Title 7:
Unified Development Code (UDC)

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Chapter 1
GENERAL PROVISIONS

Sec. 7:1.1 Authority and purpose

In accordance with the provisions of Louisiana Revised Statutes (La RS) 33:101 et seq., and particularly La RS 33:112, and in order to promote the health, safety, convenience, morals, and general welfare of the community, to ensure orderly development of property; provide for the proper arrangement, width, naming of streets in relation to other existing or planned streets that provide adequate and convenient traffic circulation including access for emergency vehicles; and ensure the adequacy of vehicular parking, utilities, and open space, the following regulations are adopted by the Planning & Zoning Commissions.

These regulations divide the City of St. George into zoning districts and within the districts regulate and restrict the height, placement, and size of buildings and other structures; the size of yards, courts, and other open spaces; the location and amount of parking; and the location and use of buildings, structures and land for trade, industry, residence, and other purposes; establish appropriate regulatory bodies and prescribe their powers and duties; provide penalties for the violation of the chapter and repeal all ordinances in conflict herewith.

The provisions in the Unified Development Code were originally adopted and became effective on November 20, 1996.

Sec. 7:1.2 Relationship to Adopted Plans

The regulations established by this Unified Development Code implement the comprehensive plan adopted by the St. George City Council for the purpose of promoting health, safety, morals, and the general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration among other things, to the character of the district, and its peculiar suitability for the particular uses; and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Sec. 7:1.3 Interpretation of the Unified Development Code

In interpreting and applying the provisions of the Unified Development Code, the promotion of the public safety, health, convenience, comfort, morals, prosperity, and general welfare shall be held to be the minimum requirements. It is not intended by the Unified Development Code to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, except that where a conflict may exist or develop between the regulations and restrictions, or other applicable legal restrictive regulations, then the more restrictive regulations shall control.

Sec. 7:1.4 Minimum Requirements

Use of all premises in the City of St. George shall be in accordance with the standards established in this Unified Development Code, which shall be considered the minimum standards permitted.

Sec. 7:1.5 Fees

The amount associated with all fees referenced in this Unified Development Code may be found in Appendix B of this code.

Sec. 7:1.6 Severability

Should any section or provision of this Unified Development Code be declared invalid by judgment or court order, the remaining sections or provisions shall remain valid and in full force and effect.

Sec. 7:1.7 Non-Substantive Errors

The Planning Director may correct typographical errors, numerical reference errors, spelling errors, errors in section or page numbering, and similar non-substantive changes to the text of this Unified Development Code without a public hearing, provided the changes necessary to correct any errors do not change the meaning of the UDC, and any changes made are documented to the Zoning Commission and made a part of its regular meeting minutes.

(Ord. No. 2025-005, 2-25-2025)

Chapter 2
ADMINISTRATION

Sec. 7:2.1 St. George City Council

The St. George City Council shall have all the powers and duties relating to planning and zoning that are conferred or imposed on the legislative bodies of cities by the General Laws of the State.

Sec. 7:2.2 Planning and Zoning Commissions

The Planning Commission and Zoning Commission are established in Title 1 City Organization, Chapter 5 Boards and Commissions of this Code.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:2.3 Board of Adjustment

The Board of Adjustment is established in Title 1 City Organization, Chapter 5 Boards and Commissions of this Code.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:2.3.1 Reserved

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:2.3.2 Organization

A. *Officers*. The Board of Adjustment shall elect one of its members to be chairman and another member to be the vice chairman for terms of one year respectively, with each eligible for re-election. Such chairman, or in his absence the vice chairman, may administer oaths and compel the attendance of witnesses.

B. *Rules*. The Board of Adjustment shall adopt rules of procedure in which it shall fix the time for its regular meetings, which shall be held at least once a month. All meetings of the Board shall be open to the public.

Sec. 7:2.3.3 Authority

A. *General*. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such facts, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be public records. A majority vote of members of the Board shall be necessary to decide in favor of the applicant on any matter upon which it is required to pass under the Unified Development Code or to effect any variation.

B. *Interpretation*. The Board may interpret the provisions of the Unified Development Code in order to carry out the intent and purpose of the zoning map where the street layout on the ground varies from the street layout as shown on the zoning map.

C. *Variances*. The Board shall have the authority to vary some requirements of the Unified Development Code where topographic or other extraordinary conditions specific to the property in question would make strict application of the regulations impractical or result in a hardship preventing reasonable use of the property and no other means of obtaining relief is provided in the UDC. Variances shall only be granted for the purposes listed below when there will be no substantial negative impact on surrounding properties.
   1. Yard requirements may be varied only if there is an unusual physical condition of a lot that is not generally prevalent in the neighborhood and which condition, when related to the yard regulations of the zoning district, would prevent a reasonable or sensible arrangement of buildings on the lot.
   2. Yard requirements may be varied in cases where a change or alteration of property has resulted from expropriation proceedings to allow a reasonable use of the property.
   3. Yard requirements may be varied when strict application of the regulations would impose an undue hardship, such as the tearing down of a structure, or a portion of a structure, that was legally permitted and is substantially complete. Inconvenience of the property owner or other interested party(s) shall not be considered to demonstrate hardship
   4. In no case may side yards be reduced to less than three feet.
   5. In no case may yards be reduced if the reduction would conflict with required landscape buffers or required sight triangles

D. *Exceptions*. The Board shall have the authority to permit only the exceptions to the provisions of the Unified Development Code listed below.
   1. To permit the expansion of a non-conforming structure, provided that no new violations of setbacks or required landscape buffers are created.
   2. To permit the reconstruction of a non-conforming building that has been destroyed or partially destroyed by fire or act of God.
   3. To permit the location of an individual manufactured home in the A, B1, C1 and C2 zoning districts in the event that a residence is damaged or destroyed by storm, fire or act of God; provided that such manufactured home is allowed only for the period of time required to construct a new residence. This exception shall be for a period not to exceed one year, though it may be extended for one additional year.
   4. To permit the location of an individual manufactured home on a lot with an existing residence in any zoning district provided that the applicant for such an exception demonstrates to the satisfaction of the Board that:
      (a) An additional permanent residence is not justified or feasible; and,
      (b) The need is based upon:
         (1) The requirements for housing of aged, ill or otherwise incapacitated family members, or wards for which the existing residents are responsible; or,
         (2) The physical or economic need for housing of individuals for whom existing residents have responsibility or family relationship; and,
      (c) Any manufactured home allowed to be located under the provisions of this section shall not be occupied by or rented to anyone other than the person for whom the permit was applied.

(d) This exception shall be for a period not to exceed one year, though it may be extended.

5. To permit the location of an individual manufactured home on a lot of at least three acres with an existing residence in any zoning district provided that the property is adequately served with a means of sewage treatment and disposal approved by the Parish Health Unit for use of the landowner's family member. This exception shall be for a period not to exceed one year, though it may be extended for one additional year.
6. To permit the location of an individual manufactured home on a lot to provide housing for security personnel for protection of commercial or industrial properties.
7. To permit an increase in the height of a fence or wall in a front or corner side yard, provided that the fence or wall is set back at least 15 feet from the edge of the street and is not located within any required sight triangle.
8. To permit the construction on a residential lot of an accessory structure that is greater than 1,000 square feet in area provided that the combined footprint of all accessory structures on the lot does not exceed 30 percent of the rear yard area.

E. *Notice*. Before any public hearing on a requested variance or exception, the Planning Department shall require the applicant post a sign on or adjacent to the property that is in the subject of the hearing. This sign shall be:
   1. White in color;
   2. A minimum size of 18 inches by 24 inches in size, and;
   3. Shall include the following information printed in a minimum font size of 20:
      (1) The nature of the request;
      (2) The date, time and place of the public hearing; and,
      (3) The phone number for the Department.

F. *Appeals*. Any person aggrieved by any decision of the Board of Adjustment may appeal to the decision of the Board to the 19th Judicial District Court within 30 days after the decision of the Board.

G. *Period of Validity of Board Actions*. No order of the Board of Adjustment authorizing a variance or an exception shall be valid for a period longer than one year from the date of such order, unless substantial construction or change of use has commenced in accordance with the plans for which such variance or exception was authorized, unless the Board of Adjustment specifies a period longer than one year at the time of approval. Such longer approval period may only be granted for good cause shown.

(Ord. No. 2025-013, 4-8-2025)

Sec. 7:2.4 Historic Preservation Commission

Sec. 7:2.4.1 Establishment

A. The City of St. George Historic Preservation Commission (HPC) shall serve as an "Historic District Commission" pursuant to Louisiana Revised Statutes §25:732 to aid in the preservation and protection of buildings, sites, monuments, structures and areas of historic

interest or importance through their protection, maintenance and development as historic landmarks and their recognition as such in the history and traditions of the state and nation; to establish and improve property values; and to foster the economic development of the areas affected.

B. The HPC shall be administratively supported by the staff and funded through the budget of the Planning Department.

B. The City Attorney shall be the ex officio attorney for the HPC.

Sec. 7:2.4.2 Membership

A. *Composition*
   1. The HPC shall consist of seven members, who shall be residents of the City of St. George. The members shall be appointed by majority vote of the St. George City Council. At least one member of the HPC shall be a resident or property owner of a locally designated historic district.
   2. Members of the HPC shall have a demonstrated interest, competence, or knowledge in historic preservation as evidenced by training or experience in architecture, history, architectural history, planning, archaeology, real estate development, construction or other related fields.
   2. The members shall hold office for a term of four years. None of the members of the HPC shall serve more than two consecutive full, four-year terms.
   3. All members shall serve without compensation but may be reimbursed for actual expenses incurred in the performance of their duties.
   4. Each member shall complete at least one training session per year as required by the Louisiana Certified Local Government Program Guidelines.
   5. Members shall not vote on issues in which they have a conflict of interest, consistent with State ethics requirements.

