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3 **Proposed Subdivision Regulations UDC Updates**  
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5

6 **Chapter 2 Definitions**  
7

8 Arterial Streets- are primarily intended to carry through traffic with sections of urban areas  
9 and are major thoroughfares in rural areas that may be considered major streets in accordance  
10 with the Major Street Plan. [See Appendix J](#)  
11

12 Collector Streets- are principal arteries within residential or commercial areas that provide  
13 linkage between arterials and local streets which may be considered major streets in  
14 accordance with the Major Street Plan. [See Appendix J](#)  
15

16 Local Street-are streets that provide access to adjacent residential, commercial and industrial  
17 properties; generally are not intended to carry any through traffic. These streets are not  
18 generally considered major streets on the Major Street Plan. [See Appendix J](#)  
19

20 Major Subdivision- any subdivision of six (6) lots or more and/or any subdivision wherein a  
21 private servitude of access or public street is constructed ~~or widened.~~  
22

23 Minor Subdivision- any subdivision of five (5) lots or less in which no public or private street is  
24 constructed ~~or widened.~~  
25

26 Terminating Vistas- a T-intersection in which a building (preferably civic) or monument that  
27 stands at the end, or in the middle of a road, so that when one is looking up the street the view  
28 ends with the site.  
29

30 **Section 4.102 Mobile Home Parks** (will be relocated to Section 5.0)  
31

32 Mobile home parks shall be built to development standards as set forth below and maintained  
33 in accordance with all applicable ordinances.  
34

35 Mobile Home Parks: Applies to all Districts where permitted. No mobile home park shall be  
36 developed in any permitted district until all trailer parks or mobile home parks shall secure  
37 approval of the Parish Health Unit on the method of sewage treatment and disposal and on the  
38 public water supply, and shall be built in accordance with the following minimum construction  
39 standards:  
40

- 41 A. Individual trailer sites may be leased or rented but not subdivided or sold.
- 42
- 43 B. A minimum site of three (3) acres is required, with a minimum frontage of 200 feet, on a  
44 publicly maintained street or road.
- 45
- 46 C. Maximum density is 12 trailer sites per acre.
- 47
- 48 D. Minimum improvement requirements for private drives within the trailer park are 23  
49 feet back to back of curb in a 35 foot width between building lines with underground  
50 storm drainage and pavement construction of at least six (6) inch soil cement base and  
51 1½ inch of asphaltic concrete surface.
- 52
- 53 E. Where only one drive is to be provided, each trailer park shall include an adequate  
54 circular turnaround at the rear of the property with a minimum radius of 30 feet for  
55 garbage trucks and other vehicles.  
56

- 57 F. Minimum lot size shall be 30 foot front by 75 foot depth.  
58  
59 G. Each trailer site shall have two two-foot wide concrete runners six (6) inches thick for  
60 the trailer location and a four (4) inch thick, 10 foot by 26 foot concrete parking pad, to  
61 be measured from the back of curb at the front of the site.  
62  
63 H. If garbage hoppers are to be provided then two (2) shall be provided for each 20 trailer  
64 sites with the same type and specifications as apartment developments.  
65  
66 I. Each trailer site shall be provided with a sanitary sewer connection and each trailer  
67 park shall be provided with a collection and treatment system, public water supply, and  
68 fire hydrants in compliance with the standards of the Public Health Unit, the State  
69 Health Department, and Department of Public Works.  
70  
71 J. There may be established a separate or optional area for overnight campers which area  
72 shall be provided with central public facilities.  
73  
74 K. Where Mobile Home Parks are established, a solid fence or wall at least 6 feet high shall  
75 be provided along all sides and rear property lines.  
76  
77 L. Side and Rear Yards: Any Mobile Home Park developed under these standards shall  
78 provide a 20 foot side and rear yard buffer if it is developed adjacent to a residential  
79 district or a recognized residential subdivision.  
80  
81 M. Prior to the issuance of a permit for a mobile home park the plan of the proposed mobile  
82 home park shall be subject to a public hearing held by the Planning Commission, which  
83 plans shall be reviewed by Department of Public Works prior to Planning Commission  
84 hearing.  
85  
86 N. Where Mobile Home Parks are established, a recreational area shall be provided at a  
87 rate of ten (10) percent of the overall park area, but shall not be required to exceed one  
88 (1) acre in size.  
89

90 **Section 4.103 Subdivision Review and Procedures**

91  
92 These regulations shall officially be known, cited, and referred to as the Subdivision  
93 Regulations of the Parish of East Baton Rouge. These regulations are adopted for the purpose  
94 of protecting and providing for the public health, safety, and general welfare of the  
95 municipality.

96  
97 A proposed subdivision shall not be approved if despite completion by the subdivider of the  
98 specific requirements set out in this section, its development would render the existing  
99 municipal services inadequate and overburdened.

100  
101 A. General Review Criteria

- 102  
103 1. Not result in undue water, air, or noise pollution.  
104  
105 2. Have sufficient water available for its needs.  
106  
107 3. Not reasonably burden the parish's present or future water supply or  
108 distribution.  
109  
110 4. Not cause unreasonable soil erosion or reduction in the capacity of the  
111 land to hold water so that a dangerous or unhealthy condition may result.  
112

- 113 5. ~~Not cause unreasonable congestion or unsafe condition with respect to use~~  
114 ~~or highways waterways, railways, and other means of transportation existing~~  
115 ~~or proposed.~~  
116  
117 6. ~~Not cause an unreasonable burden on municipal services.~~  
118  
119 7. ~~Not have an undue adverse effect on the effect on the natural beauty of the~~  
120 ~~area, aesthetics, historic sites or rare or irreplaceable natural areas.~~  
121  
122 8. ~~Not have an undue adverse impact on the parish present or future growth~~  
123 ~~patterns nor on the parish's fiscal ability to accommodate such growth nor~~  
124 ~~on the parish's investment in public services and facilities.~~  
125  
126 9. ~~Be in substantial conformance with the Master Land Use Plan.~~  
127  
128 10. ~~Not have an undue adverse impact on the projected housing needs of the~~  
129 ~~parishes in terms of amount type affordability and locations.~~  
130  
131 11. ~~Not have an undue adverse impact on the projected park and recreational~~  
132 ~~needs of the parish.~~  
133

134 ~~B. A proposed subdivision shall not be approved if, despite completion by the subdivider of~~  
135 ~~the specific requirements set out in this section, its development would render the~~  
136 ~~below listed existing municipal services inadequate and overburdened.~~  
137

- 138 1. ~~Major street linkages to such proposed subdivision.~~  
139  
140 2. ~~The city water system and/or the city sanitary sewer system.~~  
141  
142 3. ~~The capacities of the city school system to provide educational services.~~  
143  
144 4. ~~The ability of the police and fire department to provide police and fire~~  
145 ~~protection without the necessity of establishing a new station or requiring~~  
146 ~~additional personnel and/or equipment at an existing station.~~  
147  
148 5. ~~Municipal parks, playgrounds, and pedestrian ways and other public~~  
149 ~~facilities.~~

150 ~~C. Purposes~~

151  
152 ~~These regulations are adopted for the following purposes:~~  
153

- 154 1. ~~To protect and provide for the public health, safety, and general welfare of~~  
155 ~~the municipality.~~  
156  
157 2. ~~To guide the future growth and development in the Parish of East Baton~~  
158 ~~Rouge in accordance with the Master Plan.~~  
159  
160 3. ~~To provide for adequate light, air, and privacy, to secure from fire, flood, and~~  
161 ~~other danger, and to prevent overcrowding of the land and undue congestion~~  
162 ~~of population.~~  
163  
164 4. ~~To protect the character and the social and economic stability of all parts of~~  
165 ~~the municipality and to encourage the orderly and beneficial development of~~  
166 ~~the community through appropriate growth management techniques~~  
167 ~~assuring the timing and sequencing of development, promotion of infill~~  
168 ~~development in existing neighborhoods and non residential areas with~~

~~adequate public facilities, to assure proper urban form and open space separation of urban areas, to protect environmentally critical areas and areas premature for urban development.~~

~~5. To protect and conserve the value of land throughout the parish and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses on land and buildings.~~

~~6. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.~~

~~7. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the municipality, having particular regard to the avoidance of congestion in the streets and highways and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines.~~

~~8. To establish reasonable standards of design and procedures for subdivisions in order to further the orderly layout and use of land and to ensure proper legal descriptions and monumenting of subdivided land.~~

~~9. To ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision and that the community will be required to bear no more than its fair share of the cost of providing the facilities and services through requiring the developer to pay fees, furnish land, or establish mitigation measures to ensure that the development provides its fair share of capital facilities needs generated by the development.~~

~~10. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table, and to encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land.~~

~~11. To preserve the natural beauty and topography of the municipality and to ensure appropriate development with regard to these natural features.~~

~~12. To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of development as established in the zoning ordinance of the Parish of East Baton Rouge.~~

Section 4.103 — Procedures

A. Conference with Planning Commission staff. The subdivider or applicant shall present two (2) ~~blackline~~ check prints of the proposal to the staff at a pre-application conference. The staff will inform the applicant of procedures and required items necessary to complete the application package and review Preliminary Plat Checklist items.

B. Preliminary plan. After a conference with the Planning Commission staff, the subdivider shall submit the required application package to the ~~Subdivision Coordinator~~ ~~Secretary~~ of the Planning Commission, who will check the preliminary

225 plan for compliance with the geometric standards and the preliminary plan  
226 requirements. Before the Planning Commission approves a request to subdivide or  
227 ~~resubdivide~~ property, there should be accurate and complete information  
228 submitted by the applicant to the Office of the Planning Commission of which ~~the~~  
229 ~~Planning Commission~~ will assure that the proposed subdivision ~~and/or~~  
230 ~~resubdivision~~ meets all the requirements of the Unified Development Code.

231  
232 The Planning Commission staff ~~shall review all subdivision requests and the~~  
233 ~~Department of Public Works shall review all major and minor subdivision requests.~~  
234 The Planning Director or his designee shall sign and approve all minor subdivisions  
235 with the exception of those with waivers which must be first be approved by the  
236 Planning Commission and Metropolitan Council prior to signature.

237  
238 The Subdivision Review ~~Committee~~ Agencies shall review all major subdivisions  
239 and minor subdivisions with waivers.

240  
241 Following such review, the Subdivision Review ~~Committee~~ Agencies shall make  
242 recommendations to the Planning Commission relating to all such requests.

243  
244 C. Planning Commission Public Hearing. The City-Parish Planning Commission shall  
245 hold a public hearing on all major subdivisions and minor subdivisions with  
246 waivers. Following the Subdivision Review ~~Committee~~ Agency ~~meeting~~ review, the  
247 subdivision must be considered at the monthly Planning Commission meeting.

248  
249 1. Notice of the time and place of the public hearing shall be mailed by certified  
250 mail to the owner/subdivider and all abutting property owners. The public  
251 hearing shall also be advertised in the official journal. The subdivider shall  
252 be present at ~~the Subdivision Review Committee and~~ the public hearing to  
253 explain the proposal and answer questions.

254  
255 2. If the Planning Commission grants preliminary plan approval, five (5)  
256 ~~blackline~~ copies will be marked-up with notations, stipulations and/or  
257 changes, signed by the Director of the Planning Commission or his designee  
258 and distributed to: the Director of Public Works, the Chief Engineer of the  
259 Department of Public Works, the Parish Health Unit - Chief Sanitarian, the  
260 developer's engineer, and the case file in the office of the Planning  
261 Commission. Any conditions or requirements not previously stated will be  
262 made known to the developer at this time.

263  
264 3. Any changes made by the owner/subdivider subsequent to approval of the  
265 preliminary plat shall be reviewed by the Planning Director and his staff. If  
266 the change suggested by the owner/subdivider is determined by the  
267 Planning Director and his staff to be of a substantial nature, then approval  
268 can only be granted by the Planning Commission and then only after a  
269 public hearing is held for that purpose. If the Planning Director and his staff  
270 determine that the suggested change is not substantial in nature, then  
271 approval will be granted immediately. ~~Changes-Examples~~ of substantial  
272 changes are as follows:

273  
274 (a) A increase in the number of lots by more than ten (10) percent of the  
275 originally approved plat.

276  
277 (b) Redesign of the subdivision or any portion thereof which would change  
278 the street pattern or overall layout of the previously approved plat.

279

280 (c) Relocation or addition of any **sewage** treatment facility, except as  
281 mandated by an agency with the legal authority to govern the change,  
282 only after review before the Capital Improvements Committee of the  
283 Metropolitan Council.

284  
285 (d) **Change in overall drainage concept.**  
286

287  
288 Upon approval by the Planning Commission, the ~~Secretary~~ Planning Director or his  
289 designee will return to the subdivider an approved copy of the preliminary plan.  
290

291 If the subdivider fails to proceed with the steps required in subsections (D) through  
292 (F) below within six (6) months from the date of preliminary approval, the Planning  
293 Commission reserves the right to cancel its preliminary approval.  
294

295 The Preliminary Plat approval shall initially be valid for a period of two (2) years  
296 from the date of approval. Upon approval of the construction drawings and  
297 specifications, the Preliminary Plat approval shall automatically be extended for an  
298 additional six (6) months upon written request to the Planning Commission by the  
299 developer. Such written request shall be made thirty (30) days prior to the  
300 expiration of the original two (2) years approval period. Unless extended, failure to  
301 submit the Final Plat for signature and recording within two (2) years of approval of  
302 the Preliminary Plat shall require resubmission of an application, public hearing,  
303 and fees for the Preliminary Plat to the Planning Commission for approval. Private  
304 servitudes of access and sewer improvements for minor subdivisions shall be  
305 constructed within two (2) years **from approval or as may be extended.**  
306

307 If no street, drainage, or sewer improvements are required for a site or tract  
308 development the preliminary plan may be approved as the final plat; otherwise  
309 procedure is the same as for a subdivision.  
310

311 D. Final plat and construction plans. The subdivider or his engineer shall confer with  
312 the Department of Public Works and the Parish Health Unit to determine the  
313 standards and specifications, which shall govern proposed improvements. After  
314 preliminary approval of the geometric layout has been granted by the Planning  
315 Commission, the developer shall submit complete construction plans for the first  
316 or initial development of the area given preliminary approval together with a  
317 complete and accurate contour map using mean sea level datum to the  
318 Department of Public Works for their review and approval. The construction plan  
319 shall include the complete design of the sanitary sewerage system, storm drainage  
320 system and the street name system, which shall include street names approved by  
321 the Planning Commission, for the entire area to be subdivided. It shall be  
322 recognized as a principle that the sanitary sewerage and storm facilities cannot be  
323 properly designed on a piece-meal basis, and that the entire area shall be studied  
324 and worked out as a unit giving due consideration to the problems which may be  
325 created by the subdivision of adjacent lands, especially as pertains to drainage.  
326 The subdivider shall do no construction work until his completed construction  
327 plans have been approved by the Department of Public Works, and a reasonable  
328 time must be allocated for the proper study of the plans submitted. After the  
329 construction plans have been approved, the subdivider and his engineer shall  
330 proceed with the preparation of the final plat. The subdivider shall not sell or lease  
331 any lots in the subdivision until the final plat has been approved. Typical sections,  
332 as published by the Department of Public Works showing the reservation of spaces  
333 for all utilities, shall be included in the subdivision construction plans. Copies of  
334 storm sewerage layouts and sanitary sewerage layouts shall be submitted by the

335 developer's engineer to the various utility companies involved prior to approval of  
336 the plans by the Department of Public Works.

