and treatment facilities are installed.
 - (c) All other subdivisions shall have lots meeting the width and area requirements of the Unified Development Code and shall have community sanitary sewage treatment facilities.
3. All side lines of lots shall be at right angles to straight street lines or radial to curved street lines, unless, a variation to this rule will give a better street and lot plan.
4. Corner lots shall have extra width of a least twenty (20) percent to permit the establishment of greater building lines on the side of the lots adjoining the side streets.
5. Lots on major street intersections and at all acute angle intersections, which in the opinion of the Planning Commission are likely to be dangerous to the traffic movement, shall have a radius of twenty (20) feet at the street corner. Where grade separation structures are proposed at the intersection of major streets, the lots and improvements in the subdivision shall be arranged so as to make adequate provision for such structures.
6. Site or tract developments, as defined above, are subject to lot development standards where applicable.

B. Building lines:

Building setback lines shall be no less than those required by the Unified Development Code or no less than the major street setback line whichever is greater.