B. *Vacancies*
   1. Any member who fails to attend 75 percent of all regularly scheduled meetings in any calendar year shall no longer be eligible to serve on the HPC.
   2. The St. George City Council may remove any member of the HPC for cause, on written charges, after a public hearing.
   3. Any vacancy in membership shall be filled for the unexpired term by appointment by the St. George City Council.

Sec. 7:2.4.3 Organization

A. *Officers and Committees*
   1. A chairman and vice chairman shall be elected annually at the first meeting of each year from the members of the HPC.
   2. The HPC may designate and the chairman may appoint, from among its members, various committees with such powers and duties as the HPC may prescribe.

B. *Rules*
   1. The HPC shall adopt rules for the transaction of its business, copies of which shall be available in the Planning Department.
   2. The HPC shall meet at least quarterly, and shall meet monthly whenever applications for public hearing COAs are pending. Additional meetings may be held on written request of any HPC member or the Mayor.

Sec. 7:2.4.4 Authority

The City of St. George Historic Preservation Commission shall be authorized to:

A. Protect, enhance, and perpetuate resources that represent distinctive and significant elements of the city's historical, cultural, social, economic, political, archaeological, and architectural identity;
B. Provide a review process for the preservation and appropriate development of the City of St. George's resources, including the development and approval of design guidelines for use in this purpose as well as review applications for Certificates of Appropriateness on private property, and approve, approve with conditions, or deny the Certificates of Appropriateness in accordance with the provisions of the Unified Development Code;
C. Promote the use of resources for the education, pleasure and welfare of the people of the City of St. George;
D. Advise any governmental agency of the State or local government, other than the governing body, prior to the initiation of any substantive change, modification, renovation, restoration or construction to or upon any historic site within the HPC's jurisdiction, pursuant to Louisiana Revised Statutes §25:742;
E. Prepare an inventory of all property within its jurisdiction having the potential for designation as historic property;
F. Recommend to the Planning Commission and the St. George City Council specific places, districts, sites, buildings, structures, objects, or works of art to be designated by ordinance as historic properties;
G. Recommend to the Planning Commission and St. George City Council that the designation of any historic place, district, site, building, structure, object, or work of art as historic property be revoked or removed;
H. Recommend to the City of St. George restoration or preservation guidelines of any properties acquired by the City of St. George Government;
I. Promote the acquisition by the City of St. George of preservation easements;
J. Make such investigation and studies of matters relating to historic preservation as the local governing body or the HPC may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources;
K. Apply for State and federal funds for historic preservation, and make recommendations to the St. George City Council concerning the most appropriate uses of any funds acquired;
L. Consult with experts;
M. Maintain Certified Local Government status with the Division of Historic Preservation of the Department of Culture, Recreation, and Tourism;

N. Perform historic preservation activities as the official agency of the City of St. George historic preservation program;
O. Recommend to the St. George City Council the acquisition or sale of historic properties or the acceptance by the City of St. George of donations, grants, funds, or gifts of historic property on behalf of the HPC; and,
P. Recommend to the St. George City Council incentives that can be expected to encourage the preservation of the community's historic resources and provide a positive incentive to affected property owners.

Chapter 3
PROCESSES

Sec. 7:3.1 General

Sec. 7:3.1.1 Pre-Application Conferences

A. *Recommended*. Before submitting an application for development approval that does not require a pre- submittal conference, it is recommended that a pre-application conference be scheduled with the appropriate department to discuss the procedures, standards and regulations required for development approval.

B. *Required*. A mandatory pre-application conference with the department shall be required for rezoning as any type of planned development, including a Traditional Neighborhood Development

Sec. 7:3.1.2 Application Requirements

All requests for development approvals shall submit a completed application providing all information required by the department consistent with the submittal calendar established by the department along with all fees established by St. George City Council.

Sec. 7:3.1.3 Public Notice

Table 7:3.A
Summary of Notice Requirements

Procedure	Published	Posted	Mailed	Mailed Notification Distance
Comprehensive Plan Map Amendment	X	X	X	300 ft.
Comprehensive Plan Text Amendment	X			
UDC Text Amendment	X			
Rezoning	X	X	X	300 ft.
Final Development Plan (Public Hearing)	X	X	X	300 ft.
Major Conditional Use Permit	X	X	X	300 ft.
Conditional Use Permit	X	X	X	300 ft.
Historic District/Landmark Designation	X	X	X	300 ft.
Certificate of Appropriateness (Public Hearing)	X	X	X	300 ft.
Certificate of Appropriateness (Staff)		X		
Revocation	X		X	Abutting property owners
Street Name Change	X		X	Abutting property owners
Downtown Demolition/Relocation	X	X	X	300 ft.

A. *Types of Notice Required*. Notice shall be required for applications for development approval as shown in Table 7:3.A, Summary of Notice Requirements.

B. *Cost of Notice*. The cost of notice requirements shall be paid by the applicant consistent with the fee schedule approved by the St. George City Council.

C. *Notice Requirements*
   1. *Published Notice*
      a. *Generally*. Before the Planning or Zoning Commissions shall consider any development proposal requiring published notice, unless listed below, the proposal shall be advertised in accordance with law in the official journal of the City of St. George. An additional advertisement shall be inserted in suitable block ad form not less than two columns wide in a newspaper of general circulation published in the City of St. George three times. The first of which shall appear not less than ten days prior to the date set for the public hearing on the proposed amendment.
      b. *Exceptions*
         (1) *Large Scale Comprehensive Plan Amendments*. In addition to the general requirements listed above, each large scale comprehensive plan amendment shall require the publication of a "display ad" at least ten days prior to the date of the Planning Commission public hearing. This ad shall be no less than one-quarter page in the official journal of the City of St. George. Such ad shall not be placed in that portion of the newspaper where legal notice and classified advertisements appear. The headline in such advertisement shall be in a type no smaller than 18 point, and shall appear in substantially the following form:

NOTICE OF LAND USE CHANGE
It is proposed to change the Comprehensive Land Use and Development Plan "Comprehensive Land Use Plan" from [land use category] to [land use category] within the area shown on the map below. A public hearing on the proposal will be held by the Planning Commission on [date and time] and the St. George City Council on [date and time] at [meeting place].

Such advertisement shall contain a geographic location map at a scale approved by the Planning Commission staff which clearly indicates the area covered by the proposal. The location map shall include major street names as a means of identification of the area.

         (2) *Certificates of Appropriateness*. Notice of the time and place of a scheduled public hearing on an application for a Certificate of Appropriateness shall be published in the official journal of the City of St. George at least ten days before such hearing.
   2. *Posted Notice*. Before any public hearing on a development proposal requiring published notice other than those proposals initiated by the Planning or Zoning

Commissions or the St. George City Council, the Planning Director shall post a sign on or adjacent to the property that is in the subject of the hearing. This sign shall be:

a. Yellow for all items other than those requiring hearings before the Historic Preservation Commission, which shall be pink;
b. A minimum size of 18 inches by 24 inches, and;
c. Shall include the following information printed in a minimum 20 point font size:
   (1) For zoning cases, the present zoning classification of the property and the zoning classification sought by the amendment;
   (2) The date, time and place of the public hearing; and,
   (3) The phone number and web site for the Planning Department.

   Where more than one parcel or tract of land is involved in the same application, the sign shall be posted at a centrally located point; in addition, at least one sign shall be posted on each block on each street involved in the proposed amendment. If the property under consideration does not front on a public street, an additional sign must be posted at the nearest public street. Such signs shall be posted not less than 15 calendar days prior to the date of the public hearing.

3. *Mailed Notice*. A supplemental notice of the time and place of any required public hearing shall be mailed via regular mail from the Planning Department not less than 15 days in advance of the hearing to all owners of real property within the area specified in Table 7:3.A, Summary of Notice Requirements. For the purpose of notice requirements, the names and addresses of such owners shall be deemed to be those on the current East Baton Rouge Parish Assessor's Office. Failure of owners to receive supplemental notice of hearing shall in no way affect the validity of the action taken.

Sec. 7:3.1.4 Coordination with Others

The Recreation and Parks Commission. The plans for all projects and developments to be constructed within 1,000 feet of a Recreation and Park Commission for the Parish of East Baton Rouge (BREC) designated park shall be submitted to the BREC Planning and Engineering Office at least 30 days prior to Planning or Zoning Commission action.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:3.2 Comprehensive Plan

Sec. 7:3.2.1 Content

A. A comprehensive plan for the physical development of the City of St. George shall be adopted by the Planning Commission and St. George City Council. The plan shall include, but not be limited to, the following elements:
   1. A future land-use element;
   2. A traffic circulation and mass-transit element;
   3. A wastewater, solid waste, and drainage element;
   4. A conservation and environmental resources element;
   5. A recreation and open space element;
   6. A housing element; and,
   7. A public services and facilities element.