337  
338 E. Distribution of final plat and construction plan for checking. When the final plat  
339 and construction plans are complete, the subdivider shall distribute black-and-  
340 white check prints as follows:

- 341
- 342 1. Two (2) copies of the Final Plat to the ~~Secretary~~ Planning Director or designee  
343 of the Planning Commission;
  - 344
  - 345 2. Two (2) copies of the final plat and one (1) set of construction plans to the  
346 Department of Public Works;
  - 347
  - 348 3. One (1) copy of the final plat and two (2) copies of the sewer construction plan  
349 to the Director of the Parish Health Unit.

350  
351 F. Approval of construction plans. After construction plans have been approved by the  
352 Department of Public Works and sewer construction plans have been approved by the  
353 Department of Public Health and the Health Unit, the Secretary of the Planning  
354 Commission shall be notified of such approval in writing. Final approval of construction  
355 plans shall be valid for a period of six (6) months from date of approval. The Department  
356 of Public Works shall cancel and revoke approval in writing of all construction plans  
357 under which no work is commenced within six (6) months, and new construction plans  
358 conforming to the regulations then in effect must be submitted and approved, before  
359 construction of any improvements. When construction plans have been approved the  
360 developer shall apply for inclusion in the consolidated garbage district and consolidated  
361 road-lighting district.

362  
363 G. Construction of improvements. After construction plans have been approved by the  
364 Department of Public Works, and prints filed with the director, the subdivider **shall**  
365 ~~construct the required improvements. The Director of Public Works shall be notified in~~  
366 ~~advance of the date that such construction shall begin.~~ request a preconstruction  
367 meeting with the Department of Public Works in writing. The developer, testing  
368 laboratory, and representatives from the developer's engineer and contractor shall be  
369 present at this meeting, and a permit will be issued to the contractor. Construction  
370 shall be performed under the ~~supervision~~ standards of the Department of Public Works,  
371 and shall at all times be subject to inspection by that department. ~~However, this in no~~  
372 ~~way shall relieve~~ The subdivider, ~~and~~ his engineer, ~~and the testing laboratory shall be~~  
373 ~~responsible for~~ ~~of~~ close field supervision and final compliance with approved plans and  
374 specification.

375  
376 Field inspection shall be performed by ~~the Department of Public Works together with~~  
377 ~~the~~ developer's consulting engineer and the testing laboratory.

- 378
- 379 1. The Department of Public Works shall be responsible for the following:  
380
  - 381 (a) The Department of Public Works **may** hire and supervise the work of  
382 independent engineering firms and/or testing laboratories ~~that will for~~  
383 ~~the purpose of independent quality assurance to~~ verify the quality of the  
384 work being performed for the developer's contractor, consulting engineer,  
385 and testing laboratory. The fee, or the portion of the fee, for this work  
386 shall be paid from the fee schedule established by the Metropolitan  
387 Council.

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- (b) The Department of Public Works shall check the visual appearance of curbs and medians, street pavements, and sidewalks, and shall reserve the right to perform ~~shall do~~ general inspections of the following:
    - (1) Excavations;
    - (2) Subsurface drainage;
    - (3) Inlets, junctions, and manholes;
    - (4) Sanitary sewer collection lines;
    - (5) Sanitary sewer manholes;
      - a. Public sanitary ~~sewage~~ treatment facilities;
      - b. Sanitary ~~sewage~~ lift stations/pump stations;
    - (8) Base processing;
    - (9) Sidewalks;
    - (10) Curbs and medians;
    - (11) Roadway pavements;
    - (12) Utilities installation;
    - (13) Manufacture and installation of all drainage and sanitary sewer pipe.
  - (c) The Department of Public Works shall be in charge of intermediate site inspection and approval of the following:
    - (1) Base and/or Sub-base: Check integrity with developer's consulting engineer and representative of the testing laboratory by means of proof-rolling.
    - (2) ~~Sanitary sewer treatment facilities: Be on call when inspections needed.~~
  - (d) ~~The Department of Public Works shall check the visual appearance of curbs and medians, street pavements and sidewalks; notifying the developer's consulting engineer of any poor workmanship. The~~ Department of Public Works shall notify the developer's consulting engineer of any defects in materials or workmanship, failed independent quality assurance tests, any non-compliance with the required DPW standards based on general inspection, or any discrepancy found between field observations and the approved construction plans.
  - (e) The Department of Public Works shall conduct the final inspection of all improvements with representatives of the consulting engineer, the contractor, ~~the utility company,~~ and the testing laboratory.
2. The developer's consulting engineer shall be responsible for the following:
- (a) Provide a sampling plan for project construction and submit to DPW in conjunction with the request for the preconstruction meeting.
  - (b) ~~The consulting engineer shall~~ Provide a survey party for the stakeout of lines and grades to complete the work.
  - (c) ~~The consulting engineer shall~~ Provide a resident inspector to inspect the laying of the sanitary sewer line and the storm drainage, including the preparation of "as built" wye record. ~~(The testing laboratory may perform this.)~~

- 444           d) ~~The consulting engineer shall perform the~~ Inspection of the same items  
445           covered under subsection (G) (1) b above.
- 446
- 447           (e) ~~The consulting engineer shall~~ Request intermediate site inspections by the  
448           Department of Public Works.
- 449           (f) ~~There shall be a~~ Provide a resident inspector of the testing laboratory to  
450           inspect the base processing.
- 451           (g) ~~There shall be a~~ Provide a resident inspector of the testing laboratory to  
452           inspect the street pavements including asphalt.
- 453           (h) ~~A representative of the testing laboratory shall~~ A representative of the  
454           testing laboratory shall Provide a resident inspector to attend intermediate  
455           site inspections when called upon.
- 456           (i) ~~A representative of the testing laboratory shall~~ Provide a resident inspector  
457           to attend the final inspection.
- 458           (j) All shop drawings of concrete, metal, clay, plastic, or other acceptable pipe  
459           shall be stamped as approved by the testing laboratory prior to delivery to  
460           the job site.

461

462           3. The testing laboratory shall be responsible for the following:

- 463
- 464           (a) The testing laboratory shall test the concrete used in the construction of  
465           the street pavements, curbs, and sidewalks.
- 466
- 467           (b) ~~There shall be a resident inspector of the testing laboratory to inspect the~~  
468           base processing.
- 469
- 470           (c) ~~There shall be a resident inspector of the testing laboratory to inspect the~~  
471           street pavements including asphalt.
- 472
- 473           (d) ~~A representative of the testing laboratory shall be present at the concrete~~  
474           and/or asphalt plants to inspect preparation of these materials.
- 475
- 476           (e) ~~A representative of the testing laboratory shall attend intermediate site~~  
477           inspections when called upon.
- 478
- 479           (c) Provide a resident inspector to be present at the concrete and/or asphalt  
480           plants to inspect preparation of these materials.
- 481
- 482
- 483           (d) The testing laboratory shall furnish reports to the Department of Public  
484           Works, the developer's consulting engineer, and the contractor on all  
485           items (a) through (e) above, and all items requiring testing in accordance  
486           with the sampling plan.
- 487
- 488           (h) ~~The testing laboratory shall inspect the laying of the sanitary sewer lines~~  
489           and storm drainage if the developer's consulting engineer does not  
490           perform this function.
- 491
- 492           (i) ~~All concrete, metal, clay, plastic, or other acceptable pipe shall be~~  
493           stamped as approved by the testing laboratory prior to delivery to the job  
494           site.

495           If the above procedure is not followed, the Department of Public Works has the  
496           authority to close down the job after written notice to the developer and the consulting  
497           engineer.

498

499 H. Acceptance of improvements. When construction is complete, in accordance with the  
500 approved plans and specifications, and complies with the provisions of these  
501 regulations, the subdivider, through his engineer, shall certify that all work has been  
502 completed, **shall submit a completed sampling report**, and **the engineer shall** request  
503 final inspection so that he may obtain written final approval and acceptance from the  
504 Department of Public Works and submit such written approval to the Secretary of the  
505 Planning Commission. For a period of twelve (12) months after acceptance of the work  
506 the subdivider shall keep all filled trenches, pipes, manholes, structures, paved or  
507 unpaved surfaces, etc., constructed by the subdivider in good condition, making repairs  
508 to such defects in materials or workmanship as may develop or be discovered. If sewage  
509 treatment plants and/or pumping stations are constructed, the subdivider shall  
510 guarantee materials and workmanship of these facilities for a period of twelve (12)  
511 months. The subdivider shall file with the Department of Public Works a maintenance  
512 agreement and surety bond securing to the Metropolitan Council the satisfactory  
513 performance of this work for a period of one (1) year from the date of such bond. The  
514 amount of the bond shall be ten (10) percent of the cost of the improvements as  
515 determined by the Department of Public Works, and the Parish Attorney shall approve  
516 the form of the bond. The bond shall be subject to cancellation only upon the written  
517 approval of the Director of Public Works.

519 I. Approval of final plat. Upon ~~completion and~~ acceptance of improvements the **Secretary**  
520 **Subdivision Coordinator** of the Planning Commission and the Department of Public  
521 Works shall check the final plat for conformity with the preliminary plans and for  
522 compliance with Section 4.6. **The final plat shall not be approved until compliance with**  
523 **all stipulations of the Planning Commission and the Department of Public Works.** The  
524 ~~Secretary of the Planning Commission~~ **Planning Director or his designee** shall then  
525 indicate such approval by his **or her** signature on the plat.

527 J. Filing and distribution of final plat. The subdivider shall have a total of thirteen (13)  
528 ~~blackline~~-prints of the approved final plat. Two (2) prints will be recorded with the Clerk  
529 of Court; one (1) print to remain at the Clerk of Court and one (1) will be forwarded to  
530 the Secretary of the Planning Commission. The subdivider shall furnish the Secretary  
531 of the Planning Commission with the one (1) recorded ~~blackline~~-print and the eleven  
532 (11) ~~blackline~~ prints **and an electronic CAD version current digital CAD format by email**  
533 within 2 days of approval to be distributed as follows:

535 One (1) certified copy for the files of the Planning Commission; two (2) copies for the  
536 Office of the Clerk and Recorder; one (1) copy for the Parish Health Unit; two (2) copies  
537 for the Director of the Department of Public Works; and, one (1) copy for the Building  
538 **Official**, one (1) copy for the State Department of **Highways Transportation and**  
539 **Development** one (1) copy for each company providing water, power, gas and telephone  
540 services.

542 K. Exceptions. The following exceptions to certain provisions of this section are  
543 permissible:

545 1. Bond in lieu of immediate construction. In lieu of immediate construction of  
546 improvements as required in subsection (G) above, the subdivider may file with  
547 the Planning Commission an agreement and bond securing to the Metropolitan  
548 Council the actual satisfactory construction of proposed improvements within a  
549 period of not more than two (2) years from the date of such agreement and bond.  
550 The Director of the Department of Public Works shall approve the amount of the  
551 bond, and the Parish Attorney shall approve the form of the bond. The bond  
552 may be canceled only upon written approval of the Director of the Department of  
553 Public Works.

554

555 2. Subdivision of portion of a tract. The owner or developer shall prepare a  
556 preliminary plan for the entire tract and then may submit a final plat for only a  
557 portion of the tract. No construction shall be started until construction plans for  
558 the entire area covered by the final plat have been approved. Improvements  
559 must be installed for all of that area for which a final plat is submitted and the  
560 owner may sell, lease, or offer for sale or lease only those lots in the improved  
561 portion of the property.

562  
563 In such cases of partial development of a subdivision, the street system,  
564 drainage system, trunk sewers, and sewage treatment plants shall be designed  
565 and built in such a manner as to be easily expanded or extended to serve the  
566 entire area.

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572 **Section 4.104 Requirements for Improvements, Reservations and Design**

573  
574 **A. General Improvements.**

575  
576 1. Conformance to Applicable Rules and Regulations. In addition to the  
577 requirements established in these regulations, all subdivision plats shall comply  
578 with the following laws, rules, and regulations:

- 579 i. All applicable statutory provisions.
- 580 ii. The East Baton Rouge Parish zoning ordinance, regulation building  
581 and housing codes, and all other applicable laws of the Parish of East  
582 Baton Rouge.
- 583 iii. The Master Plan and Capital Improvements Program of the Parish of  
584 East Baton Rouge, including all streets, drainage systems, and parks  
585 shown on the 2010 Land Use Plan and Major Street Plan as adopted.
- 586 iv. The special requirements of these regulations and any rules of the  
587 Parish Health Unit.
- 588 v. The rules of the State Highway Department of Transportation and  
589 Development if the subdivision or any lot contained therein abuts a  
590 state highway or connecting street.
- 591 vi. All pertinent standards contained within the planning guides  
592 published by the Planning Commission or Metropolitan Council.
- 593 vii. Final Plat approval may be withheld if a subdivision is not in  
594 conformity with the above laws, regulations, guidelines, and policies  
595 as well as the purposes of these regulations established in Section  
596 4.102-C of these regulations, stipulations set forth by the Planning  
597 Commission and the Department of Public Works.

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606 2. Adequate Public Facilities

607  
608 No preliminary plat shall be approved unless the Planning—Commission  
609 Department of Public Works determines that public facilities will be adequate to  
610 support and service the area of the proposed subdivision. The application shall,

611 ~~at the request of the Planning Commission, submit sufficient information and~~  
612 ~~data on the proposed subdivision to demonstrate the expected impact on and~~  
613 ~~use of public facilities by possible uses of said subdivision.~~ Public facilities and  
614 services to be examined for adequacy will include roads and public  
615 transportation facilities, sewerage and water service, schools, police stations,  
616 fire houses, and health clinics.

