

Proposed Subdivision Regulations UDC Updates

Chapter 2 Definitions

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

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

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

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

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

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

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

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

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

- A. Individual trailer sites may be leased or rented but not subdivided or sold.
- B. A minimum site of three (3) acres is required, with a minimum frontage of 200 feet, on a publicly maintained street or road.
- C. Maximum density is 12 trailer sites per acre.
- D. Minimum improvement requirements for private drives within the trailer park are 23 feet back to back of curb in a 35 foot width between building lines with underground storm drainage and pavement construction of at least six (6) inch soil cement base and 1½ inch of asphaltic concrete surface.
- E. Where only one drive is to be provided, each trailer park shall include an adequate circular turnaround at the rear of the property with a minimum radius of 30 feet for garbage trucks and other vehicles.
- F. Minimum lot size shall be 30 foot front by 75 foot depth.
- G. Each trailer site shall have two two-foot wide concrete runners six (6) inches thick for the trailer location and a four (4) inch thick, 10 foot by 26 foot concrete parking pad, to be measured from the back of curb at the front of the site.
- H. If garbage hoppers are to be provided then two (2) shall be provided for each 20 trailer sites with the same type and specifications as apartment developments.
- I. Each trailer site shall be provided with a sanitary sewer connection and each trailer park shall be provided with a collection and treatment system, public water supply, and fire hydrants in compliance with the standards of the Public Health Unit, the State Health Department, and Department of Public Works.
- J. There may be established a separate or optional area for overnight campers which area shall be provided with central public facilities.

- K. Where Mobile Home Parks are established, a solid fence or wall at least 6 feet high shall be provided along all sides and rear property lines.
- L. Side and Rear Yards: Any Mobile Home Park developed under these standards shall provide a 20 foot side and rear yard buffer if it is developed adjacent to a residential district or a recognized residential subdivision.
- M. Prior to the issuance of a permit for a mobile home park the plan of the proposed mobile home park shall be subject to a public hearing held by the Planning Commission, which plans shall be reviewed by Department of Public Works prior to Planning Commission hearing.
- N. Where Mobile Home Parks are established, a recreational area shall be provided at a rate of ten (10) percent of the overall park area, but shall not be required to exceed one (1) acre in size.

Section 4.102 Subdivision Review and Procedures

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

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

A. General Review Criteria

- 1. Not result in undue water, air, or noise pollution.
- 2. Have sufficient water available for its needs.
- 3. Not reasonably burden the parish's present or future water supply or distribution.
- 4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.
- 5. Not cause unreasonable congestion or unsafe condition with respect to use or highways waterways, railways, and other means of transportation existing or proposed.
- 6. Not cause an unreasonable burden on municipal services.
- 7. Not have an undue adverse effect on the effect on the natural beauty of the area, aesthetics, historic sites or rare or irreplaceable natural areas.
- 8. Not have an undue adverse impact on the parish present or future growth patterns nor on the parish's fiscal ability to accommodate such growth nor on the parish's investment in public services and facilities.
- 9. Be in substantial conformance with the Master Land Use Plan.
- 10. Not have an undue adverse impact on the projected housing needs of the parishes in terms of amount type affordability and locations.
- 11. Not have an undue adverse impact on the projected park and recreational needs of the parish.

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

- 1. Major street linkages to such proposed subdivision.
- 2. The city water system and/or the city sanitary sewer system.
- 3. The capacities of the city school system to provide educational services.
- 4. The ability of the police and fire department to provide police and fire protection without the necessity of establishing a new station or requiring additional personnel and/or equipment at an existing station.

- ~~5. Municipal parks, playgrounds, and pedestrian ways and other public facilities.~~

~~C. Purposes~~

~~These regulations are adopted for the following purposes:~~

- ~~1. To protect and provide for the public health, safety, and general welfare of the municipality.~~
- ~~2. To guide the future growth and development in the Parish of East Baton Rouge in accordance with the Master Plan.~~
- ~~3. To provide for adequate light, air, and privacy, to secure from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.~~
- ~~4. To protect the character and the social and economic stability of all parts of the municipality and to encourage the orderly and beneficial development of the community through appropriate growth management techniques assuring the timing and sequencing of development, promotion of infill 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 plan for compliance with the geometric standards and the preliminary plan requirements. Before the Planning Commission approves a request to subdivide ~~or resubdivide~~ property, there should be accurate and complete information submitted by the applicant to the Office of the Planning Commission ~~of which the Planning Commission~~ will assure that the proposed subdivision ~~and/or resubdivision~~ meets all the requirements of the Unified Development Code.