B. The several elements of the comprehensive plan shall be coordinated and be internally consistent. Each element shall include policy recommendations for its implementation and shall be implemented, in part, by the adoption and enforcement of appropriate regulations.

Sec. 7:3.2.2 Legal Effect of Comprehensive Plan.

A. Upon adoption of the comprehensive plan, no subdivision, street, park or public way, ground or space, drainage, building development or structure, whether publicly or privately owned which is in conflict with the comprehensive plan or the Unified Development Code shall be constructed or authorized by the appropriate department of the City of St. George government, until and unless the locations and extent thereof shall have been submitted to and approved by the Planning Commission.

B. All land development regulations including zoning and map, subdivision regulations, roadway plan, and all public improvements, public facilities and all City of St. George regulatory actions relating to land use, subdivision and development approval shall be consistent with the comprehensive plan.

Sec. 7:3.2.3 Plan Amendments

A. Plan amendments shall follow the schedule of rezoning applications.

B. Plan amendments shall be categorized as "large scale amendments," or "small scale amendments" pursuant to the following criteria:
   1. A large scale amendment shall be any change involving more than five acres of land.
   2. A small scale amendment shall be any change other than a large scale amendment.

C. *Action by the Planning Director*. Upon receipt of a completed application for a change to the comprehensive plan, the Planning Director shall prepare a report showing that the following criteria were considered regarding a proposed change to the future land use map of the comprehensive plan:
   1. Whether the proposed change would be consistent with the vision, goals, objectives, action items, or policies of any adopted plans;
   2. Whether the proposed change would be compatible with the existing land use pattern and/or designated future land uses;
   3. Whether the proposed change would create substantial adverse impacts in the adjacent area or the city or parish in general;
   4. Whether the subject site is of adequate shape and size to accommodate the proposed change; and,
   5. Whether a change in conditions since the adoption of the plan has occurred or an error was made in the original designation of the property.

D. *Action by the Planning Commission*. The comprehensive plan, as adopted by the St. George City Council, may be amended only following preparation of a report by the Planning Director on the requested change and consideration of the change in a public

hearing by the Planning Commission. Planning Commission action on a plan amendment shall be by vote of a majority of the membership of the Commission.

E. *Action by the St. George City Council*. Following the Planning Commission action, the plan amendment shall be considered in a public hearing by the St. George City Council. Amendments to the comprehensive plan shall require a 2/3 vote of the St. George City Council in order to be approved.

Sec. 7:3.3 Amendments to the Unified Development Code

Sec. 7:3.3.1 Initiation

Amendments to the Unified Development Code may be initiated by the Zoning Commission or by the St. George City Council upon its own motion or upon petition.

Sec. 7:3.3.2 Process

A. With the exception of changes related to Chapter 15, Floodways, Floodplains, Drainage, and Water Quality, all changes to the text of the Unified Development Code shall require a public hearing by and recommendation from the Zoning Commission by majority vote and a public hearing and action by the St. George City Council following the receipt of a final report from the Planning Director on the merits of the amendment.

B. The St. George City Council may amend Chapter 15, Floodways, Floodplains, Drainage, and Water Quality, of the Unified Development Code upon its own motion or upon petition without a recommendation from the Zoning Commission.

Sec. 7:3.4 Zoning Changes

Sec. 7:3.4.1 Initiation

The St. George City Council, the Zoning Commission, or any citizen acting with the consent of the owner of the affected property may petition for a change to the official zoning map regarding a particular piece of property.

Sec. 7:3.4.2 Action by the Planning Director

Upon receipt of a completed application for a change of zoning, the Planning Director shall prepare a report showing that the proposed change is consistent with the comprehensive plan, and satisfies the technical requirements of the Unified Development Code. In addition, the report should illustrate that at least one of the following criteria were considered regarding the proposed change.

A. The land use pattern or character of the area has changed to the extent that the existing zoning no longer allows reasonable use of the proponents' property and adjacent property. Factors to consider in making this determination include:
   1. The requested designation is the same as, or similar to that existing on properties next to, or across the street from the site under consideration;

2. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography, or related hazards or deficiencies;
3. Consideration of changes in land value, physical environment or economic aspects which tend to limit the usefulness of vacant land or buildings.

B. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
   1. Undue congestion of streets and traffic access;
   2. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks, and other public facilities;
   3. Land or building usage which is, or may become incompatible with existing character or usage of the neighborhood;
   4. An oversupply of types of land use or zoning in proportion to population, land use, and public facilities in the neighborhood.

C. The proposed zoning change is in keeping with zoning law and precedent, in that:
   1. It is not capricious or arbitrary in nature or intent;
   2. It does not create a monopoly, or limit the value or usefulness of neighboring properties;
   3. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns;
   4. It does not create a spot zone, that is, an incompatible or unrelated use that would prevent the normal maintenance and enjoyment of adjacent properties.

Sec. 7:3.4.3 Action by the Zoning Commission

Following receipt of the Planning Director's report, the Zoning Commission shall hold a public hearing on the proposed change of zoning in order to make a recommendation to the St. George City Council. The Zoning Commission, in its recommendations to the St. George City Council, may state its concurrence with, or rejection of, proponents' offers of proof of public hearings and may state, in its motion of recommendation to the St. George City Council, its position in relation to proponents' statements and the Planning Director's analysis; and such statements and analyses shall be forwarded to the St. George City Council along with the Zoning Commission recommendations.

Sec. 7:3.4.4 Action by the St. George City Council

A. *Public Hearings*. Upon receipt of the Zoning Commission's recommendation, the St. George City Council shall hold a public hearing on the proposed change in zoning, unless the Zoning Commission recommends denial by a unanimous vote and the St. George City Council concurs, in which case the matter need not be introduced for public hearing. Any member of the St. George City Council may introduce an appeal of the rezoning decision of the Zoning Commission at the St. George City Council meeting following the rezoning decision of the Zoning Commission, failure to appeal will make the Zoning Commission decision final. The matter shall not be introduced except by a majority vote by the St. George City Council. If the St. George City Council introduces the appeal of the

rezoning decision, the item shall be heard at the next regularly scheduled St. George City Council Zoning Meeting. Failure to introduce the rezoning will make the Zoning Commission decision final.

B. *Vote of the St. George City Council*
   1. *Items with a Favorable Recommendation from the Zoning Commission*. Items with a favorable recommendation from the Zoning Commission shall require a majority vote by the St. George City Council in order to be approved.
   2. *Items with an Unfavorable Recommendation from the Zoning Commission*. Any item that has failed to receive the approval of the Zoning Commission shall not be passed by the St. George City Council except by a favorable vote of 2/3 of the entire membership of the St. George City Council.
   3. *Zoning Changes without the Consent of the Property Owner*. Any proposed change to the zoning designation of privately-owned real property initiated by motion of St. George City Council shall require a favorable vote by 2/3 of the entire membership of the St. George City Council, unless the proposed amendment has the written consent of the property owner(s) indicating support for the proposed change. This provision shall not apply to any publicly-owned lands.

Sec. 7:3.4.5 Withdrawal of Applications

A. Any application which the applicant wishes to withdraw from Zoning Commission public hearing must be withdrawn by written notice to the Planning Director prior to 5:00 p.m. on the day of the Zoning Commission public hearing, and following such withdrawal shall not be accepted for re- advertisement for six months, except on majority vote by the Zoning Commission.

B. When application is duly advertised and not withdrawn as set forth above, a public hearing shall be held by the Zoning Commission and a report forwarded to the St. George City Council along with any applicable petition received, it may be withdrawn from St. George City Council action only by written request to the City Clerk before noon on the Monday preceding the public hearing. Any such application withdrawn in this manner shall not be accepted for re-advertising for one year.

C. Any rezoning application, withdrawn after Zoning Commission action but prior to St. George City Council action, may be re-filed with the Zoning Commission in less than one year provided that the Zoning Commission approves a written request showing there is evidence not previously considered or extenuating circumstances.

Sec. 7:3.4.6 Denial of Applications

No application for a change to the official zoning map regarding a particular piece of property shall be accepted by the Planning Director unless it has been one year or longer since the first denial of a similar application to rezone the same piece of property, and two years or longer since the second and subsequent denial of a similar petition to rezone the property. The Planning Director may accept and process an application for a zoning change on the same property, without regard to the time restrictions identified above, if he determines that

the new application is substantially different from the previously denied application(s), meaning that the major issues and concerns raised in the previous denial have been addressed.

Sec. 7:3.5 Conditional Use Permits

Sec. 7:3.5.1 Conditional Uses Defined

Conditional uses are those uses that are generally compatible with the uses permitted in a zoning district, but require individual review of their location, design, and intensity in order to ensure their appropriateness on any particular parcel of land and the compatibility of the use with adjacent uses. Conditional use permits may be granted for those conditional uses enumerated in each of the zoning districts established in this ordinance with the standards and procedures of this section and the standards established for each conditional use in the district regulations.

Sec. 7:3.5.2 Types

A. *Conditional Use Permits*. These are uses that may only be allowed in a designated zoning district if approved through the granting of a conditional use permit by the St. George City Council following a recommendation from the Zoning Commission. Such uses are subject to all other applicable requirements of this ordinance, as well as the limiting conditions associated with the use in the zoning district.

B. *Major Conditional Use Permits*. These are uses that may only be allowed in the designated zoning district if approved through the granting of a conditional use permit by the St. George City Council following a recommendation from the Zoning Commission. Such uses are subject to all other applicable requirements of this ordinance, as well as any limiting conditions associated with the zoning district.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:3.5.3 Standards Applicable to All Conditional Uses.