617  
618 a. The applicant for a preliminary plat must, at the request of the  
619 Planning Commission, submit sufficient information and data on the  
620 proposed subdivision to demonstrate the expected impact on and use  
621 of public facilities and services by possible uses of said subdivision.  
622

623 b. Master Plan Consistency Required. Proposed public improvements shall  
624 conform to and be properly related to the Master Plan and all applicable  
625 capital improvement plans.  
626

627 c. Water. All habitable buildings and buildable lots shall be connected to a  
628 public water system capable of supplying water for health and  
629 emergency purposes, including adequate fire protection and shall  
630 comply with requirements of Chapter 14 of the Unified Development  
631 Code.  
632

633 d. Sanitary Sewer. All habitable buildings and buildable lots shall be  
634 served by an approved means of wastewater collection and treatment as  
635 required by Chapter 14 of the Unified Development Code.  
636

637 e. Stormwater Management. Drainage improvements shall accommodate  
638 potential runoff from the entire upstream drainage area and shall be  
639 designed to prevent increases in downstream flooding. ~~The Parish of~~  
640 ~~Baton Rouge The Department of Public Works~~ may require the use of  
641 control methods such as retention or detention, and /or the  
642 construction of offsite drainage improvements to mitigate the impacts of  
643 the proposed developments. ~~Best Management Practices shall be~~  
644 ~~implemented to address three (3) elements: flow control, pollutant~~  
645 ~~removal and pollutant source reduction. (will be relocated)~~ The  
646 applicant shall meet the requirements of Chapter 15 of this Unified  
647 Development Code.  
648

649 f. Roads. Proposed roads shall provide a safe, convenient, and functional  
650 system for vehicular, pedestrian, and may provide bicycle circulation;  
651 shall be properly related to the Major Street plan and standard street  
652 sections in Appendix J; and shall be appropriate for the particular  
653 traffic characteristics of each proposed development and shall meet the  
654 requirements of Chapter 13 of the Unified Development Code.  
655

656 3. Character of the Land and Development

657 Land that the Planning Commission finds to be unsuitable for subdivision or  
658 development due to flooding, improper drainage, adverse earth formations or  
659 topography, utility easements, or other features that will reasonably be harmful  
660 to the safety, health, and general welfare of the present or future inhabitants of  
661 the subdivision and/or its surrounding areas, shall not be subdivided or  
662 developed unless adequate methods are formulated by the developer and  
663 approved by the Planning Commission, upon recommendation of the Department  
664 of Public Works, to solve the problems created by the unsuitable land conditions.  
665

666 The subdivider or tract developer or his representative shall confer with the  
667 Planning Commission staff regarding the type and character of development that  
668 will be permitted in the subdivision and discuss with the Planning Commission  
669 staff. ~~the minimum restrictions to be placed upon the property to prevent the~~  
670 ~~construction of substandard buildings, to control the type of structures, or the~~  
671 ~~use of the lots which, unless so controlled, would clearly depreciate the~~  
672 ~~character and value of the proposed subdivision or site or tract development and~~  
673 ~~other adjacent property.~~ To the extent as required by the Unified Development  
674 Code, deed restrictions or covenants shall be submitted to provide for the proper  
675 protection and maintenance of the development. Such deed restrictions or  
676 covenants shall not contain reversionary clauses wherein any lot shall return to  
677 the subdivider because of a violation thereon of the terms of the restrictions or  
678 covenants. The Parish of East Baton Rouge does not enforce private deed  
679 restrictions. A copy of such restrictions shall accompany the plat for final  
680 approval.

681  
682 4. Lot Improvements

- 683
- 684 a. Lot Arrangement. The lot arrangement shall be such that there will be  
685 no foreseeable difficulties, for reasons of topography or other conditions,  
686 in securing building permits to build on all lots in compliance with the  
687 Unified Development Code zoning ordinance and health regulations of  
688 East Baton Rouge Parish.
- 689
- 690 b. Lot Dimensions. Lot dimensions shall comply with the minimum  
691 standards of the zoning Ordinance regulations and comply with  
692 Appendix F of the Unified Development Code and the yard regulations of  
693 Chapter 11.
- 694
- 695 c. Lot Zoning. All property currently zoned C1 (Light Commercial), LC-1  
696 (Light Commercial One), LC-2 (Light Commercial Two), LC-3 (Light  
697 Commercial Three), HC-1 (Heavy Commercial One), HC-2 (Heavy  
698 Commercial Two), and C2 (Heavy Commercial) shall be rezoned to the  
699 most restrictive residential zoning classification that accommodates the  
700 proposed lot sizes indicated on the submitted subdivision plat. An  
701 application to rezone the subject property and a preliminary plat  
702 application may be done simultaneously.
- 703
- 704 d. Lot Orientation. The lot line common to the street or servitude of access  
705 right-of-way shall be the front line or frontage. Lots may be rear loaded  
706 and front common green open space. The lot width (frontage) of any or  
707 portion of a lot having frontage on a cul-de-sac or flares at right angle  
708 street corners may be measured at the building line. All side lines of lots  
709 shall be at right angles to straight street lines or radial to curved street  
710 lines, unless, a variation to this rule will give a better street and lot plan.  
711 Corner lots shall have extra width of a least twenty (20) percent to permit  
712 establishment of greater building lines on the side of the lots adjoining  
713 the side street. Lots on major street intersections and at all acute angle  
714 intersections, which in the opinion of the Planning Commission are likely  
715 to be dangerous to the traffic movement, shall have a radius of twenty  
716 (20) feet at the street corner. Where grade separation structures are  
717 proposed at the intersection of major streets, the lots and improvements  
718 in the subdivision shall be arranged so as to make adequate provision for  
719 such structures.
- 720

- 721 e. Site or tract developments, as defined above, are subject to lot  
722 development standards ~~where applicable~~.
- 723
- 724 f. On lots or tracts with access to the Wastewater Suburban  
725 Transportation Network as determined by the Department of Public  
726 Works, the minimum width of lots and minimum area shall conform  
727 to the Unified Development Code.
- 728
- 729 g. On lots or tracts without access to the Wastewater Suburban  
730 Transportation Network as determined by the Department of Public  
731 Works, the minimum lot width area and/or depth shall be as follows:
- 732
- 733 (1) Subdivisions ~~or resubdivisions~~ having five (5) lots or less ~~each~~  
734 ~~shall have lots~~ containing twenty-two thousand five hundred  
735 (22,500) square feet or more and with a width (frontage) of at  
736 least one hundred (100) feet may have effluent from an approved  
737 sewage disposal (treatment) system draining to open effluent  
738 ditches, provided such open effluent ditches are predominant in  
739 the area and are at least twenty-four (24) inches deeper than the  
740 grade at the building site. Sufficient grade elevations, to  
741 adequately determine meeting of this requirement and statement  
742 by the engineer certifying that open effluent ditches are  
743 predominant in the area, are required on the plat and shall be  
744 approved by the Health Unit along with a vicinity map at a scale  
745 of five hundred (500) feet to the inch showing the subject  
746 property and any existing buildings, streets and drainage  
747 channels within at least one thousand (1,000) feet in all  
748 directions from the subject property.
- 749
- 750 (2) Subdivisions ~~or resubdivisions~~ having between five (5) and fifty  
751 (50) ~~lots shall have lots with a minimum~~ of two hundred fifty  
752 (250) feet of ~~width~~ and minimum depth of three hundred (300)  
753 feet may have effluent from an approved sewage disposal  
754 (treatment) system draining to open ditches, provided such open  
755 drainage ditches are at least twenty-four (24) inches deeper than  
756 the grade at the building site. Sufficient grade elevations to  
757 adequately determine meeting of this requirement shall be  
758 shown on the plat and shall be approved by the Health Unit  
759 along with a vicinity map at a scale of five hundred (500) feet to  
760 the inch showing the subject property and any existing  
761 buildings, streets, and drainage channels within at least one  
762 thousand (1,000) feet in all directions from the subject property.  
763 None of these lots may be further subdivided unless treatment  
764 and disposal are provided for all lots.
- 765
- 766 (3) All other subdivisions shall have lots meeting the width and area  
767 requirements of the Unified Development Code and shall have  
768 community sanitary sewage treatment facilities.
- 769

770 5. Access to Lots

771

772 Driveways or curb-cuts shall be approved by the Planning Commission staff and  
773 Department of Public Works in proposed subdivision by the following criteria:

- 774
- 775 a. ~~Three or more driveways from an arterial or collector shall not be~~  
776 ~~permitted for a single site unless authorized by Traffic Engineering~~

~~Division of the Department of Public Works.~~ On lots having a frontage of fifty (50) feet or less, only one (1) combined entrance-exit shall be permitted. On lots having a frontage in excess of fifty (50) feet but less than two hundred (200) feet, there shall be no more than two (2) combined entrance-exits. On property having frontage on City-Parish maintained streets and roadways in excess of two hundred (200) feet, additional drives may be permitted but only when traffic generated by the use warrants the additional drives and the design has been approved by the City-Parish Department of Public Works.

- b. Shared access shall be required is encouraged whenever possible.
- c. Access to residential lots with frontage on two or more roadways shall be limited to one (1) access from the lower functional roadway.
- d. Access to nonresidential lots with frontage on two or more roadways shall be limited to one access point per roadway.

6. Blocks

- a. No blocks shall be longer than one thousand five hundred (1,500) feet between intersecting street centerlines. For blocks over seven hundred fifty (750) feet in length the Planning Commission shall require ~~a paved~~ crosswalk signs and crosswalks in accordance with the Manual on Uniform Traffic Control Devices near the center of the block with a minimum right-of-way width of ten (10) feet where the nearest portion of the block is within one thousand five hundred (1,500) feet of an existing school, playground, shopping center, transportation, and other community facilities. ~~to provide essential circulation or access.~~
- b. Where it is desired to subdivide a tract of land which because of its size or location does not permit an alignment directly related to a normal street arrangement, there may be established one or more "places." Such a "place" may be in the form of a court, streets with a cul-de-sac, or other arrangement provided, however, that proper access shall be given to all lots from a dedicated street or court. A turning circle or a "T-turnaround" as described in Section 13.2(d), of this section, shall be required at the end of dead-end streets which provide access to subdivided lots when the dead-end streets exceed two hundred fifty (250) feet or the width of two (2) abutting lots.
- c. Development of sites or tracts is subject to the block length standards and alignment of streets or drives in relation to adjacent streets.

7. Roads

a. General Requirements

- (1) Frontage on Improved Roads. No subdivision shall be approved unless the area to be subdivided shall have frontage on and

833 an existing, proposed street or approved private servitude of  
834 access.

- 835  
836 (2) No lots may be subdivided on private streets or roads or on  
837 unimproved right-of-way unless such roads are first improved to  
838 Unified Development Code standards in Chapter 13.  
839

840  
841 **b. Location of new streets in relation and proposed streets**

- 842  
843 (1) The arrangement of new streets in new subdivisions and in new  
844 site or tract developments shall make provision for the  
845 continuation of the principal existing streets in adjoining areas in  
846 so far as it may be deemed necessary by the Planning  
847 Commission for public requirements. Streets shall be extended to  
848 the boundary of the subdivision to provide access to undeveloped  
849 areas for future use and public safety. The street and alley  
850 arrangements must also be such as to cause no hardship to  
851 owners of adjoining property when they plat their own land and  
852 seek to provide for convenient access. In general, provisions  
853 should be made for through streets at intervals of approximately  
854 one-half (½) mile or less and offset streets avoided. In cases  
855 where the subdivision includes or adjoins an existing street of  
856 less width than the minimum widths established, herein, and the  
857 Department of Public Works determines that the subdivision  
858 creates a need for additional right-of-way, the Planning  
859 Commission may require the dedication of sufficient right-of-way  
860 width to conform to the standards set forth in Section 13.  
861

- 862 (2) Rectilinear street layouts are generally preferred with  
863 occasional diagonal elements to enhance visual interest although  
864 curvilinear layouts shall be acceptable when designed to  
865 interconnect and to produce terminal vistas of protected open  
866 space or prominent structures.  
867

- 868 (3) Streets shall be interconnected as far as practicable and they  
869 may also be supplemented with back lanes or alleys.  
870

- 871 (4) Streets shall be located and oriented to take advantage of views  
872 of open space and common areas.  
873

874 ~~e. Street Trees To be reworded and relocated by Hardy Swyers~~

- 875  
876 ~~(1) Street trees shall be planted in accordance with applicable the~~  
877 ~~standard street section in all residential major subdivisions. The~~  
878 ~~number of required street trees shall be calculated at a~~  
879 ~~minimum of one (1) Class A tree per 60 linear feet or one (1)~~  
880 ~~Class A or equivalent per residential lot.~~  
881

- 882 ~~(2) The coordinated planting of deciduous shade trees 2" to 2.5" in~~  
883 ~~diameter measured at chest height when planted shall be located~~  
884 ~~on both sides of each street but not including rear access lanes or~~  
885 ~~alleys.~~  
886

887 **8. Utilities**

888

889 Certain locations within the street right-of-way and servitudes shall be  
890 designated for the construction of subsurface drainage, sanitary sewers, and  
891 public facilities to minimize conflicts and facilitate the construction,  
892 maintenance, and operation of these various facilities in accordance with typical  
893 sections as published by the Department of Public Works showing space  
894 allocations for utilities in new subdivision development. ~~The subdivider shall~~  
895 ~~make arrangements with each of the utility companies for the installation of all~~  
896 ~~new underground facilities relocation to an underground position of existing~~  
897 ~~facilities within the boundaries of the subdivision or within public rights of way.~~  
898 ~~The subdivider shall conform to the requirements set forth in Chapter 14.~~  
899

900  
901  
902 9. Recreational Facilities and Open Space  
903

904 a. ~~In subdividing property, consideration shall be given by the developer to~~  
905 ~~the dedication or reservation of suitable sites for schools, parks,~~  
906 ~~playgrounds, and other areas for public use so as to conform to the~~  
907 ~~recommendations of the Planning Commission in its adopted master~~  
908 ~~plan or portion thereof of the city parish. Areas to be dedicated or~~  
909 ~~reserved for schools, parks, and playgrounds should be indicated on the~~  
910 ~~preliminary plan in order that it may be determined when and in what~~  
911 ~~manner such areas will be dedicated to or acquired by the appropriate~~  
912 ~~taxing agency. In general, whenever the proposed subdivision contains~~  
913 ~~twenty (20) acres or includes more than one hundred (100) lots,~~  
914 ~~consideration shall be given to the reservation or dedication of a suitable~~  
915 ~~area for school and recreation purposes.~~

