



UDC

Document consolidates development ordinances into single reference source

A “Unified Development Code” is at work in East Baton Rouge Parish.

The Unified Development Code (UDC), adopted by the Metropolitan Council on November 20, 1996, consolidates various development ordinances and regulations into a single reference manual, which will ease the preparation of plans and applications for residents and developers.

Creation of the Unified Development Code

The UDC was developed in August 1996 with the assistance of a technical advisory committee. The Unified Development Code Committee was comprised of seven members representing professional fields associated with development and construction: attorney at law, engineer, developer, realtor, banker, contractor and real estate appraiser.

The committee reviewed the existing ordinances and made minor format and text changes. No major changes were made during this review and codification.

As a consolidation of land use regulations into one comprehensive and easy-to-use document, the Unified Development Code for East Baton Rouge Parish includes the current Zoning Ordinance, Subdivision Regulations, Landscape Ordinance, Tree Ordinance, Sign Ordinance, Flood Prevention Ordinance and portions of the City Code that logically fit the format.

Advantages of the Unified Development Code

The UDC treats in one text those areas of regulation more typically dealt with in separate zoning and subdivision ordinances. The combined approach of the Unified Development Code provides several advantages:

- Because modern development tends to require review by multiple agencies and conformance with multiple ordinances, the combination of all of these ordinances into the UDC format will allow the development process to be more

efficient.

- The UDC permits the land use control system to be administered more efficiently because the administrators and members of the various boards need to become familiar with only one set of standards. The approval processes for all types of development are covered in one ordinance.
- The UDC avoids the overlapping, conflicting or inconsistent ordinance provisions found in land use control systems consisting of separate zoning and subdivision ordinances. It avoids excessive regulation and redundancy.
- The UDC provides planners with a manageable document that allows flexibility for future development. The ability to amend this document without conflict between similar sections will be easier and less confusing.
- The Unified Development Code deals in great detail with the administration and enforcement of a land use ordinance. The UDC firmly establishes consistent and equitable rules for administering land use processes.
- With the Unified Development Code, an attempt was made to draft the document without major change and in understandable language, without using difficult legal terms.

Contents of the Unified Development Code

The consolidation of ordinances has created a document with a consistent format and easy-to-use references throughout the text. The following is a listing of the chapters within the Unified Development Code:

1. General Provisions

This chapter states the provisions established within the Plan of Government for the Authority and Purpose, Subdivision of Land, and Zoning.

2. Definitions

The Definitions chapter contains definitions for words and terms used frequently throughout the UDC.

3. Administrative Mechanisms

This chapter describes the composition, organization, duties and powers of the Planning Commission. Additionally, this chapter describes the elements of the Master Plan and its legal effect; the powers and duties of the Metropolitan Council relating to zoning; the powers and duties of the

4. Permits and Final Plat Approval

This Chapter consists of detailed guidelines for develop developments requiring review and approval of Site Plans, Mobile Home Parks, Preliminary or Final Subdivision Plats. Additionally, this section covers procedures pertaining to revocations or relocation of rights-of-way or servitudes as well as violations and penalties concerning subdivision matters.

5. Waivers, Variations and Exceptions

This chapter describes the guidelines for granting and approving waivers, variations and exceptions that are allowed within the Unified Development Code.

6. Enforcement and Review

This chapter describes the legal effect of the zoning regulations and penalties relating to zoning violations.

7. Nonconforming Situations

This chapter relates to unlawful uses and exceptions that do not conform with the requirements of the UDC.

8. Zoning Districts

This chapter describes the types of established zoning districts and contains a detailed table of permissible uses allowed in specific zoning districts. Also, a section contains special requirements for each zoning district.

9. Accessory Uses

This chapter states which accessory uses are allowed within specific zoning districts and describes the rules regarding location of buildings and fences.

10. Supplementary Uses

The Natural Resource Overlay zoning districts are unique categories within the ordinance and do not follow the same criteria required for other zoning districts. This chapter also consists of Urban Design and Urban Design Overlay districts.

11. Dimensional Regulations

This chapter relates to height requirements, yard regulations, building setback lines from street rights-of-way, and other geometric standards required for development.

12. Recreational Facilities and Open Space

This chapter consists of recommendations and considerations for parks, playgrounds and school sites when subdividing property.

13. Streets and Sidewalks

This chapter describes specific requirements for the construction of various types of streets, cul-de-sacs and turnarounds. Also included within this section are the requirements and procedures for the naming or renaming of streets, and the design of street name signs.

14. Utilities

This chapter states the requirements for placement of utilities within servitudes and rights-of-way. Two cross-sections of typical street construction showing utility space allocations are included within this chapter. Also included within this chapter are the requirements for the

resubdivision of property when sewerage to the Waste Water Suburban Transportation Network is unavailable.

15. Floodways, Floodplains, Drainage and Water Quality

This chapter delineates the provisions which shall be made for the disposal of storm water when development of subdivisions, sites or tracts occurs. Additionally, this chapter contains the Flood Damage Prevention Regulations, which are specific requirements designed to minimize public and private losses due to flood conditions.

16. Signs

This chapter relates to requirements for all types of signs.

17. Parking

This chapter provides detailed requirements for off-street parking and loading. It also provides parking requirements for specific land uses and parking lot layout.

18. Landscape, Clearing and Trees

This chapter relates to landscape standards and requirements for certain new land uses developed after January 1994.

19. Amendments

This chapter describes the authority of the Metropolitan Council to amend the UDC. Also included within this chapter are the requirements and procedures of amending the Horizon Plan and the "2010 Land Use Plan."

20. Appendix

The Appendix consists of twelve sub-sections, which include the following:

- A. Minimum design criteria for parking, streets and roadways.
- B. Fee schedules for zoning, subdivisions and signs.
- C. Graphics, maps and illustrations relating to signs.
- D. Landscape and "bufferyard" tables.
- E. Sample submittal forms for surety bonds and adjacent property owners.
- F. Height and yard requirements by zoning districts.
- G. Urban Design Overlay District
- H. Permissible uses
- I. UDC Amendments
- J. Street Cross Sections
- K. Stormwater Best Management Practices
- L. Copies required for Land Development Applications

For more information contact:

City-Parish Planning Commission
1755 Florida Street, Third Floor
P.O. Box 1471

Baton Rouge, LA 70821

Telephone: (225) 389-3144 Fax: (225) 389-5342

Office Hours: 8 a.m.—5 p.m. M-F

Email: planning@brgov.com

Web page: <http://www.brgov.com/dept/planning>