A conditional use permit shall be granted only if the requested use is deemed to be in the public interest and the applicant demonstrates that all specific conditions for each use are met and:

A. The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties;
B. The proposed use will not unduly burden essential public infrastructure and services including roadways, existing parking spaces, police and fire protection facilities, drainage systems, refuse disposal, water and sewers, and schools; and
C. The proposed use will not allow land or building usage that is incompatible with the existing character or usage of the neighborhood.

Sec. 7:3.5.4 Issuance of a Conditional Use Permit

Conditional uses shall be reviewed and approved or denied in accordance with the provisions of this section.

A. A written application for a conditional use permit shall be submitted to the Planning Department with the fee established by the St. George City Council. A conditional use permit application shall include a detailed site plan including all items indicated on the site plan checklist.

B. The Planning Director shall prepare a report showing that the proposed conditional use is consistent with the comprehensive plan, and satisfies the technical requirements of the Unified Development Code.

C. The Zoning Commission shall conduct a public hearing on all conditional use permits and make a recommendation to the St. George City Council, who shall conduct a public hearing before making a decision via passage or denial of an ordinance.

D. No conditional use permit for construction or license for occupation shall be issued by the City of St. George until all appeal periods have expired and copies of the approved site plan required as part of the permit have been distributed.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:3.5.5 Adjustments to a Conditional Use Permit Site Plan.

Following approval of a conditional use permit, adjustments to the site plan may be allowed as follows:

A. The Planning Director may authorize adjustments to an approved conditional use site plan when such adjustments appear necessary in light of technical considerations discovered during actual construction that are consistent with all requirements of the zoning and do not violate any stipulations associated with the issuance of the conditional use Permit. Such adjustments shall be limited to the following:
   1. Altering the location of any structure provided that the structure is not moved within ten feet of the required setbacks to an abutting property;
   2. Altering the location of a parking area or driveway to be within five feet of a required setback to an abutting property; and,
   3. Expanding the building area originally approved through the public hearing by up to 20 percent provided that the expansion shall not permit a building to be located within ten feet of the required setbacks of an abutting property.

B. Any changes to an approved conditional use site plan other than those listed above shall be considered a substantial change and shall require the approval of the Zoning Commission following the same process as a new Conditional Use Permit.

Sec. 7:3.5.6 Maintaining Validity of a Conditional Use Permit

A. *Initiation of Construction*. Within three years of conditional use approval, construction shall commence in accordance with the approved conditional use permit site plan. Failure to commence construction within that period shall automatically render the conditional use permit null and void.

B. *Cessation of a Conditional Use*. A permit for a conditional use authorizes only the particular use for which it was issued and such permit shall automatically expire and cease to be of any force or effect if such use shall, for any reason, be discontinued for a period of one year. If a building, the use of which is conditional, is damaged or destroyed to an extent of more than 60 percent of its fair market value, by fire, explosion, act of God, or the public enemy, then any restoration shall follow the time limits for construction of a conditional use.

Sec. 7:3.5.7 Effect of Denial of a Conditional Use Permit

No application for a conditional use permit on a particular piece of property shall be accepted by the Planning Director unless it has been one year or longer since the first denial of a similar application on the same piece of property, and two years or longer since the second and subsequent denial of a similar petition. The Planning Director may accept and process an application for a conditional use permit on the same property, without regard to the time restrictions identified above, if he determines that the new application is substantially different from the previously denied application(s), meaning that the major issues and concerns raised in the previous denial have been addressed and the use proposed with the new application is less intense than the one previously denied.

Sec. 7:3.5.8 Revocation of a Conditional Use Permit

In addition to any other penalties and remedies for violation of this ordinance, any conditional use approval may be revoked for violation of any condition imposed upon such approval. Upon receipt of a report by the Building Official or Planning Director identifying a violation of a conditional use, the Zoning Commission shall hold a public hearing to revoke the conditional use permit. Following the hearing, the operator of the conditional use shall be given a reasonable time limit of at least 25 days to correct all violations. A report verifying the violation(s) have been remedied shall be submitted to the Planning Department at least five days before the expiration of the time limit. Failure to remedy the violation within the time limit given shall result in the revocation of the conditional use permit. Any party may appeal a decision by the Zoning Commission to revoke a conditional use permit to the St. George City Council following the process described in Sec. 7:3.5.4.D., above.

Sec. 7:3.6 Revocation or Relocation of Streets, Alleys, Rights-of-Way, or Servitudes Dedicated to Public Use

Sec. 7:3.6.1 Application

At the time of filing application, the applicant shall submit letters of no objection to the revocation or relocation from utility providers and appropriate City of St. George departments.

Sec. 7:3.6.2 Action by the Planning Director

Upon receipt of a completed application for a revocation or relocation of a right-of-way or servitude dedicated to public use, the Planning Director shall prepare a report showing that the revocation or relocation will have no adverse impact on adjoining properties. If the applicant did not submit letters of no objection from utility providers, the Engineering Department, and the East Baton Rouge Department of Development at the time of the application, no report may be provided until such letters have been obtained.

Sec. 7:3.6.3 Action by the Planning Commission

The Planning Commission shall consider the propriety and feasibility of the revocation or relocation in a public hearing and submit its recommendation to the St. George City Council within 60 days after the application is determined to be complete; provided that, in those instances where the revocation or relocation will not have any effect on any property other than that of the applicant, no hearing before the Planning Commission shall be required, but the report of the Planning Director shall be made to the St. George City Council.

Sec. 7:3.6.3 Action by Council

After receipt of a report, the St. George City Council may introduce an ordinance revoking or relocating the street, alley, right-of-way or servitude to be heard at the next regular meeting of the St. George City Council for a public hearing called and advertised. At the time of the hearing, the St. George City Council may adopt or reject the ordinance.

Sec. 7:3.6.4 Title Not Warranted

These provisions do not give any person the right to have a street, alley, right-of-way, or servitude revoked and the City of St. George does not warrant clear and merchantable title to any property over which the street, alley, right-of-way or servitude to be revoked or relocated lies.

Sec. 7:3.7 Designation of Local Historic Districts and Landmarks

Sec. 7:3.7.1 Criteria for Designation

A local historic district or landmark should exhibit one or more of the following characteristics:

A. *Historic or Cultural Significance*. The site proposed for designation should:
   1. Have character, interest or value as part of the development, heritage, or cultural characteristics of the City of St. George, Louisiana, or the United States;
   2. Be the site of an historic event;
   3. Be identified with a person or group who influenced society; or,
   4. Exemplify the cultural, archaeological, economic, social, political, or historic heritage of the parish and its communities.

B. *Architectural and Design Significance*. The site proposed for designation should:
   1. Embody the distinctive characteristics of a type, period, theme, method of construction or indigenous materials and craftsmanship;
   2. Represent the work of a master architect, builder, engineer or that of significant artisans;

3. Possess high artistic values and design integrity;
4. Be a distinguishable entity in that it has not been altered to the extent that its original purpose or use is indiscernible;
5. Be an established and familiar visual feature of the neighborhood and community or a place of natural or aesthetic interest that contributes to the cultural or historical development of the City of St. George, State or region; or,
6. Be an outstanding example of a building, structure, object, or work of art representative of its era, or one of the few remaining examples of past architectural styles.

Sec. 7:3.7.2 Process for Designation

A. *Application*
   1. *Historic Districts*. An historical society, neighborhood association, group of property owners, or the Mayor and the St. George City Council may apply for designation.
   2. *Historic Landmarks*. An historical society, property owner, or the Mayor and the St. George City Council may apply for designation.

B. *Building Survey*
   1. As part of the application, applicants shall provide a building survey that can be used to inform the public and to document and evaluate archaeological and historic sites for the purpose of understanding the architectural or cultural significance of all features within locally designated districts/landmarks. The survey shall follow the guidelines for nominating property to the National Register of Historic Places and shall include:
      a. A physical description of the proposed district, including clearly defined boundaries for the proposed district, or the landmark, and,
      b. A description of its historic significance.
   2. All structures, buildings, objects, works of art and cultural landscapes in the proposed district/landmark shall be surveyed and evaluated. Individual properties within historic districts shall be classified as:
      a. *Contributing Historic Element*. A building that is fifty years old or more that is culturally significant or a worthy representative example of its period style of architecture.
      b. *Non-Contributing Element*. A building that does not meet the criteria for a Contributing Historic Element listed above.
   3. The building survey shall be submitted to the State Historic Preservation Office for review and comment prior to any further action on the application.

C. *Community Survey for Local Historic District Nominations*. Each property owner within the area proposed for designation as a local historic district shall be sent a questionnaire, which may be returned to the HPC, to ascertain the degree of interest in and support for the proposed designation by all property owners directly affected by the proposal. Such questionnaire shall be used for information purposes only and shall not be binding on the HPC, the Zoning Commission or the St. George City Council. All questionnaires shall be mailed to the last known owner of the property, as shown on the most recent tax digest

during the designation process and at least thirty days prior to any adoption public hearings.