916  
917 b. ~~For parks and playgrounds, five (5) acres should be provided for each~~  
918 ~~one hundred (100) lots in the proposed subdivision or each four hundred~~  
919 ~~(400) units in a multi-dwelling development with the location to be~~  
920 ~~mutually agreed upon by the developer, the East Baton Rouge Parish~~  
921 ~~Recreation, and Parks Commission (BREC) and the Planning~~  
922 ~~Commission. This should be adjacent to or combined with the school~~  
923 ~~site whenever possible.~~

924  
925 c. ~~For school sites, every subdivision or group of subdivisions with two~~  
926 ~~hundred (200) lots or more should be provided with a basic site of seven~~  
927 ~~(7) acres plus an additional acre for each additional one hundred (100)~~  
928 ~~lots in the proposed subdivision or in the vicinity. Location and~~  
929 ~~confirmation of the school site shall be mutually agreed upon by the~~  
930 ~~East Baton Rouge Parish School Board, the Planning Commission, the~~  
931 ~~developers, and also BREC where school and park sites are to be jointly~~  
932 ~~used or designated. Agreement shall also be made on the method of~~  
933 ~~acquisition and development to provide for acquisition on an acreage~~  
934 ~~basis rather than as developed lots.~~

935  
936 ~~d. All residential subdivisions greater than five (5) acres or consisting of~~  
937 ~~more than 30 lots shall be required to provide open space. Open~~  
938 ~~space shall be a minimum of 15 percent of the land. Open space shall~~  
939 ~~directly abut or face at least 1/4 of the lots.~~

940  
941 ~~e. Subdivisions exceeding five (5) acres consisting of 30 lots or more require~~  
942 ~~at least 10% of the land area reserved for parks or playgrounds.~~  
943

~~f. Development of lands shall be required where applicable to link existing parks, open space and recreational facilities by street, sidewalks, bicycle paths, or other acceptable alternatives as approved by the Planning Commission staff and East Baton Rouge Parish School Board Parish Recreation and Parks Commission (BREC).~~

~~g. Major Subdivision consisting of 6 lots or more in the Rural zoning district shall contain two (2) trees for each residential lot: one (1) rear yard and one(1)front yard. This requirement shall be enforced by private deed restriction or covenants.~~

~~10. Buffer Yards~~

~~a) All proposed major subdivisions that are developed in the Rural and/or Residential Estate Agriculture Zoning Districts that abut a major arterial shall provide a 20 foot landscape buffer between the rear yard line and the major arterial right of way with evergreen trees. Existing trees may be applied as credit if approved by the Department of Landscape and Forestry. (To be reworded by Hardy & Steve)~~

~~b) Where a subdivision backs up to a major or collector street or adjacent to public rights of ways or flood control channels, railroads, freeways expressways, major streets and other streets where necessary or desirable for the protection of public health, safety, and welfare a minimum 12' feet of landscaping servitude between the subdivision and the back of curb (exclusive of sidewalks) shall be provided with a perimeter fence.~~

**Section 4.105 Buffer Yards**

All proposed major subdivisions that are developed in the Rural and/or Residential Estate Agriculture Zoning Districts that abut a major arterial street shall provide along such arterial either:

A.) An opaque fence at least 6 feet in height parallel to the arterial street. Such fence shall be at least 10 feet from the arterial street right of way. Between the fence and the arterial street right of way there shall be a landscape buffer in which for every 100 linier feet there are planted at least four class A Trees. Two Class B Trees may be substituted for each required Class A Trees, provided that at least 50% of the required trees are Class A Trees. All required trees shall have at least a 2 inch caliper measured 6 inches from the ground. Existing trees in the requisite locations can qualify for the required trees.

B.) A 20 foot wide landscape buffer parallel to the arterial street. For every 100 feet of the landscape buffer, there shall be planted at least four Class A Trees. Two Class B Trees may be substituted for each required Class A Tree, provided that at least a 2 inch caliper measured 6 inches from the ground. Existing trees in the requisite locations not removed in connection with construction can qualify for the required trees.

The requirements of this Section 4.104 shall be installed by the subdivider prior to filing of the Final Plat, although they may be bonded and subsequently installed in accordance with the provisions of UDC Section \_\_\_\_\_. Prior to the filing of the Final Plat the subdivider shall provide a certification from a landscape architect that the plantings have been installed in compliance with this section.

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**Section 4.2**                      **Major Subdivision Plans and Plats**   **Preliminary Plans**

All plans and plats for Major Subdivisions shall comply with ~~the subdivision of land into more than five (5) lots or for the layout and development of a site or tract here in above described~~ shall conform with preliminary plan, the requirements of the laws of the state governing surveying, platting and subdivision of land, and to the Unified Development Code as contained herein and all other applicable ordinances of the City-Parish and all amendments thereto.

**Section 4.3**                      **Preliminary Plats**

~~A.~~  
Preliminary ~~plan~~ plat. The purpose of the preliminary ~~plan~~ plat is to show graphically all facts needed to enable the Planning Commission, the Department of Public Works, and other City-Parish agencies, including the Parish School Board, Recreation and Park Commission, and the City Parish Health Unit, to determine whether the proposed layout of the land in question is ~~satisfactory from the standpoint of public interest and will meets~~ the requirements of these regulations. Changes may be necessary in the preliminary ~~plan~~ plat before it can be tentatively approved. Approval of a preliminary ~~plan~~ plat is a tentative approval only and does not constitute the approval of a ~~recorded~~ Final Plat. The preliminary ~~plan~~ plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet or less. If the subdivision contains more than one hundred sixty (160) acres, the preliminary ~~plan~~ plat may be drawn to a scale of one (1) inch equals two hundred (200) feet.

~~B.~~ **Purpose:**

Composition of the preliminary ~~plan~~ plat. The following items normally will be required to be shown on the preliminary plat:

~~A.1.~~                      Title. The title under which the proposed subdivision is to be recorded; the location of the property to be recorded; the location of the property to be subdivided; the name of the owner or owners and/or the subdivider; and the name of the engineer, surveyor or landscape architect, if any, who is platting the tract. The Title should read: "Preliminary Plat of," "Subdivision Name," "the legal description and township and range."

~~B.2.~~                      Boundary Lines and Existing Improvements.

~~1.a.~~                      Boundaries of the subdivision location; width and names of streets adjoining the subdivision; section and township lines; indication of incorporated areas, sewer districts, zoning district classification and boundaries, school districts and other legally established districts; all watercourses, drainage ditches, ~~wooded areas~~, and other features within the area to be subdivided as well as the same facts regarding adjacent property.

~~2.b.~~                      All property affected must be platted; i.e., when a lot is removed from a property, both the lot and the remainder must be designated as lots and dimensions given.

~~3.e.~~                      All dimensions, bearings and corner markers must be shown on the plat

1054 **C.3-** When subdividing lots of record, lots must be redesignated. For example, if Lot one  
1055 (1) was divided into lots, the resulting new lots would become 1-A and 1-B, ~~or Lot X-~~  
1056 ~~1 and X-2.~~

1057  
1058 **D.4-** Abutting Property. The names of all abutting subdivisions, and the names and  
1059 recorded owners of abutting tracts of unsubdivided land.

1060  
1061 **E.5-** Features of Proposed Subdivision.

1062  
1063 1.a- The proposed location, names and width of streets layout and  
1064 approximate dimensions of lots; any other necessary descriptions of lots,  
1065 servitudes and easements; ~~and location and dimensions of existing~~  
1066 ~~buildings, if any;~~ and subdivider's front building lines with setbacks.  
1067 The lots shall not encroach on ~~major drainage servitudes or~~ any rights-  
1068 of-way and all ~~such servitudes or~~ rights-of-way shall be excluded from lot  
1069 area.

1070  
1071 2.b- Existing buildings must be shown and municipal address if any.

1072  
1073 3.e- Existing ditches, drains or canals must be shown. Check with the engineering  
1074 division of the Department of Public Works for right-of-way requirements.  
1075  
1076  
1077  
1078

1079 **F.6-** Sewers, Water Lines, and Drainage Ditches.

1080  
1081 1.a- Existing drainage ditches, sanitary and storm sewers, water mains, culverts,  
1082 and other underground structures within the tract or immediately adjacent;  
1083 statement of proposed plans for drainage and sewage disposal, including  
1084 location of proposed culverts and bridges and contours from USGS Quadrangle  
1085 Maps or better.

1086  
1087 2.b- All minor subdivisions ~~of five (5) lots or less~~ will show existing sewer lines and  
1088 wyes. If the lot is to be subdivided and has only one (1) existing sewer wye, then  
1089 an additional wye must be installed to serve the additional lot. If no wye exists,  
1090 then two (2) wyes must be installed to serve both lots. The cost of the  
1091 installation must be borne by the property owner or subdivider.

1092  
1093 3.e- If the property is outside the wastewater suburban transportation network and  
1094 has no connection to sanitary sewer line, the sewer note is required with a place  
1095 for the owner to sign.

1096  
1097 4.d- If the property is located outside the wastewater suburban transportation  
1098 network and no sanitary sewer facilities are available, no more than fifty (50) lots  
1099 may be approved. This requires that the Chief Sanitarian of the Parish Health  
1100 Unit certification on the plat that he is approving the proposed method of  
1101 disposal for fifty (50) or less lots. If the subdivider desires to develop more than  
1102 fifty (50) lots, he must provide community sanitary sewage treatment facilities.

1103  
1104 5.e- If the property is located within the wastewater suburban transportation  
1105 network, the subdivider must provide connection to the sanitary sewer facilities  
1106 at his expense. If he desires to obtain approval prior to construction of such  
1107 connection, he may deposit with the Planning Commission a cashier's check or  
1108 certified check in the amount of construction as set by the Department of Public  
1109 Works accompanied by a special form letter. After the construction is completed

- 1110 and the Department of Public Works has notified the Planning Commission that  
1111 they have accepted the installation for maintenance, the office of the Planning  
1112 Commission will notify the Finance Director that he may refund the subdivider's  
1113 deposit.  
1114
- 1115 **G.7.** Public Utilities. The location of all existing and proposed servitudes and existing  
1116 and proposed public utilities including storm and sanitary sewers, water, gas and  
1117 power lines.  
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- 1119 **H.8.** Streets.
- 1120
- 1121 1.a. Statement of proposed street improvements. In order for the Planning  
1122 Commission and the Department of Public Works to determine whether  
1123 proposed subdivision streets would be subject to flooding to a depth of  
1124 more than one foot, and whether developments of a subdivision shall be  
1125 permitted, the inundation level of record, the one hundred (100) year  
1126 flood level and the design water surface shall be shown on the  
1127 preliminary and final plat, meeting the applicable requirements of the  
1128 specified ordinances as they relate to drainage matters. All existing  
1129 streets' names and right-of-way widths must be shown.  
1130
- 1131 2.b. No lots may be subdivided on private streets or roads or on unimproved  
1132 right-of-way unless such roads are first improved to Unified Development  
1133 Code standards.  
1134
- 1135 **I.9.** Special Use Areas. Location and size of proposed parks, playgrounds, church or  
1136 school sites, or other special uses of land.  
1137
- 1138 **J.10.** North Point, Scale, and Date.  
1139
- 1140 **K.11.** Vicinity Map. A key or vicinity map with a North arrow at two thousand (2,000) foot  
1141 scale for subdivisions of more than twenty (20) lots, or at five hundred (500) foot  
1142 scale for subdivisions of less than twenty (20) lots, showing existing streets, roads,  
1143 drainage channels within at least one thousand (1,000) feet from the boundaries of  
1144 the property being subdivided.  
1145
- 1146 **L.12.** Flood Elevation Data. The preliminary plat showing the subdivision of property  
1147 shall include the record inundation, the FEMA flood zone(s) and the FIRM Base  
1148 Flood Elevation(s), all of which shall be provided by the engineering division of the  
1149 Department of Public Works. Where the area subdivided lies at or below the record  
1150 inundation level, or the FIRM Base Flood Elevation, whichever is greater, that area  
1151 shall be shaded with approved drafting type shading. Shading by pencil is not  
1152 acceptable. The foregoing information shall also be set forth in a separate box in  
1153 the general notes.  
1154  
1155
- 1156 **M.13.** All public servitudes and all private servitudes intended for public use must be  
1157 dedicated by the owner. This requires dedication notes and a place for owner's  
1158 signature. This excludes the dedication of major street right-of-way as indicated on  
1159 the Major Street Plan; however, a major street building setback will be required.  
1160
- 1161 **N.14.** Drainage Impact Study.
- 1162
- 1163 1.(a) The Director of the Department of Public Works shall prior to any  
1164 alteration or relocation of any watercourse, notify adjacent communities

1165 and the state coordinating office of such alteration or relocation and  
1166 submit copies of such notice to the Federal Insurance Administrator.  
1167

1168 2.(b) No development of land shall be allowed which would have the effect of  
1169 reducing the flood carrying capacity within any altered or relocated part  
1170 of any watercourse.  
1171

1172 3.(e) A drainage impact study shall be submitted in accordance with  
1173 Ordinance #9836. See Section 15.2 UDC  
1174

1175 ~~15. A Tree Planting Plan~~  
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1177 ~~(a) The tree planting plan must be coordinated with the appropriate~~  
1178 ~~Standard Street Section (See Appendix J) and with Sections 4.104 (7)(c),~~  
1179 ~~4.104 (9)(b) and 4.104 (10)(a) and must insure that no~~  
1180 ~~tree/utility/service conflicts exist.~~  
1181

1182 ~~(b) The Tree Planting Plan shall be prepared by a Louisiana Licensed~~  
1183 ~~Landscape Architect. It shall be reviewed by the Department of Public~~  
1184 ~~Works and the Landscape and Forestry Manager for approval in order to~~  
1185 ~~insure that tree planting does not interfere with sight distances at~~  
1186 ~~intersections and/or driveways.~~  
1187

1188 **Section 4.4 Minor Subdivisions**

1189 A. Minor subdivisions must meet the requirements of Section 4.2, and are bound by the  
1190 requirements of section 4.6. The composition of the Subdivision of Property Map shall be as  
1191 follows:

- 1192 1. All information contained in Section 4.5.A, numbers 1 – 18, and 4.5 B&C.  
1193 2. Recommendation for approval and signature of the Director of Public Works is required  
1194 when new public servitudes are being dedicated.  
1195 3. Title. The title under which the proposed subdivision is to be recorded; the location of the  
1196 property to be recorded; the name of the owner(s) and/or the subdivider; and the name of  
1197 the engineer or land surveyor who is platting the tract. The title should read:

1198 "MAP SHOWING THE SUBDIVISION OF (LOT/TRACT #) INTO (NEW  
1199 LOT/TRACT #) OF THE (SUBDIVISION NAME OF RECORD) LOCATED IN  
1200 (TOWNSHIP, SECTION, RANGE), LAND DISTRICT, EAST BATON ROUGE  
1201 PARISH FOR (OWNER) BY (ENGINEER/LAND SURVEYOR)."