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

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

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

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

1. Notice of the time and place of the public hearing shall be mailed by certified mail to the owner/subdivider and all abutting property owners. The public hearing shall also be advertised in the official journal. The subdivider shall be present at ~~the Subdivision Review Committee and~~ the public hearing to explain the proposal and answer questions.
2. If the Planning Commission grants preliminary plan approval, five (5) **blackline** copies will be marked-up with notations, stipulations and/or changes, signed by the Director of the Planning Commission or his designee and distributed to: the Director of Public Works, the Chief Engineer of the Department of Public Works, the Parish Health Unit - Chief Sanitarian, the developer's engineer, and the case file in the office of the Planning Commission. Any conditions or requirements not previously stated will be made known to the developer at this time.
3. Any changes made by the owner/subdivider subsequent to approval of the preliminary plat shall be reviewed by the Planning Director and his staff. If the change suggested by the owner/subdivider is determined by the Planning Director and his staff to be of a substantial nature, then approval can only be granted by the Planning Commission and then only after a public hearing is held for that purpose. If the Planning Director and his staff determine that the suggested change is not substantial in nature, then approval will be granted immediately. **Changes-Examples** of substantial changes are as follows:
 - (a) A increase in the number of lots by more than ten (10) percent of the originally approved plat.
 - (b) Redesign of the subdivision or any portion thereof which would change the street pattern or overall layout of the previously approved plat.
 - (c) Relocation or addition of any **sewage** treatment facility, except as mandated by an agency with the legal authority to govern the change, only after review before the Capital Improvements Committee of the Metropolitan Council.
 - (d) **Change in overall drainage concept.**

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

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

The Preliminary Plat approval shall initially be valid for a period of two (2) years from the date of approval. Upon approval of the construction drawings and

specifications, the Preliminary Plat approval shall automatically be extended for an additional six (6) months upon written request to the Planning Commission by the developer. Such written request shall be made thirty (30) days prior to the expiration of the original two (2) years approval period. Unless extended, failure to submit the Final Plat for signature and recording within two (2) years of approval of the Preliminary Plat shall require resubmission of an application, public hearing, and fees for the Preliminary Plat to the Planning Commission for approval. Private servitudes of access and sewer improvements for minor subdivisions shall be constructed within two (2) years from approval or as may be extended.

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

- D. Final plat and construction plans. The subdivider or his engineer shall confer with the Department of Public Works and the Parish Health Unit to determine the standards and specifications, which shall govern proposed improvements. After preliminary approval of the geometric layout has been granted by the Planning Commission, the developer shall submit complete construction plans for the first or initial development of the area given preliminary approval together with a complete and accurate contour map using mean sea level datum to the Department of Public Works for their review and approval. The construction plan shall include the complete design of the sanitary sewerage system, storm drainage system and the street name system, which shall include street names approved by the Planning Commission, for the entire area to be subdivided. It shall be recognized as a principle that the sanitary sewerage and storm facilities cannot be properly designed on a piece-meal basis, and that the entire area shall be studied and worked out as a unit giving due consideration to the problems which may be created by the subdivision of adjacent lands, especially as pertains to drainage. The subdivider shall do no construction work until his completed construction plans have been approved by the Department of Public Works, and a reasonable time must be allocated for the proper study of the plans submitted. After the construction plans have been approved, the subdivider and his engineer shall proceed with the preparation of the final plat. The subdivider shall not sell or lease any lots in the subdivision until the final plat has been approved. Typical sections, as published by the Department of Public Works showing the reservation of spaces for all utilities, shall be included in the subdivision construction plans. Copies of storm sewerage layouts and sanitary sewerage layouts shall be submitted by the developer's engineer to the various utility companies involved prior to approval of the plans by the Department of Public Works.
- E. Distribution of final plat and construction plan for checking. When the final plat and construction plans are complete, the subdivider shall distribute black-and-white check prints as follows:
1. Two (2) copies of the Final Plat to the ~~Secretary~~ Planning Director or designee of the Planning Commission;
 2. Two (2) copies of the final plat and one (1) set of construction plans to the Department of Public Works;
 3. One (1) copy of the final plat and two (2) copies of the sewer construction plan to the Director of the Parish Health Unit.
- F. Approval of construction plans. After construction plans have been approved by the Department of Public Works and sewer construction plans have been approved by the Department of Public Health and the Health Unit, the Secretary of the Planning Commission shall be notified of such approval in writing. Final approval of construction plans shall be valid for a period of six (6) months from date of approval. The Department of Public Works shall cancel and revoke approval in writing of all construction plans under which no work is commenced within six (6) months, and new construction plans conforming to the regulations then in effect must be submitted and approved, before construction of any improvements. When construction plans have been approved the developer shall apply for inclusion in the consolidated garbage district and consolidated road-lighting district.
- G. Construction of improvements. After construction plans have been approved by the Department of Public Works, and prints filed with the director, the subdivider may construct the required improvements. The Director of Public Works shall be notified in advance of the date that such construction shall begin. Construction shall be performed under the supervision of the Department of Public Works, and shall at all times be subject to inspection by that department. However, this in no way shall relieve the subdivider and his engineer of close field supervision and final compliance with approved plans and specification.