D. *Adoption Procedure*
   1. *Historic Preservation Commission Action*. Following receipt of the State Historic Preservation Office comments on the Building Survey and the results of the Community Survey, the HPC shall consider the merits of designation in accordance with the provisions of this ordinance at a public hearing and shall recommend approval, approval with conditions, or denial of any request in a timely manner.
   2. *Zoning Commission Action*. Following receipt of the recommendation of the HPC, the Zoning Commission shall hold a public hearing on the designation in the same manner as a rezoning.
   3. *St. George City Council Action*. The St. George City Council shall make the final determination regarding a designation, considering the recommendations of the HPC and the Zoning Commission, at a public hearing in the same manner as a rezoning.
   4. *Ordinance Requirements*. Any ordinance designating a local historic district or landmark shall describe the exterior boundaries of the district or landmark to be designated, and establish the requirement that a Certificate of Appropriateness (COA) be obtained from the HPC prior to any change to the exterior of any part of a designated property that is visible from a public street.
   5. *Notification of Adoption of Ordinance for Designation*. Within 30 days following the adoption of the ordinance for designation by the St. George City Council, the owners of each designated historic property shall be given written notification of such designation by the HPC; which notice shall notify those owners of the requirement to obtain Certificates of Appropriateness.
   6. *Moratorium on Applications for Alterations or Demolitions*. If an ordinance for designation has been recommended by the HPC, the HPC shall have the power to require that the Building Official delay an application for alteration or demolition for properties under consideration for up to 120 days. Any building permit issued prior to the recommendation of an ordinance for designation may continue until its expiration.

Sec. 7:3.7.3 Design Guidelines for Local Districts and Landmarks

A. *Intent*. Design Guidelines shall identify the characteristic features of the district or landmark to be used in determining the compatibility of new construction or alterations with the character and architecture of the area. It is the responsibility of the HPC to ensure that changes in the local historic districts/landmarks reflect the appropriate City of St. George Local Historic District/Landmark Guidelines.

B. *Limitation on Use*. Design Guidelines shall not be considered regulatory. They are intended to provide design guidance about elements and materials without compromising the character of structures, buildings, objects, or works of art within a local historic district.

C. *Development*
   1. The HPC, working with neighborhood residents, shall draft Design Guidelines consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties after designation of a district or landmark.
   2. The HPC shall hold a public hearing in order to receive comments on the proposed Design Guidelines and, at the conclusion of that hearing, shall recommend to the Zoning Commission their approval, approval with changes, or may defer action, determining additional work is necessary.
   3. After receiving the HPC's recommendation, the Zoning Commission shall consider the proposed Design Guidelines at a public hearing. Following the public hearing, the Zoning Commission may approve the Design Guidelines, approve them with changes, or refer them back to the HPC for additional work.
   4. Notice of all hearings on the Design Guidelines shall be published in at least three consecutive issues in the official journal and/or in a newspaper of general circulation within the City of St. George. All such notices shall be published not less than ten nor more than 20 days prior to the date set for the public hearing.
   5. All amendments to the Design Guidelines shall follow the procedure set forth above.

Sec. 7:3.7.4 Certificates of Appropriateness

A. *When Required*. A COA shall be required for any exterior change that is visible from a public street to any part of a private property within a locally designated historic district or landmark, unless the change is determined to be ordinary maintenance and repair.

B. *Approval Authority*. Depending on the nature of the work proposed, a COA may be issued by the by the Planning Director through a staff-level approval process, or by the HPC through a public hearing process.

C. *Submittal Requirements*. Applications shall be submitted along with required documentation identified below to the Planning Department office.
   1. *New Construction, Additions, and Alterations*. Such drawings, photographs, or plans as may be required by the Planning Director to permit determination of conformity with the applicable Design Guidelines.
   2. *Demolition or Relocation*. Unless the request for demolition is made by the City of St. George, in which case only the records depicting the current condition of the building and the Building Official's determination that the structure is unsafe are required, an applicant shall provide the following material:
      a. Records depicting the original construction of the structure, including drawings, pictures, and/or written descriptions, if available;
      b. Records depicting the current condition of the structure, including drawings, pictures, and/or written descriptions;
      c. Description of the proposed use of the property after demolition/relocation of structure;
      d. The current fair market value of the structure and property as determined by an independent licensed appraiser or recent sales documents; and,

e. A report regarding the nature, imminence, and severity of the threat, the cost of restoration of the structure, and the feasibility of restoration of the structure.

D. *Criteria for Approval*. The decision to approve a COA shall be based on the application meeting the following criteria:
   1. *New construction, Additions, and Alterations*. The proposed work is consistent with the Historic District/Landmark Design Guidelines applicable to the subject property.
   2. *Demolition or Relocation*. The HPC may approve a COA for demolition or relocation if the application satisfies at least one of the following criteria:
      a. The structure, building, object or work of art poses an imminent threat to public health or safety;
      b. No economically viable use of the property exists; or,
      c. The cost to repair the structure exceeds its market value.

E. *Process*
   1. *Staff Level*
      a. Certificates of Appropriateness for those changes that do not require building permits may be approved by the Planning Director without a public hearing and shall not be subject to application deadlines provided that no work is performed prior to the issuance of the COA except as has been authorized by the Planning Director as an emergency repair.
      b. Upon receipt of a staff level application, the Planning Commission staff shall notify the HPC with a request to provide comment within three working days of receipt of notification.
      c. Within 14 working days of receipt of an application, provided that no objections are raised by HPC members during the comment period, the Planning Director may approve, modify or deny such application. If the Planning Director fails to render a decision within this period or if any objections are raised by an HPC member during the comment period, the application shall be heard by the HPC at its next scheduled meeting.
      d. The applicant for a staff level COA that is denied may appeal such denial to the full HPC for consideration at a public hearing by filing an appeal in writing to the Planning Department within ten working days from receipt of the denial.
      e. At the monthly HPC meeting the Planning Department staff shall give a report regarding all staff level applications reviewed.
   2. *Public Hearing Level*
      a. Any application for an exterior change that will require a building permit, including all applications for demolition and relocation as well as any application seeking approval for work done without first obtaining a COA, may only be approved by the HPC after a public hearing.
      b. The HPC shall approve the application with or without conditions and issue a COA if it finds that the proposed work is consistent with the approval criteria established in this ordinance.
      c. When the HPC acts upon an application, it shall state its reasons for its decision and shall transmit a record of such actions and reasons, in writing, to the applicant.

d. In cases where the application covers work that would require the issuance of a building permit, the rejection of the application for a COA by the HPC shall be binding upon the Building Official or other administrative officer charged with issuing building permits and, in such a case, no building permit shall be issued.
e. Failure by the HPC to render a decision within 60 days of the date of the first hearing by the HPC shall be taken to constitute approval of the application by the HPC, unless the applicant has requested that the commission delay its decision beyond the 60 day period otherwise required.
f. If the HPC approves an application over which objections are raised during the review process, whether by an HPC member or the public, the COA shall not be issued for a period of 10 calendar days subsequent to the Commission's decision. If during that period an appeal is made to the St. George City Council, the decision of the Commission shall automatically be stayed pending St. George City Council review.
g. Approved COAs may be revised by the Planning Director if the revision meets the requirements of a staff level application. If the proposed revision requires a building permit it shall be reviewed according to the procedure for public hearing applications.
h. *Effect of Denial of an Application for Demolition and Relocation*. If a COA for demolition/relocation is denied, no further applications may be considered for the subject matter of the denied application for one year from the date of the final decision unless the HPC, by majority vote, waives the time limitation, finding that there are changed circumstances sufficient to warrant a new hearing.
i. *Appeals*
   (1) Any person adversely affected by any determination made by the HPC relative to the issuance or denial of a public hearing COA may appeal such determination to the St. George City Council; the appeal must be filed with the City Clerk's Office within ten calendar days of the HPC decision and shall be considered at the first Council meeting after the appeal has been received. The St. George City Council may approve, modify, or reject the determination made by the HPC.
   (2) Appeals of decisions of the St. George City Council relative to the issuance of COAs may be taken to the District Court of the City of St. George, in the manner provided by law.

F. *Period of Validity*. A COA shall become void unless the approved work is commenced within 12 months of the date of issuance, but may be extended by the Planning Director in consultation with the HPC chairman for up to two one-year periods for good cause shown.

G. *Relation to Other Ordinances*. The issuance of a COA shall not relieve an applicant for a companion building permit, special use permit, variance, or other authorization from compliance with any other requirement or provision of the laws of the city concerning zoning, construction, repair, or demolition. In all such cases, applicants are required to obtain a COA prior to obtaining other required approvals as other agencies will require the decision of the HPC in in order to make their subsequent decisions.

H. *Undue Hardship*. Where, by reason of unusual circumstances, the strict application of any provision of the regulations governing Certificates of Approval would result in exceptional practical difficulty or undue hardship upon any owner of a specific property, the HPC, in acting on applications, shall have the power to vary or modify strict adherence to these provisions, or to interpret their meaning, so as to relieve such difficulty or hardship; provided such modifications or interpretations remain in harmony with the general purpose and intent of the provisions of the regulations, so that the architectural or historical integrity, or character of the property shall be conserved, and substantial justice done. In granting such modifications, the HPC may impose reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this Ordinance.

I. *Exceptions*
   1. Temporary fences on private property shall not require a COA provided that the temporary fence is no more than five feet in height and is in place no more than 30 days. In no instance shall the fencing be within the public right-of-way or restrict access along streets or sidewalks.
   2. Ordinary maintenance or repair shall not require a COA.
   3. The Planning Director may authorize work which would require a COA and is deemed necessary on an emergency basis for the preservation of a structure. Such authorization shall not constitute issuance of a COA, and the property owner must apply for a COA in a timely manner after such work is commenced. Failure to apply for a COA within ten working days of the Planning Director's authorization for such work shall constitute a violation of this ordinance.