- 1202 4. Method of sewerage disposal:  
1203 a. If the property is within 500' of an existing public sewage system, each new lot must  
1204 tie in to the public sewer system. In accordance with Section 14.3.A.  
1205 b. If the property is greater than 500' from an existing public sewer system (outside the  
1206 Wastewater Suburban Transportation Network), approved individual private  
1207 treatment plants may be allowed in accordance with Section 14.3.B.  
1208 i. The use of an approved individual private treatment plant  
1209 requires the approval of the Parish Health Unit, and the Chief  
1210 Sanitarian of the Parish Health Unit shall sign the map.  
1211 ii. Each new lot must have a minimum of 100 feet of frontage on  
1212 a public right-of-way or private servitude of access.  
1213 iii. Ditches are required to convey the sewer effluent to a public  
1214 drainage servitude or right-of-way.  
1215 iv. A note shall be added to the map which states:

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“APPROVED PRIVATE SEWAGE TREATMENT PLANTS ARE IN USE. MINIMUM SLAB ELEVATIONS ARE REQUIRED TO BE 24 INCHES ABOVE THE SEWER EFFLUENT DITCH INVERT.”

- c. If the property is to be developed under an approved Site Plan, the property may be subdivided without the installation of sewer facilities. The Site Plan must be approved prior to approval of the Minor Subdivision, and the following conditions shall be met:
    - i. Asterisks must be added to each lot/tract designation.
    - ii. Each lot must be labeled as “Not a Building Site.”
    - iii. A note shall be added to the plat which states:

“NO BUILDING PERMITS SHALL BE ISSUED FOR THESE LOTS UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED: (1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED REGISTERED PROFESSIONAL; (2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS; (3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR; (4) THE DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS; (5) A REVISION TO THIS PLAT REMOVING THIS STIPULATION SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL; AND (6) THE REVISED PLAT SHALL BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION.”
    - iv. The note shall have asterisks (to reference the double asterisks on the lot/tract designation).
  - d. The improvements may also be bonded in lieu of immediate construction per section 4.4.K(1). Lots/Tracts shall be noted on the plat as “Not a Building Site” and no building permits will be issued until the sewer has been installed and inspected/accepted by The Department of Public Works.
5. Access. All newly created lots shall have a dedicated means of access by either public right-of-way or private servitude.
- a. New public right-of-way is not required for minor subdivisions. Existing public right-of-way may be utilized for access.
  - b. Private servitudes of access shall be dedicated for lots that do not front on public right-of-way or existing servitude of access. These must meet the requirements of Chapter 13.6.J.
  - c. An existing private servitude of access may be utilized for access, however it shall be brought up to the construction standards of Chapter 13.6.J.
  - d. A cross section of the proposed servitude shall be provided on the map.
  - e. All private servitudes shall be constructed by the subdivider and inspected by the Department of Public Works prior to approval & signature of the minor subdivision map.

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**Section 4.3 4.5 Information required for Construction Plan**

- A. All designs shall be made in accordance with design standards of the Department of Public Works and a copy of complete design data shall be submitted for permanent record.
- B. The basic requirements of plans for street and drainage improvements are as follows:
  - 1. Contour map of the area comprising the subdivision and sufficient additional area to include all watersheds, which might be a factor in the design of the storm sewer system;

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2. Layout plans of storm sewer system and/or ditch drainage system including culvert locations;
  3. Layout plan of sanitary sewer system if it is to be built;
  4. Plan and profile of all streets, including the following:
    - (a) Profile along the centerline and each property line;
    - (b) Proposed curb grade;
    - (c) Grade of storm sewers and/or ditch drainage system;
    - (d) Grade of sanitary sewers;
    - (e) Design details of streets and sewerage improvements.
    - (f) All streets and private servitudes of access shall be named from the list approved by the Office of the Planning Commission.

1292 **Section 4.4 4.6** **Final Plats**

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1294 The final plat shall be drawn in ink to a scale of one (1) inch equals one hundred (100) feet on  
1295 tracing cloth or polyester base film, in one (1) or more sheets whose dimensions are twenty-four  
1296 (24) inches by thirty-six (36) inches. For subdivisions without improvements, and for  
1297 subdivisions of five (5) lots or less, sheet size shall be eight and one-half (8½) inches by eleven  
1298 (11) inches or multiples thereof. Where the subdivision area is of unusual size or shape, the  
1299 Planning Commission may permit a variation in the scale or size of the final plat. If more than  
1300 two (2) sheets are required an index of the same dimensions shall be filed showing the entire  
1301 subdivision on one (1) sheet.

- 1302  
1303 A. All information required in Section 4-5 4.2 for the preliminary ~~plan~~ plat and, in  
1304 addition, specific information listed below shall be required on the final plat:
- 1305 1. Name of subdivision;
  - 1306 2. Name, address, and signature of the subdivider;
  - 1307 3. North point, scale, and date;
  - 1308 4. The outer boundary lines with accurate distances, angles, or true bearings if  
1309 available, the exact location and width of all recorded streets and ways  
1310 intersecting the boundaries of the tract being divided;
  - 1311 5. Distances and angles, or true bearings if available, to the established street lines  
1312 or official monuments, which shall be accurately described on the plat;  
1313 municipal, range, township, parish and section lines accurately tied to the lines  
1314 of the subdivision by distances and angles, or true bearings, if available;
  - 1315 6. Streets, alleys, ways and private servitudes of access, together with their widths  
1316 and names from the list approved by the Office of the Planning Commission;
  - 1317 7. All curve data, the lengths of all arcs, radii, internal angles, points of curvature,  
1318 and lengths and bearings of tangents;
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8. All dimensions, both linear and angular, necessary for determining the exact boundary of all lots in the subdivision; all angles must either be given directly or indicated by the bearings shown; where any lot line is curved, the significant elements of the curve, such as the arc length and the subtending central angle, bearing and dimensions of side lot lines and where a curve is involved an indication if it is a radial line and any and all mathematical information and data necessary to locate all interior and exterior boundary lines of any lot;
  9. Every plat shall show a note giving reference to the basis of the bearing, i.e., "Bearings shown refer to true 'North' or "Bearings shown refer to Grid North as established for the Louisiana Plane Coordinate System by the U.S.C. & G.S." or "Bearings shown refer to assumed North based on a bearing of S 10°30' 10" W used for the center line of State Highway 100," or "Bearings shown refer to the map (or deed) call N 30°E for the easterly line of the Smith Tract," etc. In all cases the bearings used shall be referenced to some well-established line;
  10. All block indications, if any, lot numbers; number or letter shall designate all individual areas, and lots in new subdivisions shall be numbered consecutively. No tract or portion of land shall be indicated as "Reserved";
  11. Benchmarks: The accurate location, material type and description of all permanent vertical control monuments (benchmarks) shall be designated by a permanent vertical control monuments based on datum established by the engineering division of the Department of Public Works. Approved City-Parish permanent vertical control monuments or subdivision monuments referenced to the official City-Parish permanent vertical control system shall be shown on the final plat and reference to this final plat shall be used to set all lowest floor elevations of residential, non-residential and manufactured home structures to meet the requirements of Sections 16.852(5).
  12. Special use areas: Location and size of proposed parks, playgrounds, church or school sites, or other special uses of land to be considered for dedication or sale for public use and of all property that may be designated by deed and covenants for the common use of the property owners in the subdivision, along with a statement for responsibility for maintenance;
  13. Description of the tract being subdivided;
  14. Statement of dedication: The following statement signed by the owner: The streets and rights-of-way shown hereon, if not previously dedicated are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purpose for the general use of the public. No trees, shrubs or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted. Where a sewage treatment plant ~~or oxidation pond~~ is to be provided by the developer, the area to be used for this purpose shall be ~~dedicated by the owner as a servitude a~~ separate tract of land for that purpose only, and shall be separate from any other lot or building site;
  15. Statement regarding sewage disposal: Statement signed by the owner and/or subdivider to the effect that, outside the Wastewater suburban transportation network, no person shall provide or install a method of sewage disposal, except

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connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit;

DEDICATION

~~THE STREETS AND~~ RIGHTS OF WAY SHOWN HEREON AND Labeled AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVITUDES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED ~~TO THE PUBLIC~~ FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR ~~UNREASONABLE BY~~ INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF EAST BATON ROUGE PARISH HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL.

\*(IF APPLICABLE, THE FOLLOWING IS TO BE ADDED)

WHERE A SEWAGE TREATMENT PLANT IS TO BE PROVIDED BY THE DEVELOPER, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE DEDICATED BY THE OWNER AS A SERVITUDE FOR THAT PURPOSE ONLY, AND SHALL BE SEPARATE FROM ANY OTHER LOT OR BUILDING SITE.

SIGNATURE

NAME & TITLE

NAME OF COMPANY

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16. ~~Restrictions: Private restrictions, restrictive covenants or trusteeships and their periods of existence to apply to lots in the subdivision shall be signed by the owner or his agent and recorded in the Office of the Clerk and Recorder of the Parish, and a copy shall be furnished to the Secretary of the Planning Commission. Where underground electrical utility service is provided for the subdivision, restrictions shall include a requirement that the owner of each lot shall furnish an electric servitude from the source of supply to his meter location for receipt of electric service on the lot, and this requirement shall be noted on the subdivision plat;~~

Restrictions: Private restrictions or restrictive covenants and their periods of existence to apply to lots in the subdivision shall be signed by the owner or his agent and recorded in the Office of the Clerk and Recorder of the Parish. A copy of the recorded restrictions shall be furnished to the Director of the Planning

1398 Commission prior to or concurrent with the filing of the Final Plat. ~~The~~  
1399 ~~restrictions may provide for additional requirements.~~ The restrictions shall  
1400 provide that the subdivision association or other lot owners in the subdivision  
1401 shall have the right to enforce the provisions of the restrictions. The Parish of  
1402 East Baton Rouge shall have no obligation to enforce the provisions of such  
1403 restrictions. Although the restrictions may provide for additional requirements:  
1404 shall contain the following minimum requirements:  
1405

- 1406 1. Where underground electrical service is provided for the subdivision,  
1407 restrictions shall include a requirement that the owner of each lot shall  
1408 furnish an electric servitude from the source of supply to his meter  
1409 location for receipt of electric service on the lot, and this requirement shall  
1410 be noted on the Final Plat.
- 1411 2. Lots with more than 40 feet of street frontage measured at the building  
1412 setback line within Major Subdivisions
  - 1413 a. At least one Class A Tree or two Class B Trees (see Section \_\_\_\_\_  
1414 for definitions of these types of trees) must be planted on the lot  
1415 between the front lot line and the front building set back line.
  - 1416 b. Such tree or trees shall have at least a 2-inch caliper measured 6  
1417 inches from the ground.
  - 1418 c. The required tree or trees shall be planted no later than six months  
1419 after the occupancy of a house on the lot.
  - 1420 d. Corner lots do not apply to this restriction. Tree planting is  
1421 prohibited within the sight triangles of Appendix A.
  - 1422 e. Existing trees at the requested location that are not removed in  
1423 connection with the construction, may satisfy this requirement.
- 1424 3. ~~The subdivider shall submit to the Planning Commission, prior to or~~  
1425 ~~concurrent with the filing of the Final Plat, valid and enforceable~~  
1426 ~~subdivision restrictions which burden the lots of the subdivision and the~~  
1427 ~~same shall be recorded in the official records of East Baton Rouge Parish,~~  
1428 ~~Louisiana.~~ If a buffer is required by Section 4.5, Such restrictions shall  
1429 provide that the property owners association of the subdivision shall  
1430 maintain the fence and/or landscape buffer.  
1431
- 1432 4. The restriction shall grant the Parish of East Baton Rouge the power to  
1433 enforce these restrictions should the association fail to do so, but the  
1434 Parish shall be under no obligation to do so.  
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1436 17. Flood Elevation Data: The final plat showing the subdivision of property shall  
1437 include record inundation, the FEMA flood zone(s) and the FIRM Base Flood  
1438 Elevation(s), all of which shall be provided by the engineering division of the  
1439 Department of Public Works. Where the area subdivided lies at or below the  
1440 record inundation level or the FIRM Base Flood Elevation, whichever is greater,  
1441 that area shall be shaded by an approved drafting type shading pattern. Shading  
1442 by pencil is not acceptable. The foregoing information shall also be set forth in a  
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separate box in the general notes. A note shall be on the final plat indicating that the base flood elevation(s) are subject to change and the current base flood elevation should be verified with the engineering division of the Department of Public Works.

- 18. Professional Land Surveyor's certification and seal: This certification shall be a statement by a registered professional land surveyor licensed to practice ~~either of these professions~~ in the state to the effect that the ~~plan~~ plat is based upon an actual survey made by him and that the distances, courses, and angles and all other required survey information are shown correctly, that the monuments have been set and the lot and block corners staked correctly on the ground and that he has fully complied with the provisions of R.S. 33:5051 et seq., and the minimum standards for the practice of land surveying as promulgated by the State Board of Registration for The Louisiana Professional Engineers Engineering and Land Surveyors Surveying Board. The land surveyor's seal shall also be shown. A note shall be placed on the final plat indicating the survey classification.

CERTIFICATION:  
THIS IS TO CERTIFY THAT THIS PLAT IS  
MADE IN ACCORDANCE WITH LA. RE-  
VISED STATUTES 33:5051 ET. SEQ. AND  
CONFORMS TO ALL PARISH ORDINANCES  
GOVERNING THE SUBDIVISION OF LAND.  
  
