

1 1. Character of the Land and Development

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3 Land that the Planning Commission finds to be unsuitable for subdivision or
4 development due to flooding, improper drainage, adverse earth formations or
5 topography, utility easements, or other features that will reasonably be harmful
6 to the safety, health, and general welfare of the present or future inhabitants of
7 the subdivision and/or its surrounding areas, shall not be subdivided or
8 developed unless adequate methods are formulated by the developer and
9 approved by the Planning Commission, upon recommendation of the Department
10 of Public Works, to solve the problems created by the unsuitable land conditions.

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12 The subdivider or tract developer or his representative shall confer with the
13 Planning Commission staff regarding the type and character of development that
14 will be permitted in the subdivision and discuss with the Planning Commission
15 staff the minimum restrictions to be placed upon the property to prevent the
16 construction of substandard buildings, to control the type of structures, or the
17 use of the lots which, unless so controlled, would clearly depreciate the
18 character and value of the proposed subdivision or site or tract development and
19 other adjacent property. Deed restrictions or covenants shall be submitted to
20 provide for the proper protection and maintenance of the development; provided,
21 however, that such deed restrictions or covenants shall not contain reversionary
22 clauses wherein any lot shall return to the subdivider because of a violation
23 thereon of the terms of the restrictions or covenants. The Parish of East Baton
24 Rouge does not enforce private deed restrictions. A copy of such restrictions shall
25 accompany the plat for final approval.

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27 2. Lot Improvements

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29 a. Lot Arrangement. The lot arrangement shall be such that there will be
30 no foreseeable difficulties, for reasons of topography or other conditions,
31 in securing building permits to build on all lots in compliance with the
32 Zoning Ordinance and Health Regulations of East Baton Rouge Parish.

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34 b. Lot Dimensions. Lot dimensions shall comply with the minimum
35 standards of the Zoning Ordinance and comply with Appendix F of the
36 Unified Development Code and the yard regulations of Chapter 11.

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38 c. Lot Zoning. All property currently zoned C1 (Light Commercial), LC-1
39 (Light Commercial One), LC-2 (Light Commercial Two), LC-3 (Light
40 Commercial Three), HC-1 (Heavy Commercial One), HC-2 (Heavy
41 Commercial Two), and C2 (Heavy Commercial) shall be rezoned to the
42 most restrictive residential zoning classification that accommodates the
43 proposed lot sizes indicated on the submitted subdivision plat. An
44 application to rezone the subject property and a preliminary plat
45 application may be done simultaneously.

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47 d. Lot Orientation. The lot line common to the street or servitude of access
48 right-of-way shall be the front line or frontage. Lots may be rear loaded
49 and front common green open space. All side lines of lots shall be at right
50 angles to straight street lines or radial to curved street lines, unless, a
51 variation to this rule will give a better street and lot plan. Corner lots
52 shall have extra width of a least twenty (20) percent to permit
53 establishment of greater building lines on the side of the lots adjoining
54 the side street. Lots on major street intersections and at all acute angle
55 intersections, which in the opinion of the Planning Commission are likely
56 to be dangerous to the traffic movement, shall have a radius of twenty
57 (20) feet at the street corner. Where grade separation structures are
58 proposed at the intersection of major streets, the lots and improvements
59 in the subdivision shall be arranged so as to make adequate provision for
60 such structures.

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62 e. Site or tract developments, as defined above, are subject to lot
63 development standards where applicable.

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65 f. On lots or tracts with access to the Wastewater Suburban
66 Transportation Network as determined by the Department of Public
67 Works, the minimum width of lots and minimum area shall conform
68 to the Unified Development Code.

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70 g. On lots or tracts without access to the Wastewater Suburban
71 Transportation Network as determined by the Department of Public
72 Works, the minimum lot width area and/or depth shall be as follows:

- 73
74 (1) Subdivisions ~~or subdivisions~~ having five (5) lots or less with the
75 minimum width or frontage of at least one hundred (100)

76 feet and minimum area of twenty-two thousand five hundred
77 (22,500) square feet with approved sewage disposal system
78 drainage to suitable and ditches as provided in Section 15.2.
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80 (2) Subdivisions ~~or resubdivisions~~ having between five (5) and fifty
81 (50) lots with a minimum width or frontage of two hundred fifty
82 (250) feet and minimum depth of three hundred (300) feet may
83 have effluent from an approved sewage disposal system draining
84 to open ditches as provided under Section 15.2, but such lots
85 may not be resubdivided until sanitary sewer lines and treatment
86 facilities are installed.
87

88 (3) All other subdivisions shall have lots meeting the width and area
89 requirements of the Unified Development Code and shall have
90 community sanitary sewage treatment facilities.
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92 5. Access to Lots

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

95 a. Three or more driveways from an arterial or collector shall not be
96 permitted for a single site unless authorized by Traffic Engineering
97 Division of the Department of Public Works.

98 b. Shared access shall be required whenever possible.

99 c. Access to residential lots with frontage on two or more roadways shall be
100 limited to one (1) access from the lower functional roadway.

101 d. Access to nonresidential lots with frontage on two or more roadways
102 shall be limited to one access point per roadway.

103 6. Blocks

104 a. No blocks shall be longer than one thousand five hundred (1,500) feet
105 between intersecting street centerlines. For blocks over seven hundred
106 fifty (750) feet in length the Planning Commission shall require a paved
107 crosswalk near the center of the block with a minimum right-of-way
108 width of ten (10) feet where the nearest portion of the block is within one
109 thousand five hundred (1,500) feet of an existing school, playground,
110 shopping center, transportation, and other community facilities to
111 provide essential circulation or access.