Sec. 7:3.7.5 Demolition by Neglect

A. *Prevention*
   1. All locally designated historic landmarks and all contributing structures identified by the official historic survey located in a local historic district, shall be preserved against decay, deterioration, and kept free from certain structural defects by the owner thereof or such person, persons, or entities who may have custody or control thereof.
   2. Demolition by neglect shall mean neglect in maintaining, repairing, or securing a historic landmark or a contributing structure in a local historic district that results in substantial deterioration of an exterior feature of the building or structure or the loss of structural integrity of the building or structure that results in deterioration of the structure and threatens the preservation of the structure.
   3. The HPC shall ensure that contributing structures located within the local historic district and landmarks designated by the Commission are not allowed to be demolished through neglect of the owner. However, if the property owner has submitted a COA application, then the HPC shall not initiate demolition by neglect proceedings until the COA is denied and all appeals have been exhausted.

B. *Standards*. The exterior features of any building or structure found to have defects (as outlined below) located within a local historic district shall be preserved by the owner or such other person who may have legal possession, custody, and control thereof against

decay and deterioration and kept free from structural defects. The owner, or other person having such legal possession, custody, and control, shall upon written request by the City stabilize or repair such exterior features if they are found to be deteriorating, or if their condition is contributing to deterioration of the property or the district, including but not limited to any of the following defects:

1. Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling where such condition threatens the structural integrity of the structure;
2. Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling where such condition threatens the structural integrity of the structure;
3. Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling where such condition threatens the structural integrity of the chimney;
4. Deterioration or crumbling of exterior plasters or mortars where there is evidence that such condition has allowed deterioration of structural elements that threaten the structure's integrity;
5. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors where there is evidence that such condition has allowed deterioration of structural elements that threaten the structure's integrity;
6. Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering where there is evidence that such condition has allowed deterioration of structural elements that threaten the structure's integrity;
7. Rotting, holes, and other forms of decay where there is evidence that such condition has allowed deterioration of structural elements that threaten the structure's integrity;
8. Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling where there is the possibility that the architectural details will be totally lost or destroyed; or,
9. Deterioration of contributing accessory structures.

C. *Procedure for Enforcement*

1. The HPC may file a petition listing specific defects with the Building Department indicating that a building's condition falls under the Commission's criteria of Demolition by Neglect. Whenever a petition is filed with the Building Department, a preliminary inspection shall be performed within seven days of the date of the petition.
2. To proceed with the citation process the HPC must vote by a majority to make a preliminary finding of Demolition by Neglect and requesting an inspection. If a preliminary determination is made by the HPC, the owner shall be notified by certified mail of the defects in the building. The owner shall be given 30 days in which to respond to the preliminary determination or obtain a COA for the corrective work. If a COA is issued at this point, it will detail the specific work which is necessary to correct the Demolition by Neglect conditions, and a time limit for work to begin and be completed shall be set. If the applicant deems that the time limit is unreasonable, they

will provide details regarding the unreasonableness to the HPC which will subsequently by majority vote consider extending the time. If the preliminary investigation does not substantiate the petition, the petition shall be considered resolved and no action will be taken.

3. If the owner of the property receives the letter regarding the preliminary determination, but fails to respond, the matter shall be referred to the HPC for a citation hearing. If the owner fails to receive the letter regarding the preliminary determination after two attempts, the building shall be posted with a notice of the violation in accordance with the provisions of the Ordinance, and a public hearing on the citation shall be scheduled.
4. At the public hearing the HPC may issue a citation to the owner of the property for failure to correct the Demolition by Neglect conditions. The citation shall be made by a vote of the majority of the HPC on a motion recognizing the condition of the building and the owner's failure to correct the defects. The owner shall be invited to the public hearing to address the HPC's concerns and to show cause why a citation should not be issued. The HPC may defer the matter to give the owner more time either to correct the deficiencies, make a proposal for repairs, or perhaps sell the property.
5. If the owner is cited for the condition of Demolition by Neglect of the property, he/she shall be given until the next regularly scheduled HPC meeting to respond with a proposal to correct the defects.
6. If a COA is issued at this point, it shall be worded to place specific constraints on the owner for initiating and completing the work.
7. Any person adversely affected by a determination that a structure is being demolished by neglect made by the HPC may appeal such determination to the St. George City Council. The appeal must be filed with the City Clerk's Office within ten days after notification is sent. The St. George City Council may approve, modify, or reject the determination made by the HPC by a favorable vote of 2/3 of the entire membership of the St. George City Council.

Sec. 7:3.7.6 Violations

A. Any person who violates this section, with the exception of unauthorized tree cutting, damaging or removal and demolitions, shall be cited for a separate offense for each day during which the violation is continued, from the first day the unlawful act was committed until either a COA is obtained or the property is restored to the condition it was in immediately prior to the violation.

B. *Removing, Cutting, Damaging or Destroying Trees*. Any owner, agent, lessee, or other person acting for or in conjunction with him/her, who directly or indirectly cuts, fells, damages, destroys or removes any tree or who applies or causes to be applied a substance that damages or destroys a tree, without first going through the process to obtain approval for a COA, shall be in violation of this section. The provisions of this section shall not apply to an act of God. The provisions of this section shall not apply to the cutting, felling,

destroying or removal of a tree by recognized employees or agents of the City of St. George acting pursuant to authority.

C. *Stopping Work Commenced Without Permit*. A stop work order shall be issued by the Building Official on work not in compliance with an approved COA. Any such work shall be considered a violation of this chapter subject to any and all appropriate fines and penalties.

D. *Injunctions*. Whenever any person has engaged in or is about to engage in any act or practice which constitutes or will constitute a violation of this ordinance, the HPC, through the City Attorney's office, may make an application to the appropriate court for an order enjoining such act or practice, or requiring such person to refrain from such prospective violation or to remedy such violation by restoring the affected property to its previous condition. Upon a showing by the HPC or the city that such person has engaged or is about to engage in such act or practice, a permanent or temporary injunction, temporary restraining order, or other appropriate order shall be granted without bond.

E. *Penalty Provisions*. The following penalty provisions shall be applied by the appropriate court in response to applications filed by the City Attorney relative to the enforcement of a violation of this chapter.
   1. Any owner, agent, lessee, or other person acting for or in conjunction with him/her, who, with the exception of unauthorized tree cutting, damaging or removal and demolitions, violates the ordinance or law or rules, regulations, or decision of the HPC, shall for each offense be fined not less than $100 dollars, and each day that a violation continues constitutes a separate offense.
   2. Any owner, agent, lessee, or other person acting for or in conjunction with him/her, who cuts, fells, damages, destroys or removes any tree without having been issued a COA, shall be fined in an amount equal to one and one-half times the monetary value of the tree damaged, destroyed or removed, based on "diameter at breast height" (dbh) calculated from the stump, and applying the most current standards of the City Tree and Landscape Manager and based upon the historical significance of the tree as designated in the historic building survey of the district. If the violator has ground the stump and therefore prevented a dbh calculation, then the penalty shall be three times the monetary value of the tree. Trees that have been damaged or removed shall be replaced with trees of a species approved by the Planning Director, and such replacement cost shall be paid by the violator.
   3. Any owner, agent, lessee, or other person acting for, or in conjunction with, him, who demolishes a structure or edifice without having been issued a COA, shall be fined a single fine of not less than $5,000 nor more than $100,000 based upon the historical significance of the structure or edifice as designated in the historic building survey of the district.

Sec. 7:3.8 Demolition and Relocation of Historic Buildings in the Downtown Character Area

Sec. 7:3.8.1 Unlawful Demolition or Relocation of Buildings

Approval from the HPC shall be obtained before demolition or relocation of any building more than 50 years old within the Downtown Character Area and outside of the boundaries of a local historic district.

Sec. 7:3.8.2 Submittal Requirements

Unless the request for demolition is made by the City of St. George, in which case only the records depicting the current condition of the building and the Building Official's determination that the structure is unsafe are required, an applicant shall provide the following material:

A. Records depicting the original construction of the structure, including drawings, pictures, and/or written descriptions, if available;
B. Records depicting the current condition of the structure, including drawings, pictures, and/or written descriptions;
C. Description of the proposed use of the property after demolition/relocation of structure;
D. The current fair market value of the structure and property as determined by an independent licensed appraiser or recent sale documents; and,
E. A report regarding the nature, imminence, and severity of the threat, the cost of restoration of the structure, and the feasibility of restoration of the structure.

Sec. 7:3.8.3 Criteria for Approval

The HPC, after receipt of a report from the Planning Director, may approve, approve with stipulations, or deny a request to demolish or relocate a building within the Downtown Character Area that is more than 50 years old if the application satisfies at least one of the following criteria:

A. The building poses an imminent threat to public health or safety;
B. No economically viable use of the property exists; or,
C. The cost to repair the structure exceeds its market value.

Sec. 7:3.8.4 Appeals

A. *Decisions of the Historic Preservation Commission*. Any person adversely affected by any determination made by the HPC relative to the approval or denial of a demolition or relocation application in the Downtown Character Area may appeal such determination to the St. George City Council. The appeal must be filed with the City Clerk's Office within ten days after HPC decision. The St. George City Council may approve, modify, or reject the determination made by the HPC.