SIGNATURE  
  
MICHAL J. ANTHONY,  
CIVIL ENGINEER



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- 19. Recommendation for approval and signature by the Director of the Department of Public Works and the approval and signature of the Director of the Planning Commission shall be shown on the final plat.
- 20. The street light layout must have Department of Public Works' approval at the final plat approval phase.

1484 21. The Wastewater Impact Fee is required in accordance with Ordinance 10043,  
1485 EBROSCO Ordinance 1242, as amended, adopted September 28, 1994, by the  
1486 Metropolitan Council.  
1487

1488 Statement of Wastewater Impact Fee Certification (to be placed on the Final Plat:  
1489

1490 This is to certify that the Developer of (Lots/Tracts) \_\_\_\_\_ through  
1491 \_\_\_\_\_ has paid \$\_\_\_\_\_per (Lot/Tract)\_\_\_\_\_for a total of \$\_\_\_\_\_(Check  
1492 No.\_\_\_\_\_) in Wastewater Impact Fees in accordance with Ordinance 10043,  
1493 EBROSCO Ordinance 1242 as amended, adopted September 28, 1994, by the  
1494 Metropolitan Council. Additionally, all (Lots/Tracts)\_\_\_\_\_for which a  
1495 building permit will be issued for improvements to the (Lot/Tract) \_\_\_\_\_  
1496 will require payment of the remaining portion of the Wastewater Impact Fee  
1497 in accordance with the aforementioned Ordinance. This subdivision is  
1498 located in the \_\_\_\_\_ Sewer District.  
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1500 B. All surveying for perimeter, street center line, property line, and control monumentation  
1501 of a subdivision shall be performed with the precision as specified for that class of  
1502 survey in accordance with the minimum standards for the practice of land surveying as  
1503 promulgated by the State Board of Registration for Professional Engineers and Land  
1504 Surveyors.  
1505

1506 C. Permanent control monuments of materials approved by the Department of Public  
1507 Works shall be placed at all of the following locations and shown on the final plat:  
1508

1509 1. At the corners, control points and angle points around the perimeter on  
1510 boundary of the subdivisions at intervals or locations designated by the  
1511 Department of Public Works; ~~but spaced no further than six hundred (600) feet~~  
1512 ~~apart;~~  
1513

1514 2. At all points where the perimeter or boundary of the subdivision intersects street  
1515 right-of-way lines;  
1516

1517 3. At all street corners formed by the intersection of street right-of-way lines. On  
1518 curved street corners, monuments shall be placed on the right-of-way line at  
1519 each end of the curve; and  
1520

1521 4. On all property lines at the point of curvature and the point of tangency of all  
1522 horizontal curves.  
1523

1524 **Section 4.5 4.7 Violation and penalty**  
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1526  
1527 Whoever, being owner or agent of the owner of any land located in a subdivision, transfers or  
1528 sells, or agrees to sell any land by reference to, or exhibition of, or by other use of a plat of a  
1529 subdivision, before such plat has been approved by the Planning Commission and recorded or  
1530 filed in the office of the Clerk of Court of the Parish, shall forfeit and pay a penalty of one  
1531 hundred dollars (\$100.00) for each lot or parcel so transferred or sold or agreed or negotiated  
1532 to be sold. The description of such lot or parcel by metes and bounds in the instrument of  
1533 transfer or other document used in the process of selling or transferring shall not exempt the  
1534 transaction from such penalties. Where decisions are left herein to the Department of Public  
1535 Works, any person dissatisfied with such decision may appeal to the Planning Commission.  
1536 Such appeal shall be made by letter addressed to the Planning Commission through its  
1537 Secretary Director, with ~~sufficient~~ sufficient copies ~~to go to all~~ for each members of the Planning  
1538  
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1540 Commission. Upon receipt of such an appeal, the ~~Secretary~~ Director shall notify the members  
1541 of the Planning Commission of such appeal and expeditiously place the appeal on the agenda  
1542 of the Planning Commission for a hearing.

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~~C. Section 4.103 Cluster Subdivision~~ Section 4.6-4.8 Cluster Subdivision

1546  
1547 Cluster Subdivision is a single family detached residential development that permits lots with  
1548 dimensions, frontages and setbacks reduced from conventional lot sizes, provided the density  
1549 of the tract as a whole shall not be greater than the density allowed by the underlying zoning  
1550 district to which the property is subject and the remaining land area is reserved for common  
1551 open space. Flexibility, good design, and layout for development of the land is encouraged to  
1552 promote the preservation of historical and archeological sites; wetlands and environmentally  
1553 sensitive areas; and natural features of the land.

1554  
1555 **Section 4.601 4.801 A. Purpose.**

1556 The intent of this provision is to improve the quality of life of homeowners by creating  
1557 standards of residential development to accomplish the following:

- 1558  
1559 1. Provide flexible development options where the standard rectilinear lot  
1560 pattern may not be practical due to physical constraints;  
1561  
1562 2. Promote creative design to achieve walkable neighborhoods, diverse  
1563 housing choices and distinctive, attractive places consistent with the  
1564 Horizon Plan;  
1565  
1566 3. Provide an efficient use of land that is characterized by a smaller network  
1567 of utilities and streets.  
1568  
1569 4. Provide a design to promote the preservation of historical and archeological  
1570 sites; wetlands and environmentally sensitive areas; and natural features of the  
1571 land. ~~shall strictly minimize disturbance of environmentally sensitive areas.~~  
1572 Lands within the 100 year floodplain, and wetlands constitute such areas, where  
1573 disturbances shall be strictly minimized. Demonstration by the applicant that  
1574 these features will be protected by the proposed application shall be  
1575 prerequisite.

1576  
1577  
1578 **B. Procedures**

- 1579  
1580 1. A conference with the Planning Commission staff is required. The subdivider  
1581 or tract developer shall submit an existing resource and site analysis plan  
1582 conservation area to demonstrate environmental protection.  
1583  
1584 ~~2. The Planning Commission staff shall conduct a site visit.~~  
1585  
1586 2. The Cluster Subdivision application will then follow the preliminary plat and  
1587 final plat procedures outlined in Sections 4.2 through 4.4.

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1590  
1591  
1592 **C. Development Standards**  
1593

- 1594 1. A minimum of ~~twenty-five~~ thirty percent (30%) of the total site area contained  
1595 within a Cluster Subdivision shall be dedicated for common open space.  
1596  
1597 2. At least fifty (50) percent of the common open space requirement shall be devoted  
1598 and maintained as green open space. Green open space shall directly abut or face  
1599 at least 1/3 of the lots.  
1600  
1601 3. Lakes or Ponds may be included in the common open space calculations  
1602 provided that they are designed so that a minimum of twenty (20) percent of the  
1603 abutting shoreline is made accessible for the common usage of the development  
1604 or 300 feet of frontage whichever is the lesser. Drainage ditches or canals are  
1605 not considered lakes and ponds and shall not count towards open space.  
1606  
1607 4. Hard surface areas such as pedestrian plazas and recreational courts may  
1608 account for up to twenty-five (25) percent of the common open space.  
1609  
1610 5. Common landscape areas located within rights-of-way or servitudes may  
1611 account for up to twenty-five (25) percent of the common open space.  
1612  
1613 6. Dry detention basins and retention areas may account for up to fifty (50)  
1614 percent of the common open space.  
1615  
1616 7. Servitudes with existing below ground utilities or facilities may be included  
1617 in the common open space requirement.  
1618  
1619 8. The area immediately surrounding existing building(s) and existing  
1620 building(s) that have historical or cultural significance may be located  
1621 within the dedicated common open space However, the enclosed building  
1622 area and may be included in the common open space requirements.  
1623 These areas must be made accessible for the common usage  
1624 of the development.”  
1625  
1626 ~~9. At least three (3) trees per dwelling unit shall be required. Existing trees~~  
1627 ~~may be credit as approved by the Department of Landscape and Forestry.~~  
1628  
1629  
1630 10. There shall be four (4) percent maximum impervious cover within  
1631 subdivision adjacent to or within floodplains and/or wetlands.  
1632  
1633 11. A Cluster subdivision shall conform to the applicable provisions in  
1634 Section 4.104.  
1635  
1636

1637 **Section 4.7 4.9 Townhouse Subdivision**  
1638

1639 The Planning Commission may approve townhouse subdivisions in the A2.5, A3.1, A.3.2, A3.3,  
1640 A4, and A5, H, NC, C1, and LC1 zoning districts under the following conditions:  
1641

- 1642 1. Townhouses. Single-family attached dwellings on individual lots for sale may be  
1643 served by servitudes of access and providing common open spaces in lieu of  
1644 typical single-family yards.  
1645  
1646 2. Site plan and design criteria:  
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1702
- (a) Not more than six (6) contiguous townhouses shall be built in a row with the same or approximately the same front building line, and not more than twelve (12) townhouses shall be contiguous.
  - (b) Separation requirements. No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than twenty (20) feet to any portion of a town house or accessory structure related to another group, or to any building outside the townhouse area, nor shall any structure be less than twenty (20) feet from a public street.
  - (c) Yards. There shall be a twenty-five (25) foot yard along sides and rear of each townhouse site wherever it adjoins an A-1 or A-2 zoning district. Each townhouse shall have its own lot yard space of at least four hundred (400) square foot, reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for off-street parking or for an accessory building.
  - (d) Grouped parking facilities. Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of blocks. Practicable methods of drainage shall be assured by developers in connection with common parking facilities, and all such facilities shall be improved to City-Parish standards for off-street parking areas, with at least two (2) spaces per unit on the lot plus one (1) visitor parking space per each two (2) units, which may be provided in separate areas.
3. Sewerage, water supply, and drainage shall be designed and constructed under the supervision of and approved by the Health Unit and the Department of Public Works as provided under Sections 14.3 and 15.2, except that connection to sanitary sewers shall be the only permitted method of sewage disposal.
4. Drives, parking, and utilities. Design and construction of drives, and drainage and location of utilities shall be subject to review and approval by the Department of Public Works after approval of the preliminary plan by the Planning Commission office.
- (a) Lots may front on driveways with access to a public street by means of a private servitude of access, provided that driveways extending more than three hundred (300) feet from a public street provide adequate turning and maneuvering area. All other requirements for public streets and servitudes as set forth in Chapters 2 and 13 shall apply.
  - (b) Interior access drives shall be at least six (6) inches soil cement base with one and one-half (1½) inches asphaltic concrete wearing surface or better, at least twenty-two (22) feet wide, with adequate drainage.
  - (c) Parking areas shall be at least sixty-five (65) feet wide where parking or carports are on both sides of a common drive, or at least forty-two (42) feet wide where there is parking on one side only; except where diagonal parking is to be provided, parking areas shall be at least fifty-seven (57) feet wide for parking on both sides or thirty-six (36) feet for parking on one side.
  - (d) Before approval of the final subdivision plans, restrictions shall be submitted, including designation of all servitudes, lot lines, parking areas and other open space, with provision for perpetual maintenance of all improvements including pavements, landscaping, utilities and services.

1703 Restrictions shall clearly indicate that the City-Parish will not accept any  
1704 maintenance responsibility for drives and parking spaces.  
1705

1706 (e) Where a property extends more than four hundred (400) feet from a public  
1707 street, additional fire hydrants shall be provided as required by the fire  
1708 chief.  
1709

1710 (f) There shall be a six (6) foot high wall or solid fence along the sides and rear  
1711 of the ~~A2.5 project~~ Townhouse Subdivision wherever it adjoins A-1 and A-2  
1712 Single Family Zoning districts.  
1713

1714 5. ~~Except for the A2.5 zoning district~~, The minimum lot width shall be eighteen (18)  
1715 feet and minimum lot area one thousand four hundred forty (1,440) square feet  
1716 ~~except for the A2.5 townhouse zoning district. in the A2.5 zoning district~~  
1717 ~~minimum lot width shall be twenty (20) feet minimum site area of three~~  
1718 ~~thousand eight hundred (3,800) square feet per dwelling unit.~~  
1719

1720 6. Townhouse Subdivision in the A2.5 Zoning District.  
1721

1722 (a) Site Plan and Design Criteria, General. It is the intent of this  
1723 section that town houses in areas where they are or may be  
1724 permitted:  
1725

1726 1. May be appropriately intermingled with other types of  
1727 housing except that they shall not be located on lots of  
1728 less than 120 feet of frontage.  
1729

1730 2. Shall constitute groupings making efficient, economical,  
1731 comfortable, and convenient use of land and open space  
1732 and serving the public purposes of zoning by means  
1733 alternative to conventional arrangements of yards and  
1734 buildable areas.  
1735

1736 (b) Site Plan and Design Criteria, Details. In line with the general  
1737 considerations above:  
1738

1739 1. Not more than six (6) contiguous town houses shall be  
1740 built in a row with the same, or approximately the same,  
1741 front building line, and not more than 12 town houses  
1742 shall be contiguous.  
1743

1744 2. Minimum width for the portion of the lot on which the  
1745 town house is to be constructed shall be 20 feet.  
1746

1747 3. Minimum lot area shall be 2000 square feet.  
1748

1749 (c) Courts, Open Space, and Recreation Areas: There shall be a site  
1750 area of at least three thousand eight hundred (3,800) square feet  
1751 per dwelling unit including lots, common open space, yards and  
1752 buffer area adequately landscaped; walkways, and access drives,  
1753 and including at least two hundred (200) square feet per dwelling  
1754 unit of recreation space.  
1755

1756 (d) Utilities and Landscaping: As provided by the Unified  
1757 Development Code, design and construction of drives, drainage,  
1758 and location of utilities shall be subject to review and approval by

1759 the Department of Public Works, after approval of the preliminary  
1760 plan by the Planning Commission Office.