112 b. Where it is desired to subdivide a tract of land which because of its
113 size or location does not permit an alignment directly related to a
114 normal street arrangement, there may be established one or more
115 "places." Such a "place" may be in the form of a court, streets with a cul-
116 de-sac, or other arrangement provided, however, that proper access shall
117 be given to all lots from a dedicated street or court. A turning circle or a
118 "T-turnaround" as described in Section 13.2(d), of this section, shall be
119 required at the end of dead-end streets which provide access to
120 subdivided lots when the dead-end streets exceed two hundred fifty (250)
121 feet or the width of two (2) abutting lots.

122 c. Development of sites or tracts is subject to the block length
123 standards and alignment of streets or drives in relation to
124 adjacent streets.
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126 7. Roads

127 a. General Requirements

128 (1) Frontage on Improved Roads. No subdivision shall be approved
129 unless the area to be subdivided shall have frontage on and
130 an existing, proposed street or approved private servitude of
131 access.

132 (2) No lots may be subdivided on private streets or roads or on
133 unimproved right-of-way unless such roads are first improved to
134 Unified Development Code standards in Chapter 13.
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b. Location of new streets in relation and proposed streets

- (1) The arrangement of new streets in new subdivisions and in new site or tract developments shall make provision for the continuation of the principal existing streets in adjoining areas in so far as it may be deemed necessary by the Planning Commission for public requirements. Streets shall be extended to the boundary of the subdivision to provide access to undeveloped areas for future use and public safety. The street and alley arrangements must also be such as to cause no hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access. In general, provisions should be made for through streets at intervals of approximately one-half (½) mile or less and offset streets avoided. In cases where the subdivision includes or adjoins an existing street of less width than the minimum widths established, herein, and the Department of Public Works determines that the subdivision creates a need for additional right-of-way, the Planning Commission may require the dedication of sufficient right-of-way width to conform to the standards set forth in Section 13.
- (2) Rectilinear street layouts are generally preferred with occasional diagonal elements to enhance visual interest although curvilinear layouts shall be acceptable when designed to interconnect and to produce terminal vistas of protected open space or prominent structures.
- (3) Streets shall be interconnected as far as practicable and they may also be supplemented with back lanes or alleys.
- (4) Streets shall be located and oriented to take advantage of views of open space and common areas.

c. Street Trees

- (1) Street trees shall be planted in accordance with applicable the standard street section in all residential major subdivisions. The number of required street trees shall be calculated at a minimum of one (1) Class A tree per 60 linear feet or one (1) Class A or equivalent per residential lot.
- (2) The coordinated planting of deciduous shade trees 2" to 2.5" in diameter measured at chest height when planted shall be located on both sides of each street but not including rear access lanes or alleys.

8. Utilities

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

9. Recreational Facilities and Open Space

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

- 225 consideration shall be given to the reservation or dedication of a suitable
226 area for school and recreation purposes.
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- 228 b. For parks and playgrounds, five (5) acres should be provided for each
229 one hundred (100) lots in the proposed subdivision or each four hundred
230 (400) units in a multi-dwelling development with the location to be
231 mutually agreed upon by the developer, the East Baton Rouge Parish
232 Recreation, and Parks Commission (BREC) and the Planning
233 Commission. This should be adjacent to or combined with the school
234 site whenever possible.
235
- 236 c. For school sites, every subdivision or group of subdivisions with two
237 hundred (200) lots or more should be provided with a basic site of seven
238 (7) acres plus an additional acre for each additional one hundred (100)
239 lots in the proposed subdivision or in the vicinity. Location and
240 confirmation of the school site shall be mutually agreed upon by the
241 East Baton Rouge Parish School Board, the Planning Commission, the
242 developers, and also BREC where school and park sites are to be jointly
243 used or designated. Agreement shall also be made on the method of
244 acquisition and development to provide for acquisition on an acreage
245 basis rather than as developed lots.
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- 247 d. All residential subdivisions greater than five (5) acres or consisting of
248 more than 30 lots shall be required to provide open space. Open
249 space shall be a minimum of 15 percent of the land. Open space shall
250 directly abut or face at least 1/4 of the lots.
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- 252 e. Subdivisions exceeding five (5) acres consisting of 30 lots or more require
253 at least 10% of the land area reserved for parks or playgrounds.
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- 255 f. Development of lands shall be required where applicable to link existing
256 parks, open space and recreational facilities by street, sidewalks, bicycle
257 paths, or other acceptable alternatives as approved by the Planning
258 Commission staff and East Baton Rouge Parish School Board Parish
259 Recreation and Parks Commission (BREC).
260
- 261 g. Major Subdivision consisting of 6 lots or more in the Rural zoning district
262 shall contain two (2) trees for each residential lot: one (1) rear yard and
263 one(1)front yard. This requirement shall be enforced by private deed
264 restriction or covenants.
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266 10. Buffer Yards
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- 268 a) All proposed major subdivisions that are developed in the Rural and/or
269 Residential Estate Agriculture Zoning Districts that abut a major arterial
270 shall provide a 20 foot landscape buffer between the rear yard line and
271 the major arterial right of way with evergreen trees. Existing trees may
272 be applied as credit if approved by the Department of Landscape and
273 Forestry.
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- 275 b) Where a subdivision backs up to a major or collector street or adjacent
276 to public rights of ways or flood control channels, railroads, freeways
277 expressways, major streets and other streets where necessary or
278 desirable for the protection of public health, safety, and welfare a
279 minimum 12' feet of landscaping servitude between the subdivision and
280 the back of curb (exclusive of sidewalks) shall be provided with a
281 perimeter fence.
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