B. *Appeals of the St. George City Council*. Appeals from decisions of the St. George City Council made pursuant to this section may be taken to the District Court of the City of St. George, in the manner provided by law.

Sec. 7:3.9 Land Clearing

Sec. 7:3.9.1 Site Clearing Permits

All activities related to land disturbance that are not associated with agricultural activities or commercial timber harvesting shall require a site clearing permit. Prior to disturbance of any development or redevelopment of a lot or parcel of land, excluding individual existing residential lots of less than five acres in a recognized subdivision, a site clearing permit for such activity shall be obtained from the Engineering Department.

Sec. 7:3.9.2 Permit Requirements

Before obtaining a Site Clearing Permit the following material related to the site must be submitted to the Engineering Department:

A. A current aerial photo and topographical map;
B. Existing hydrology;
C. Existing vegetation, specifically identifying and locating the tree species described in Table 7:3.B, Significant Tree Species, with a dbh of ten inches or greater.
D. Environmentally sensitive areas onsite;
E. A plan of conceptual intent for use after clearing, including the proposed site plan after clearing;
F. Limits of Construction (as defined by the Unified Development Code) shall be drafted and shall only encompass the proposed areas of improvement;
G. Limits of Clearing (as defined by the Unified Development Code);
H. Stormwater Pollution Prevention Plan (SWPPP) for clearing activities; and
I. Start and end date of clearing activities.

Table 7:3.B
Significant Tree Species

Scientific Name	**Common Name**
Quercus alba	White Oak
Quercus falcata	Red Oak
Q. falcata var. *pagodifolia*	Cherrybark Oak
Quercus lyrata	Overcup Oak
Quercus michauxii	Cow Oak
Quercus nuttallii	Nutall Oak
Quercus phellos	Willow Oak
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Taxodium ascendends	Pond Cypress
Taxodium distichum	Bald Cypress
Ulmus americana	American Elm
Ulmus alata	Winged Elm

Sec. 7:3.9.3 Limits of Clearing

All clearing should occur only within the limits of clearing shown on the plans. Additional area may be cleared for construction staging during the clearing, but this area may not exceed ten percent of the total area being cleared.

Sec. 7:3.9.4 Environmentally Sensitive Areas

Environmentally sensitive areas shall not be cleared unless the applicant can show there is no practicable alternative to the clearing of these areas on the site. An Environmental Protection Area "404" Permit shall mitigate this requirement for federally recognized wetlands.

Sec. 7:3.9.5 Stormwater Prevention Plan

Prior to the commencement of clearing activities, the SWPPP must be approved. The SWPPP shall be implemented throughout the clearing process until the site is stabilized.

Sec. 7:3.9.6 Post Clearance Soil Stabilization

All cleared areas shall have soil stabilization methods instituted within 14 days of clearing. If construction ceases for a period of 14 days or more, the land shall be stabilized by the fourteenth day.

Chapter 4
SITE PLANS AND PLATS

Sec. 7:4.1 General

Sec. 7:4.1.1 Pre-Application Conferences

It is recommended that a pre-application conference be scheduled with the appropriate department to discuss the procedures, standards and regulations required for development approval.

Sec. 7:4.1.2 Coordination with Others

The Recreation and Parks Commission. The plans for all projects and developments to be constructed within 1,000 feet of a Recreation and Park Commission for the Parish (BREC) designated park shall be submitted to the BREC Planning and Engineering Office at least 30 days prior to the Planning or Zoning Commissions public hearing.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.1.3 Notice Requirements

A. *Types of Notice*. Notice shall be required for applications requiring Planning or Zoning Commission approval through a public hearing shall be as shown in Table 7:4.A, Notice Requirements.

B. *Cost of Notice*. The cost of notice requirements shall be paid by the applicant consistent with the fee schedule approved by the St. George City Council.

Table 7:4.A
Notice Requirements

Procedure	Published	Posted	Mailed	Mailed Notification Distance
Site Plan	X	X	X	300 ft.
Subdivision Concept Plan	X	X	X	300 ft.
Subdivision Preliminary Plat	X	X	X	300 ft.

C. *Notice Requirements*
1. *Published Notice*. Published notice shall be advertised in accordance with law in the official journal of the City of St. George at least 15 days prior to approval.
2. *Mailed Notice*. A supplemental notice of the time and place of any required public hearing shall be mailed via regular mail from the Planning Department not less than

15 days in advance of the hearing to all owners of real property within 300 feet of the proposed development. For the purpose of notice requirements, the names and addresses of such owners shall be deemed to be those on the current East Baton Rouge Parish Assessor's Office. Failure of owners to receive supplemental notice of hearing shall in no way affect the validity of the action taken.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.2 Site Plans

Sec. 7:4.2.1 Application Requirements

A. *Generally*. All requests for site plan approval shall submit a completed application providing all information required by the department along with all fees established by St. George City Council.

B. *Site Plans Requiring Zoning Commission Approval*. Any site plan requiring approval by the Zoning Commission shall require submittal consistent with the submittal calendar established by the department in addition to the requirements listed above.

Sec. 7:4.2.2 Thresholds for Approval

A. *Approval Authorities*
   1. The approval authority of projects shall be determined by the intensity of development, as described in Table 7:4.B, Site Plan Thresholds for Approval.
      (a) Site plans not listed in Table 7:4.B shall be approved by the Planning Department.
      (b) Site plans shall not be required for the following residential uses when there is only one principal building on a lot:
         (1) Single-family detached;
         (2) Semi-detached;
         (3) Two-family; or
         (4) Zero lot line.
   2. In determining approval authority, the development of contiguous sites under common ownership, whether simultaneously or in phases, shall be considered one project.

B. *Additions*
   1. An addition that results in the site reaching the threshold for approval by a different approval authority shall require the approval of that new approval authority.
   2. *Exception*. A development that was previously approved by the Zoning Commission following a public hearing shall only require a new public hearing if the addition represents 20% or more of the number of units, gross floor area, or developed site area previously approved by the Zoning Commission following a public hearing.

Table 7:4.B
Site Plan Thresholds for Approval

Type of Project	Threshold	Approval Authority
Residential	15 units or more	Zoning Commission
Additions to Residential	See 7:4.2.2.B., Additions	
Manufactured Home Park	all	Zoning Commission
RV Park	all	Zoning Commission
Commercial Recreation	More than one acre	Zoning Commission
All Other New Non-Residential	30,000 sf or more of gross floor area OR 10 acres or more of developed site area, whichever is less	Zoning Commission
Additions to All Other Non-Residential	See 7:4.2.2.B., Additions	

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.2.3 Manufactured Home Parks

Manufactured home parks shall be built to development standards as set forth below:

A. A minimum site of three acres shall be required, with a minimum frontage of 200 feet on a publicly maintained street or road.
B. Maximum density shall be 12 manufactured home sites per acre.
C. Minimum manufactured home site size shall be 30 feet by 75 feet.
D. *Driveways*
    1. Driveways within the manufactured home park shall be at least 23 feet back to back of curb in a 35 foot width between building lines with storm drainage and pavement construction consistent with the requirements of Chapter 13, Streets and Sidewalks.
    2. Where only one drive is to be provided, a cul-de-sac or "T-turnaround" as described in Sec. 7:13.2, Street and Alley Widths, shall be provided at the rear of the driveway.
E. Each manufactured home site shall have two two-foot wide concrete runners six inches thick for the trailer location and a four inch thick concrete parking pad meeting the requirements of Chapter 17, Parking and Loading, or an alternative approved by the Engineering Director.
F. Solid waste disposal sites consistent with those used by multi-family developments shall be provided.
G. Each manufactured home site shall be provided with a sanitary sewer connection and each manufactured home 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 Louisiana Department of Health (LDH), and Engineering Department.

H. A separate or optional area for recreational vehicles meeting the design standards of Sec. 7:4.2.4, Recreational Vehicle Parks, may be established.
I. A solid fence or wall at least six feet high shall be provided along all sides and rear property lines.
J. An accessible area of open space representing at least ten percent of the overall site area shall be provided. Parks approved prior to October 1, 2019, shall not be required to dedicate more than one acre to meet this requirement.
K. Individual manufactured home sites may be leased or rented but not subdivided or sold.

Sec. 7:4.2.4 Recreational Vehicle Parks

Recreational vehicle parks may be located in the Suburban and Rural Character Areas. They shall be built to development standards as set forth below:

A. A minimum site of two acres shall be required, with a minimum frontage of 200 feet on a publicly maintained street or road.
B. Maximum density shall be 20 recreational vehicle spaces per acre.
C. Minimum recreational vehicle space size shall be 20 feet in width by 35 feet in length. At least 90 percent of the spaces shall be provided with electrical and water hook-ups.
D. An accessible area of open space representing at least ten percent of the overall site area shall be provided and equipped as a recreational facility for use of the tenants of the park.
E. *Driveways*
    1. Driveways within the recreational vehicle park shall be at least 23 feet back to back of curb in a 35 foot width between building lines with storm drainage and pavement construction consistent with the requirements of Chapter 13, Streets and Sidewalks.
    2. Where only one drive is to be provided, a cul-de-sac as described in Sec. 7:13.2, Street and Alley Widths, shall be provided at the rear of the driveway.
F. Solid waste disposal sites consistent with those used by multi-family developments shall be provided.
G. Recreational vehicle parks shall provide at least one disposal site for the sole use of receiving discharges from recreational vehicle holding tanks and one additional disposal site for every 60 recreational vehicle spaces or fraction thereof. Said discharge facility shall be located in such a manner as to not present unpleasantness to tenants and neighboring residents.
H. Every recreational vehicle park shall contain one public service building equipped with water flush toilets, and lavatories and showers with hot and cold running water.
I. Recreational vehicle parks shall provide at least one additional parking space for every three recreational vehicle spaces with the parking spaces meeting the requirements of Chapter 17, Parking and Loading, or an alternative approved by the Engineering Director.