- 1761
- 1762 7. Servitudes in favor of the lots shall be provided at the front or rear of lots in the  
1763 required front or rear yards for off-street parking and utilities, but entrances to  
1764 front yard parking areas shall be not less than fifty (50) feet apart, unless an  
1765 individual space is provided for each lot. Parking spaces and drives shall have  
1766 permanent dust-free surfacing.
- 1767
- 1768 8. A Townhouse subdivision shall conform to the dimensional regulations  
1769 set forth in Chapter 11 and all other applicable provisions in Section  
1770 4.104.
- 1771
- 1772 ~~9. Only town houses may be built in such a subdivision and the subdivision must~~  
1773 ~~be undertaken within six (6) months of final plat approval. If construction is not~~  
1774 ~~undertaken within six (6) months, the Planning Commission shall revoke~~  
1775 ~~approval of the subdivision unless some compelling reason can be shown for its~~  
1776 ~~continuance.~~

1777

1778 **Section 4-8 5.1 Zero Lot Line Subdivision**

1779

1780 Zero Lot Line Subdivision is a single family detached housing subdivision that shall have only  
1781 one (1) side yard. The Planning Commission may approve a zero lot line subdivisions in the  
1782 A2.1, A2.6, A3.1, A.3.2, A3.3, A4, A5, and NO, NC, B1, LC1, LC 2, C1 and C2 zoning districts  
1783 under the following conditions:

- 1784
- 1785 2. The zero lot line must be designated on the approved subdivision plat.
- 1786
- 1787 3. A five (5) foot private construction and maintenance easement shall be provided  
1788 on the lot adjacent for construction and maintenance maintenance of the zero  
1789 lot line wall. This shall be noted on the approved subdivision plat.
- 1790
- 1791 4. Zero Lot Line subdivisions that contain lots that cannot meet Zero Lot Line  
1792 criteria because of unusual circumstances may be allowed to have lots meeting  
1793 the zero lot line area and dimensional requirements without a zero lot line  
1794 designation when deemed appropriate and reasonable by the Planning Director.
- 1795
- 1796 5. A minimum of twenty five percent (25) of the total site are contained within a  
1797 Zero Lot Line Subdivision shall be dedicated for common open space.
- 1798
- 1799 6. The Zero Lot Line subdivision shall conform to the dimensional regulations set  
1800 forth in Chapter 11 and all other applicable provisions in Section 4.104.
- 1801
- 1802 7. A fence servitude shall be provided with a six (6) high wall or solid fence along  
1803 the sides and rear of the ~~A2.1 and A2.6 zoning site~~ Zero Lot Line Subdivision  
1804 wherever it adjoins A1 or A2 Single Family Districts or a recognized Residential  
1805 Subdivision.
- 1806
- 1807 8. The Zero Lot Line Subdivision application shall follow the preliminary  
1808 plat and final plat procedures outlined in Sections 4.2 through 4.4.
- 1809
- 1810 9. All houses on a zero lot line site shall be constructed in accordance with the zero  
1811 lot line housing provision in Chapter 2.

1812

1813 **Section 4-9 5.2 Camp Site Subdivision**

1814

1815 Whenever a parcel of land fronts for a reasonable distance on the Amite River or on  
1816 Bayou Manchac, the Planning Commission may approve a camp site subdivision under  
1817 the following conditions:

- 1818
- 1819 1. Where there is no public water supply and water wells are to be  
1820 provided on the individual lots, minimum lot width shall be one  
1821 hundred (100) feet and minimum lot area twenty thousand  
1822 (20,000) square feet. Where there is a public water supply to  
1823 serve the development, lots may be reduced to fifty (50) foot  
1824 minimum frontage and six thousand (6,000) square feet  
1825 minimum area.
- 1826
- 1827 2. Sewerage, water supply and drainage shall be designed and  
1828 constructed under the supervision of and approved by the Parish  
1829 Health Unit and the Department of Public Works as provided  
1830 under Sections 14.3 and 15.2. ~~Sewage treatment and disposal~~  
1831 ~~shall consist of a community sewage treatment plant, a septic~~  
1832 ~~tank, filter field and collection line, or a septic ditch at the rear (if~~  
1833 ~~lots are twenty thousand (20,000) square feet in area), or septic~~  
1834 ~~tank and absorption field if a percolation test indicates that~~  
1835 ~~absorption would be satisfactory.~~
- 1836
- 1837 3. Streets shall consist of six (6) inches of compacted gravel at least  
1838 twenty (20) feet in width or on a roadbed at least twenty-four (24)  
1839 feet in width and shall be graded to full width of sixty (60) feet  
1840 right-of-way. Deed restrictions shall be noted on the plat that  
1841 streets will not be improved to a higher standard by the City  
1842 Parish and such streets will not be eligible for petition paving but  
1843 may be improved to a higher standard by the owners and/or  
1844 developers.
- 1845
- 1846 4. Such developments shall be permitted in keeping with the general  
1847 intent and purpose of this part for use as camp sites, but shall  
1848 not be approved or permitted where they would be in competition  
1849 with subdivisions designed and approved under the standard  
1850 provisions of this part.

1851

1852

1853 **Section 5.1 5.3 Waivers, variations and exceptions.**

1854

1855 The Metropolitan Council is hereby prohibited from approving waivers to the Unified  
1856 Development Code without the Planning Commission's recommendation and the  
1857 Council Administrator Treasurer is prohibited from placing same on the agenda  
1858 without the Planning Commission's recommendation. Whenever the tract to be  
1859 subdivided is of such unusual size or shape or is surrounded by such development or  
1860 unusual conditions that the strict application of the requirements contained in these  
1861 regulations would result in real difficulties and substantial hardship or injustice, the  
1862 Planning Commission is hereby authorized to consider requests for and grant approval  
1863 of the following waivers to the Unified Development Code subject to the following  
1864 provisions.—the developer may request a waiver by submitting for approval by the  
1865 power of the Board of Appeals, the Planning Commission, or the Metro Council.

- 1866
- 1867 A. The Planning Commission is authorized specifically to consider requests  
1868 for and grant approval of waivers to **Section 13.2, D** Street and alley  
1869 rights-of-way - turning circles and T-turnarounds; **Section 13.3**  
1870 Location of new streets in relation to existing and proposed streets;

1871 **Section 13.6 (I) Street and sidewalk improvement standards Section**  
1872 **14.2 Space allocation for utilities in new subdivisions and on new site or**  
1873 **tract developments and Section 16.10, D Prohibited Signs - public**  
1874 **rights-of-way. Waivers granted by the Planning Commission are final**  
1875 **and subject to appeal according to Section 5.2 (B).**  
1876

1877 B. The Board of Appeals shall approve the waivers of items within  
1878 Chapter 15, consider waiver request items for Chapter 15.  
1879

1880 C. On any subdivision where there is a question on whether a street,  
1881 servitude, or bridge should be added, extended or deleted the Planning  
1882 Commission staff and/or the subdivision developer would place this  
1883 matter on the Planning Commission agenda for review and  
1884 recommendation to the Metropolitan Council. The Metropolitan Council  
1885 would be advised, as soon as possible, of the Planning Commission  
1886 action so that the Metropolitan Council might either accept or amend the  
1887 Planning Commission recommendation and the subdivision would be  
1888 developed accordingly;  
1889

~~1890 On any subdivisions where there is a question on whether a street,~~  
~~1891 servitude or bridge should be added, extended or deleted, the Planning~~  
~~1892 Commission staff and/or the review and recommendation to the~~  
~~1893 Metropolitan Council. The Metropolitan Council would be advised, as~~  
~~1894 soon as possible, of the Planning Commission action so that the~~  
~~1895 Metropolitan Council might either accept or amend the Planning~~  
~~1896 Commission recommendation and the subdivision would be developed~~  
~~1897 accordingly;~~  
1898

1899 D. On any ~~minor~~ subdivision matter not involving improvements but dealing  
1900 only with a minor adjustment of lot size, provision of servitudes of  
1901 passage, and approval of partitions not generally involving the broader  
1902 public interest, such matters would be acted upon only by the Planning  
1903 Commission after staff recommendation, and the Planning Commission  
1904 would then present its action to the Metropolitan Council for entry into  
1905 its minutes;  
1906

1907 E.2. On site or tract developments where plans were begun prior to the  
1908 adoption of these amendments and no improvements are required, the  
1909 Planning Commission staff and the Department of Public Works may vary  
1910 requirements to permit reasonable development with such variations  
1911 subject to ratification by the Planning Commission.  
1912

1913 F.3. Waivers that have been granted approval by the Metropolitan Council for  
1914 the purpose of establishing a Minor Subdivision ~~property into five (5) lots~~  
1915 ~~or less~~ shall be valid for a period of two years. If the minor subdivision  
1916 plat has not been approved by the Office of the Planning Commission and  
1917 recorded in the Office of the Clerk of Court and Recorder of the Parish  
1918 within said time, the waiver shall become null and void.  
1919

1920 G. Notwithstanding any other provision of this ordinance, at the  
1921 Metropolitan Council meeting following the decision of the Planning  
1922 Commission regarding requests for all such waivers, any member of the  
1923 Metropolitan Council may introduce an appeal of said decision. Failure to  
1924 appeal will make the Planning Commission decision final.  
1925

1926 H. Guidelines for Granting Paving Waivers

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1. Paving waivers for residential uses in the Rural Zoning District may be granted by the Building Official provided the proposed home is located on an individual tract or lot of more than one acre, if shell or gravel drives are prevalent in the area, if the first fifty (50') feet of a driveway is paved and if any subdivision deed restrictions permit an unpaved driveway. If the owner cannot comply with these conditions, then he shall apply to the Planning Commission and Metropolitan Council for a waiver.
  
2. Paving waivers shall not be granted for residential or commercial structures within the City of Baton Rouge or within recognized subdivisions or for any commercial uses in the Rural zoned area unless the waiver is being requested to save a tree(s) that is deemed important by a licensed landscape architect or by the Director of the City Parish Office of Landscape and Forestry. Limestone aggregate rather than concrete or asphalt may be used around the roots of the tree, however, the first 50 feet of a double driveway, measured from the street edge to the street right-of-way or property line (whichever is greater), shall be hard surfaced. In addition, the following standards are established for the use of limestone aggregate:
  - (a) Crushed limestone should be as #610 roadbase material.
  - (b) Edging should be permanent brick, steel, concrete, or wood.
  - (c) Pea gravel is prohibited.
  - (d) All aggregate material shall be three (3) inches in depth applied over a compacted subgrade covered with a layer of landscape fabric.

~~F. Exchange of Property. Whenever lots of record exist within the consolidated sewer district in an area which has City Parish maintained streets, which lots are smaller in frontage and area than set forth herein, and at least twenty five (25) percent of the lots in the area have been improved with houses, the Planning Commission may permit an exchange of property to combine such lots of record into larger lots subject to approval by the Health Unit of a suitable interim means of sewage treatment and disposal.~~

## **Section 5.2 Variations and exceptions**

- ~~A. Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties and substantial hardships or injustices, such requirements may be varied or modified pursuant to the following provisions:~~
- ~~1. On any subdivision where there is a question on whether a street, servitude, or bridge should be added, extended or deleted the Planning Commission staff and/or the subdivision developer would place this matter on the Planning Commission agenda for review and recommendation to the Metropolitan Council. The Metropolitan Council would be advised, as soon as possible, of~~

1983 the Planning Commission action so that the Metropolitan Council  
1984 might either accept or amend the Planning Commission  
1985 recommendation and the subdivision would be developed  
1986 accordingly;

1987  
1988 2. On any resubdivision matter not involving improvements but  
1989 dealing only with a minor adjustment of lot size, provision of  
1990 servitudes of passage, and approval of partitions not generally  
1991 involving the broader public interest, such matters would be  
1992 acted upon only by the Planning Commission after staff  
1993 recommendation, and the Planning Commission would then  
1994 present its action to the Metropolitan Council for entry into its  
1995 minutes;

1996  
1997 3. On site or tract developments where plans were begun prior to  
1998 the adoption of these amendments and no improvements are  
1999 required, the Planning Commission staff and the Department of  
2000 Public Works may vary requirements to permit reasonable  
2001 development with such variations subject to ratification by the  
2002 Planning Commission.

2003  
2004 4. Waivers that have been granted approval by the Metropolitan  
2005 Council for the purpose of resubdivision property into five (5) lots  
2006 or less shall be valid for a period of two years. If the subdivision  
2007 plat has not been approved by the Office of the Planning  
2008 Commission and recorded in the Office of the Clerk of Court and  
2009 Recorder of the Parish within said time, the waiver shall become  
2010 null and void.

2011  
2012 E. Camp Site Subdivision Whenever a parcel of land fronts for a reasonable  
2013 distance on the Amite River or on Bayou Manchac, the Planning Commission  
2014 may approve a camp site subdivision under the following conditions:

2015  
2016 1. Where there is no public water supply and water wells are to be  
2017 provided on the individual lots, minimum lot width shall be one  
2018 hundred (100) feet and minimum lot area twenty thousand  
2019 (20,000) square feet. Where there is a public water supply to  
2020 serve the development, lots may be reduced to fifty (50) foot  
2021 minimum frontage and six thousand (6,000) square feet  
2022 minimum area.

2023  
2024 2. Sewerage, water supply and drainage shall be designed and  
2025 constructed under the supervision of and approved by the Parish  
2026 Health Unit and the Department of Public Works as provided  
2027 under Sections 14.3 and 15.2. Sewage treatment and disposal  
2028 shall consist of a community sewage treatment plant, a septic  
2029 tank, filter field and collection line, or a septic ditch at the rear (if  
2030 lots are twenty thousand (20,000) square feet in area), or septic  
2031 tank and absorption field if a percolation test indicates that  
2032 absorption would be satisfactory.