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

1. The Department of Public Works shall be responsible for the following:
 - (a) The Department of Public Works shall hire and supervise the work of independent engineering firms and/or testing laboratories that will verify the quality of the work being performed for the developer's contractor, consulting engineer, and testing laboratory. The fee, or the portion of the fee, for this work shall be paid from the fee schedule established by the Metropolitan Council.
 - (b) The Department of Public Works shall do general inspection of the following:
 - (1) Excavations;
 - (2) Subsurface drainage;
 - (3) Inlets, junctions, and manholes;
 - (4) Sanitary **sewage** collection lines;
 - (5) Sanitary sewer manholes;
 - (6) Sanitary **sewage** treatment facilities;
 - (7) Base processing;
 - (8) Sidewalks;
 - (9) Curbs and medians;
 - (10) Roadway pavements;
 - (11) Utilities installation;
 - (12) Manufacture and installation of all drainage and sanitary sewer pipe.
 - (c) The Department of Public Works shall be in charge of **periodic** site inspection and approval of the following:
 - (1) Sub-base: Check integrity with developer's consulting engineer and representative of the testing laboratory.
 - (2) Sanitary **sewage** treatment facilities: Be on call when inspections **are** 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.
 - (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) The consulting engineer shall provide a survey party for the stakeout of lines and grades to complete the work.
 - (b) The consulting engineer shall inspect the laying of the sanitary **sewage** line and the storm drainage, including the preparation of "as built" wye record. (The testing laboratory may perform this.)
 - (c) The consulting engineer shall perform the inspection of the same items covered under subsection (G)(1) b above.
 - (d) The consulting engineer shall request **periodic** ~~intermediate~~ site inspections by the Department of Public Works.
3. The testing laboratory shall be responsible for the following:
 - (a) The testing laboratory shall test the concrete used in the construction of the street pavements, curbs, and sidewalks.
 - (b) There shall be a resident inspector of the testing laboratory to inspect the base processing.
 - (c) There shall be a resident inspector of the testing laboratory to inspect the street pavements including asphalt.
 - (d) A representative of the testing laboratory shall be present at the concrete and/or asphalt plants to inspect preparation of these materials.

- (e) A representative of the testing laboratory shall attend intermediate site inspections when called upon.
- (f) A representative of the testing laboratory shall attend the final inspection.
- (g) The testing laboratory shall furnish reports to the Department of Public Works, the developer's consulting engineer, and the contractor on items (a) through (e) above.
- (h) The testing laboratory shall inspect the laying of the sanitary ~~sewer~~ **sewage** lines and storm drainage if the developer's consulting engineer does not perform this function.
- (i) All concrete, metal, clay, plastic, or other acceptable pipe shall be stamped as approved by the testing laboratory prior to delivery to the job site.

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

- H. Acceptance of improvements. When construction is complete, in accordance with the approved plans and specifications, and complies with the provisions of these regulations, the subdivider, through his engineer, shall certify that all work has been completed and request final inspection so that he may obtain written final approval and acceptance from the Department of Public Works and submit such written approval to the Secretary of the Planning Commission. For a period of twelve (12) months after acceptance of the work the subdivider shall keep all filled trenches, pipes, manholes, structures, paved or unpaved surfaces, etc., constructed by the subdivider in good condition, making repairs to such defects in materials or workmanship as may develop or be discovered. If sewage treatment plants and/or pumping stations are constructed, the subdivider shall guarantee materials and workmanship of these facilities for a period of twelve (12) months. The subdivider shall file with the Department of Public Works a maintenance agreement and surety bond securing to the Metropolitan Council the satisfactory performance of this work for a period of one (1) year from the date of such bond. The amount of the bond shall be ten (10) percent of the cost of the improvements as determined by the Department of Public Works, and the Parish Attorney shall approve the form of the bond. The bond shall be subject to cancellation only upon the written approval of the Director of Public Works.
- I. Approval of final plat. Upon ~~completion and~~ acceptance of improvements the **Secretary Subdivision Coordinator** of the Planning Commission and the Department of Public Works shall check the final plat for conformity with the preliminary plans and for compliance with Section 4.6. **The final plat shall not be approved until compliance with all stipulations of the Planning Commission and the Department of Public Works.** The ~~Secretary of the Planning Commission~~ **Planning Director or his designee** shall then indicate such approval by his **or her** signature on the plat.
- J. Filing and distribution of final plat. The subdivider shall have a total of thirteen (13) ~~blackline~~ prints of the approved final plat. Two (2) prints will be recorded with the Clerk of Court; one (1) print to remain at the Clerk of Court and one (1) will be forwarded to the Secretary of the Planning Commission. The subdivider shall furnish the Secretary of the Planning Commission with the one (1) recorded ~~blackline~~ print and the eleven (11) ~~blackline~~ prints and a **electronic CAD version current digital CAD format by email** within 2 days of approval to be distributed as follows:

One (1) certified copy for the files of the Planning Commission; two (2) copies for the Office of the Clerk and Recorder; one (1) copy for the Parish Health Unit; two (2) copies for the Director of the Department of Public Works; and, one (1) copy for the Building **Official**, one (1) copy for the State Department of **Highways Transportation and Development** one (1) copy for each company providing water, power, gas and telephone services.
- K. Exceptions. The following exceptions to certain provisions of this section are permissible:
 1. Bond in lieu of immediate construction. In lieu of immediate construction of improvements as required in subsection (G) above, the subdivider may file with the Planning Commission an agreement and bond securing to the Metropolitan Council the actual satisfactory construction of proposed improvements within a period of not more than two (2) years from the date of such agreement and bond. The Director of the Department of Public Works shall approve the amount of the bond, and the Parish Attorney shall approve the form of the bond. The bond

may be canceled only upon written approval of the Director of the Department of Public Works.

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

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

Section 4.104 Requirements for Improvements, Reservations and Design

A. General Improvements.

1. Conformance to Applicable Rules and Regulations. In addition to the requirements established in these regulations, all subdivision plats shall comply with the following laws, rules, and regulations:
 - a. All applicable statutory provisions.
 - b. The East Baton Rouge Parish zoning ordinance, regulation building and housing codes, and all other applicable laws of the Parish of East Baton Rouge.
 - c. The Master Plan and Capital Improvements Program of the Parish of East Baton Rouge, including all streets, drainage systems, and parks shown on the 2010 Land Use Plan and Major Street Plan as adopted.
 - d. The special requirements of these regulations and any rules of the Parish Health Unit.
 - e. The rules of the State Highway Department of Transportation and Development if the subdivision or any lot contained therein abuts a state highway or connecting street.
 - f. All pertinent standards contained within the planning guides published by the Planning Commission or Metropolitan Council.
 - g. Final Plat approval may be withheld if a subdivision is not in conformity with the above laws, regulations, guidelines, and policies as well as the purposes of these regulations established in Section 4.102 C of these regulations.—stipulations set forth by the Planning Commission and the Department of Public Works.

2. Adequate Public Facilities

No preliminary plat shall be approved unless the Planning—Commission Department of Public Works determines that public facilities will be adequate to support and service the area of the proposed subdivision. The application shall, at the request of the Planning Commission, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities by possible uses of said subdivision. Public facilities and services to be examined for adequacy will include roads and public transportation facilities, sewerage and water service, schools, police stations, fire houses, and health clinics.

- a. The applicant for a preliminary plat must, at the request of the Planning Commission, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities and services by possible uses of said subdivision.
- b. Master Plan Consistency Required. Proposed public improvements shall conform to and be properly related to the Master Plan and all applicable capital improvement plans.

- c. Water. All habitable buildings and buildable lots shall be connected to a ~~public~~ water system capable of supplying water for health and emergency purposes, including adequate fire protection and shall comply with requirements of Chapter 14 of the Unified Development Code.
- d. Sanitary Sewer. All habitable buildings and buildable lots shall be served by an approved means of wastewater collection and treatment as required by Chapter 14 of the Unified Development Code.
- e. Stormwater Management. Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding. ~~The Parish of Baton Rouge The Department of Public Works~~ may require the use of control methods such as retention ~~or~~ detention, and /or the construction of offsite drainage improvements to mitigate the impacts of the proposed developments. ~~Best Management Practices shall be implemented to address three (3) elements: flow control, pollutant removal and pollutant source reduction.~~ (will be relocated) The applicant shall meet the requirements of Chapter 15 of this Unified Development Code.
- f. Roads. Proposed roads shall provide a safe, convenient, and functional system for vehicular, pedestrian, and ~~may provide~~ bicycle circulation; shall be properly related to the Major Street plan ~~and standard street sections in Appendix J~~; and shall be appropriate for the particular traffic characteristics of each proposed development and shall meet the requirements of Chapter 13 of the Unified Development Code.