2033  
2034 3. Streets shall consist of six (6) inches of compacted gravel at least  
2035 twenty (20) feet in width or on a roadbed at least twenty four (24)  
2036 feet in width and shall be graded to full width of sixty (60) feet  
2037 right of way. Deed restrictions shall be noted on the plat that  
2038 streets will not be improved to a higher standard by the City

2039 Parish and such streets will not be eligible for petition paving but  
2040 may be improved to a higher standard by the owners and/or  
2041 developers.  
2042

2043 4. Such developments shall be permitted in keeping with the general  
2044 intent and purpose of this part for use as camp sites, but shall  
2045 not be approved or permitted where they would be in competition  
2046 with subdivisions designed and approved under the standard  
2047 provisions of this part.  
2048

2049 C. Situations in which lots of record exist within the consolidated sewer district in  
2050 an area which has city parish maintained streets, which lots are smaller in  
2051 frontage and area than set forth herein, and at least twenty five (25) percent of  
2052 the lots in the area have been improved with houses, the Planning Commission  
2053 may permit combination of such lots of record into larger lots subject to approval  
2054 by the Health Unit of a suitable interim means of sewage treatment and disposal.  
2055

2056 D. Town House Subdivision. The Planning Commission may approve town house  
2057 subdivisions under the following conditions:  
2058

2059 1. Town houses. Single family attached dwellings on individual lots for sale  
2060 may be served by servitudes of access and providing common open  
2061 spaces in lieu of typical single family yards.  
2062

2063 2. Site plan and design criteria:  
2064

2065 (a) Not more than six (6) contiguous town houses shall be built in a  
2066 row with the same or approximately the same front building line,  
2067 and not more than twelve (12) town houses shall be contiguous.  
2068

2069 (b) Separation requirements. No portion of a town house or  
2070 accessory structure in or related to one group of contiguous town  
2071 houses shall be closer than twenty (20) feet to any portion of a  
2072 town house or accessory structure related to another group, or to  
2073 any building outside the town house area, nor shall any structure  
2074 be less than twenty (20) feet from a public street.  
2075

2076 (c) Yards. There shall be a twenty five (25) foot yard along sides and  
2077 rear of each town house site wherever it adjoins an A-1 or A-2  
2078 zoning district. Each town house shall have its own lot yard space  
2079 of at least four hundred (400) square foot, reasonably secluded  
2080 from view from streets or from neighboring property. Such yard  
2081 shall not be used for off street parking or for an accessory  
2082 building.  
2083

2084 (d) Grouped parking facilities. Insofar as practicable, off street  
2085 parking facilities shall be grouped in bays, either adjacent to  
2086 streets or in the interior of blocks. Developers in connection with  
2087 common parking facilities shall assure practicable methods of  
2088 drainage, and all such facilities shall be improved to City Parish  
2089 standards for off street parking areas, with at least two (2) spaces  
2090 per unit on the lot plus one (1) visitor parking space per each two  
2091 (2) units, which may be provided in separate areas.  
2092

2093 3. Sewerage, water supply and drainage shall be designed and constructed  
2094 under the supervision of and approved by the Health Unit and the

2095 Department of Public Works as provided under Sections 14.3 and 15.2,  
2096 except that connection to sanitary sewers shall be the only permitted  
2097 method of sewage disposal.  
2098

2099 4. ~~Drives, parking and utilities. Design and construction of drives, drainage~~  
2100 ~~and location of utilities shall be subject to review and approval by the~~  
2101 ~~Department of Public Works, after approval of the preliminary plan by the~~  
2102 ~~Planning Commission Office.~~  
2103

2104 (a) ~~Lots may front on driveways with access to a public street by~~  
2105 ~~means of a private servitude of access, provided that driveways~~  
2106 ~~extending more than three hundred (300) feet from a public~~  
2107 ~~street provide adequate turning and maneuvering area. All other~~  
2108 ~~requirements for public streets and servitudes as set forth in~~  
2109 ~~Chapters 2 and 13 shall apply.~~  
2110

2111 (b) ~~Interior access drives shall be at least six (6) inches soil cement~~  
2112 ~~base with one and one half (1 1/2) inches asphaltic concrete~~  
2113 ~~wearing surface or better, at least twenty two (22) feet wide, with~~  
2114 ~~adequate drainage.~~  
2115

2116 (c) ~~Parking areas shall be at least sixty five (65) feet wide where~~  
2117 ~~parking or carports are on both sides of a common drive, or at~~  
2118 ~~least forty two (42) feet wide where there is parking on one side~~  
2119 ~~only; except where diagonal parking is to be provided, parking~~  
2120 ~~areas shall be at least fifty seven (57) feet wide for parking on~~  
2121 ~~both sides or thirty six (36) feet for parking on one side.~~  
2122

2123 (d) ~~Before approval of the final subdivision plans, restrictions shall~~  
2124 ~~be submitted, including designation of all servitudes, lot lines,~~  
2125 ~~parking areas and other open space, with provision for perpetual~~  
2126 ~~maintenance of all improvements including pavements,~~  
2127 ~~landscaping, utilities and services. Restrictions shall clearly~~  
2128 ~~indicate that the City Parish will not accept any maintenance~~  
2129 ~~responsibility for drives and parking spaces.~~  
2130

2131 (e) ~~Where a property extends more than four hundred (400) feet from~~  
2132 ~~a public street, additional fire hydrants shall be provided as~~  
2133 ~~required by the fire chief.~~  
2134

2135 (f) ~~There shall be a six (6) foot high wall or solid fence along the sides~~  
2136 ~~and rear of the A2.5 project wherever it adjoins A-1 and A-2~~  
2137 ~~Single Family Zoning districts.~~  
2138

2139 5. ~~Except for the A2.5 zoning district, the minimum lot width shall be~~  
2140 ~~eighteen (18) feet and minimum lot area one thousand four hundred~~  
2141 ~~forty (1,440) square feet; in the A2.5 zoning district minimum lot width~~  
2142 ~~shall be twenty (20) feet minimum site area of three thousand eight~~  
2143 ~~hundred (3,800) square feet per dwelling unit.~~  
2144

2145 6. ~~Servitudes in favor of the lots shall be provided at the front or rear of lots~~  
2146 ~~in the required front or rear yards for off-street parking and utilities, but~~  
2147 ~~entrances to front yard parking areas shall be not less than fifty (50) feet~~  
2148 ~~apart, unless an individual space is provided for each lot. Parking~~  
2149 ~~spaces and drives shall have permanent dust-free surfacing.~~  
2150

2151 7. ~~Only town houses may be built in such a subdivision and the subdivision~~  
2152 ~~must be undertaken within six (6) months of final subdivision approval.~~  
2153 ~~If construction is not undertaken within six (6) months, the Planning~~  
2154 ~~Commission shall revoke approval of the subdivision unless some~~  
2155 ~~compelling reason can be shown for its continuance.~~  
2156

2157  
2158 **Section 13.6 Street and sidewalk improvement standards**  
2159

2160 For the purpose of determining minimum street and sidewalk improvement  
2161 requirements the City-Parish is divided into the following areas:  
2162

2163 A. Residential subdivisions. All roadway widths shall be as illustrated in Appendix J.  
2164 ~~All streets shall be twenty seven (27) feet wide, back to back of curbs.~~ All streets  
2165 not classified as major streets by the Planning Commission shall be constructed  
2166 with one of the following and with complete curbing, guttering, and storm drainage:  
2167

- 2168 1. With one and one-half (1½) inch asphaltic wearing surface on eight (8) inch soil  
2169 cement base or better;
- 2170
- 2171 2. With six (6) inches of concrete or seven and one-half (7½) inches of full depth  
2172 asphalt;
- 2173
- 2174 3. With five (5) inches of concrete and one and one-half (1½) inches of asphaltic  
2175 wearing surface; and  
2176

2177 The determination as to which type construction is to be used will be made by  
2178 the Department of Public Works based on engineers' recommendations and  
2179 results of soil analysis in the particular area involved.  
2180

- 2181 4. Street intersection curb radius returns shall not be less than twenty-five  
2182 (25) feet. Those streets designated by the Planning Commission on the  
2183 major street plan shall be constructed with eight (8) inch Portland  
2184 cement concrete pavement with complete curbing, guttering, and storm  
2185 drainage.  
2186

2187 ~~4. Curb and Gutter is not required if offsite drainage is to a waterway~~  
2188 ~~within an environmentally sensitive watershed. An alternative may be~~  
2189 ~~vegetated swales or other methods approved by the Department of~~  
2190 ~~Public Works.~~  
2191

2192 B. In commercial and industrial subdivisions. In those subdivisions, portions of  
2193 subdivisions, or groups, lots, site or tract developments to be developed with multi-  
2194 family dwellings, office buildings, commercial, or industrial buildings, all streets  
2195 shall be at least twenty-seven (27) feet wide with curb and gutter and constructed  
2196 with an eight (8) inch Portland cement concrete pavement.  
2197

2198 C. ~~In other areas of the City Parish:~~ Streets outside of residential, commercial, or  
2199 industrial subdivision:  
2200

- 2201 1. All streets shall be at least twenty (20) feet wide:  
2202
- 2203 (a) With one and one-half (1½) inch asphaltic wearing surface on eight (8) inch  
2204 soil cement base at least twenty-one (21) feet wide;  
2205

2206 (b) With six (6) inches of concrete or seven and one-half (7½) inches of full depth  
2207 asphalt; or  
2208

2209 (c) With five (5) inches of concrete and one and one-half (1½) inches of asphaltic  
2210 wearing surface.  
2211

2212 On a graded roadbed at least twenty-six (26) feet with the swale ditch slope to  
2213 be two to one (2:1) on the street side and one and one-half to one (1½:1) on  
2214 the property line side. Approved pipes may be installed under driveways only.  
2215 The determination as to which type construction is to be used will be made  
2216 by the Department of Public Works based on engineers' recommendations  
2217 and results of soil analysis in the particular area involved.  
2218

2219 ~~D. Boulevard type streets. Where the street is the boulevard type that is two (2) lanes~~  
2220 ~~of traffic separated by a neutral ground, the paving on each lane shall be not less~~  
2221 ~~than twenty five (25) feet in width back to back of curb with a median of not less~~  
2222 ~~than twenty eight (28) feet in width. Any median exceeding twenty eight (28) feet in~~  
2223 ~~width may be allowed only when approved by the Department of Public Works.~~  
2224

2225 ~~D. E. Alleys. Back Lanes. Back Lanes as illustrated in Appendix J Alleys shall be~~  
2226 ~~constructed have an eighteen (18) foot wide pavement of six (6) inch Portland~~  
2227 ~~cement concrete in a twenty (20) foot wide right-of-way.~~  
2228

2229 ~~E. F.~~ Authority of the Planning Commission to require higher street standards. The  
2230 Planning Commission based on the recommendation from the Department of Public  
2231 Works, reserves the right to require street standards and specifications so as to  
2232 provide adequate construction to carry the traffic which can reasonably be  
2233 anticipated to use such existing or proposed major street, or entrance street or  
2234 main artery.  
2235

2236 1. All such entrance streets or main arteries so designated by the Planning  
2237 Commission staff in conjunction with the Department of Public Works and  
2238 developer's consulting engineer shall be constructed with six (6) inch concrete,  
2239 five (5) inch concrete base with one and one-half (1½) inch asphalt.  
2240

2241 2. For existing or proposed major streets, the subdivider shall dedicate the area  
2242 required by the Planning Commission for the proposed major street. However,  
2243 should the construction requirements be higher than those set forth, herein, the  
2244 additional cost of such construction shall be borne by the City-Parish if  
2245 immediate construction to major street standards is required.  
2246

2247 ~~F. G.~~ Types of subdivision. Each subdivider shall indicate on his preliminary and final  
2248 plats the classification in which he proposes to place his subdivision such as  
2249 residential, commercial, or industrial.  
2250

2251 ~~G. H.~~ Profiles of all streets and ditches shall be submitted with construction plans.  
2252 Where open ditches are used for drainage, a plat showing location, size, and grade  
2253 of all pipe to be used under driveways shall also be furnished.  
2254

2255 ~~H. I.~~ Sidewalks. Four (4) inch thick, Five (5) ~~four (4)~~ foot wide sidewalks shall be  
2256 required along both sides of all public and private subdivision streets. Single-  
2257 loaded streets, which have lots on one side only, may be allowed to have sidewalks  
2258 along one side of the street when deemed appropriate and reasonable by the  
2259 Planning Director. Sidewalks may also be required along officially designated major  
2260 streets and along all other streets where deemed essential for the public safety by  
2261 the Planning Commission Staff. Such sidewalks shall be constructed in

2262 accordance with the standards and specifications of the Department of Public  
2263 Works.

2264  
2265  
2266 I. J. Private Servitude of Access

2267  
2268 1. Minimum Lot Area Requirements:

2269 Minimum lot area requirements in all zoning districts shall be applied to  
2270 resubdivisions and subdivisions involving private servitudes of access less and  
2271 except the private servitude of access area, effective September 18, 2001.  
2272

2273 2. Minimum Frontage:

2274 Minimum frontage and lot widths for private servitudes of access shall be as  
2275 established by the Unified Development Code according to Zoning District for  
2276 public streets.  
2277

2278 3. Private Servitude of Access in “A1, A2, A2.1, A2.6, A2.7 and Rural” Zoning  
2279 Districts:

2280 Private servitudes of access that are located in any “A1, A2, A2.1, A2.6, and  
2281 A2.7” Zoning Districts shall be constructed with a minimum of six (6) inch thick  
2282 concrete and shall be at least twenty-two (22) feet wide with adequate drainage  
2283 within a thirty (30) foot servitude. Any private servitude of access in ~~“A1, A2,  
2284 A2.1, A2.6, and A2.7” Zoning Districts~~ must have a maneuvering surface  
2285 ~~constructed as a t-turnaround or cul-de-sac~~ and approved by the Department of  
2286 Public Works.  
2287

2288 4. Private Servitude of Access for Minor Subdivisions in “R” Zoning District:

2289 Private servitudes of access for Minor Subdivisions ~~five (5) lots ten (10) lots or~~  
2290 ~~less and~~ located in the “R” Zoning District shall be a minimum of thirty (30) feet  
2291 wide and constructed with a minimum of six (6) inch thick concrete or asphalt,  
2292 and the road surface shall be at least twenty-two (22) feet wide by fifty (50) feet  
2293 from the edge of the public road. The remaining portion of the private servitude  
2294 of access may be constructed of gravel, crushed limestone, or equivalent four (4)  
2295 inches thick as approved by the Department of Public Works and shall be at  
2296 least twenty-two (22) feet wide within the thirty (30) foot servitude of access.  
2297 Any private servitude of access in “R” Zoning Districts must have a  
2298 maneuvering surface ~~constructed as a t-turnaround, l-turnaround or cul-de-sac~~  
2299 ~~and~~ approved by the Department of Public Works. Waivers shall not be granted  
2300 from paving the first fifty (50) feet of the private servitude of access from the  
2301 public road. Major Subdivisions of six (6) lots or more must also comply Section  
2302 14.3 (B) (2).  
2303

2304 5. Private Servitude of Access in districts other than “A1, A2, A2.1, A2.6, A2.7, and  
2305 R” Zoning Districts:

2306 Private servitudes of access located in all zoning districts except the “A1, A2,  
2307 A2.1, A2.6, A2.7, and R” Zoning Districts shall be constructed of eight (8) inch  
2308 concrete or equivalent dust-free paving material approved by the Department of  
2309 Public Works. Private servitudes of access in these zoning districts shall be at  
2310 least twenty-two (22) feet wide with adequate drainage within a thirty (30) foot  
2311 servitude. Turnarounds must have a maneuvering surface constructed as a t-  
2312 turnaround or cul-de-sac and approved by the Department of Public Works.  
2313

2314  
2315