J. Landscaped areas shall be provided on all sides of a recreational vehicle park.
   1. Along all public streets, a 25 foot deep area planted with the equivalent of an L1 buffer shall be provided.
   2. Along all sides not abutting a public street, a 15 foot deep area planted with the equivalent of an L3 buffer in combination with a six foot tall wall or fence shall be provided.

K. Guests may not stay longer than 90 days.

Sec. 7:4.2.5 Criteria for Approval

In order to be approved, a site plan shall:

A. Meet all the requirements of the Unified Development Code;

B. Demonstrate, with sufficient and verifiable information and data, that public facilities are, or will be before approval of a certificate of occupancy, adequate to support and service the proposed development, unless the applicant requests and the Zoning Commission approves an adequate public facilities waiver as provided in Sec. 7:5.1.1, or the applicant agrees to enter into a Development Agreement with the City before the certificate of occupancy as provided in Sec. 7:4.4. To provide adequate public facilities for the proposed development, the developer may be required to provide off-site improvements; and

C. Be in the public interest by not resulting in:
   1. Unsafe streets or traffic access;
   2. Overcrowding of land;
   3. Overburdening of public facilities including, among others, transportation, sewage, solid waste, drainage, schools, and parks;
   4. Impairment of water quality; or
   5. Significant negative effects on the use, enjoyment, and value of neighboring properties caused by incompatibility of use, layout, or bulk.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.2.6 Appeals

A. *Appeals of the Decision of Planning Department staff*. The applicant may appeal the decision of the Planning Department staff to the Zoning Commission by filing a notice of appeal by the first submittal deadline date following the decision. The appeal shall be heard by the Zoning Commission at the public hearing corresponding to that deadline date. Failure to file a notice of appeal shall make the staff decision final.

B. *Appeals of the Decision of the Zoning Commission*. Any member of the St. George City Council may introduce an appeal of the decision of the Zoning Commission at the St. George City Council meeting following the decision of the Zoning Commission. If the St. George City Council introduces the appeal of the site plan, the item shall be heard at the next regularly scheduled St. George City Council Zoning Meeting. Failure to introduce the Site Plan will make the Zoning Commission decision final.

Sec. 7:4.2.7 Period of Validity

No site plan shall be valid for more than three years from the date of its approval. No building permits may be issued after the expiration of the site plan.

Sec. 7:4.3 Subdivision Plats

Sec. 7:4.3.1 Purpose

A. These regulations are adopted for the purpose of protecting and providing for the public health, safety, and general welfare of the municipality. They may be cited, and referred to as the Subdivision Regulations of the City of St. George.

B. Every subdivision of land or site or tract development within the jurisdiction of the City shall be shown upon a plat and submitted to the Planning Commission for approval or disapproval. Any plat which has been approved by the Planning Commission shall be recorded in the office of the Clerk of Court and Recorder of the Parish, and no lots shall be sold from such plat unless and until approved as required by the Unified Development Code. No street number or building permit shall be issued for the erection of any building in the above limits on any property other than on an original or re-subdivided lot in a duly approved and recorded subdivision without the written approval of the Planning Commission, or its authorized representative. Public money shall not be expended for the maintenance of streets, sewers, or other improvements until those improvements have been accepted and the plan, plot, or replot of such land shall have been approved by the Planning Commission and recorded in the office of the Clerk of Court and Recorder of the Parish.

C. No sale or contract of sale or agreement to purchase any lot or division of land either by lot description or by metes and bounds shall be made prior to the approval of a plat thereof by the Planning Commission as required by law.

D. These regulations shall not apply to:
   1. Land in subdivisions previously legally recorded, except in the case of re-subdivision;
   2. Subdivision in which a building exists on each proposed lot, provided that the owner certifies on the plat that all such existing buildings were constructed prior to December 19, 1949, and provided that such plat is submitted to the Planning Commission for signature by the Planning Director prior to filing with the Clerk of Court;
   3. The subdivision of land to be used for orchards, forestry, or the raising of crops, provided that the owner certifies upon the plat that such land is to be used only for orchards, forestry, or the raising of crops;
   4. Small parcels of land sold to or exchanged between adjoining property owners, where such sale or exchange does not create additional lots provided that the Planning Director certifies upon the plat that such sale or exchange does not create additional lots.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.3.2 Subdivision Plats – Generally

A. *Conformance to Applicable Rules and Regulations*. All plats shall comply with the requirements of the laws of the State governing surveying, platting, and subdivision of land. All subdivision plats shall comply with the following laws, rules, and regulations:
   1. The Unified Development Code and all other applicable laws of the City of St. George,
   2. The Comprehensive Plan of the City of St. George;
   3. The special requirements and rules of the Parish Health Unit, Louisiana Department of Environmental Quality (LDEQ) or United States Environmental Protection Agency (EPA); and,
   4. The rules of the State Department of Transportation and Development, if the subdivision or any lot contained therein is within ¼ mile of a State road.

B. *Location of Facilities*
   1. *Public Facilities*. Whenever possible, locations within the dedicated public right-of-way shall be designated for the construction of subsurface drainage, sanitary sewers, and public facilities, including sidewalks. Such locations shall be designated for these purposes and designed to minimize conflicts and facilitate the construction, operation, and maintenance of the various facilities in accordance with the design guidelines of the Engineering Department showing space allocations for utilities in the development. When such infrastructure cannot be located within the dedicated right-of-way, a 15 foot wide servitude shall be the minimum acceptable width for both public sewer and public drainage servitudes. Such servitudes shall be "stand-alone" and not combined, with each separate servitude dedicated strictly for either drainage or sanitary sewer operation and maintenance.
   2. *Private Facilities*. The location and dimensions of servitudes for private facilities shall be determined in conjunction with the utility providing the service.

C. *Adequate Public Facilities*. No preliminary plat shall be approved unless the applicant demonstrates, with sufficient and verifiable information and data, that public facilities are, or will be before approval of a final plat, adequate to support and service the proposed subdivision, unless the applicant requests and the Planning Commission approves an adequate public facilities waiver as provided in Sec. 7:5.1.1, or the applicant agrees to enter into a Development Agreement with the City before final plat approval as provided in Sec. 7:4.4. To provide adequate public facilities, the developer may be required to provide off-site improvements. Public facilities shall include:
   1. *Transportation*. Transportation improvements shall comply with Chapter 13 Transportation of this UDC. Additionally:
      a. No subdivision shall be approved unless the area to be subdivided has frontage on an existing public or private street or road meeting the standards of Chapter 13, Transportation, or on a proposed and named street. In cases where the subdivision includes or adjoins an existing street of less width than the minimum widths established in Chapter 13 and the Engineering Department determines that the subdivision creates a need for additional setbacks, the Planning

Commission may require the dedication of sufficient setback width to conform to the standards set forth in Chapter 13.

b. Proposed roads within the subdivision shall provide a safe, convenient, and functional system for vehicular, pedestrian, and bicycle circulation.

2. *Water*
   a. All newly constructed water distribution lines for either new water systems or extensions to existing systems, will be designed and constructed in accordance with the criteria established by the Engineering Department in conjunction with the utility company providing water service to subdivisions to provide adequate flow capacity and pressure, together with an adequate number of fire hydrants required for fire protection in that area. The minimum pipe size providing fire protection will be eight inches.
   b. The design and construction shall allow the systems' performance to be consistent with generally accepted standards for fire defense and, thereby allow favorable credit in accordance with established evaluation procedures as promulgated by the Insurance Service Office and/or Property Insurance Association of Louisiana.
   c. All future plans for developing as it relates to fire hydrant locations on adequately sized water mains shall be submitted to the chief of the applicable fire protection district for fire hydrant locations within such district and to the water utility company providing the water service for review and written approval prior to subdivision plan approval and/or issuance of construction permit.
   D. Materials and methods used to construct the systems will be of such quality and standards as approved for fire defense by Underwriters' Laboratories, Inc., and/or the American Water Works Association.
3. *Sanitary Sewer*
   a. *Sanitary Sewer Accessible*. The subdivider shall connect with the public sanitary sewer and provide adequate sewer collection lines to the property line of each lot, unless the development is more than 500 feet from the existing trunk line or the Engineering Department certifies that there is inadequate capacity in the public conveyance system.
   b. *Sanitary Sewer Not Accessible*
      (1) Subdivisions of no more than five lots, with each lot having an area of at least 22,500 square feet and a width of at least 100 feet, may have effluent from an approved sewage disposal (treatment) system draining to open effluent ditches, provided such open effluent ditches are predominant in the area and are at least 24 inches deeper than the grade at the building site. Sufficient grade elevations to adequately determine this requirement and a statement by the engineer certifying that open effluent ditches are predominant in the area shall be provided on the plat and approved by the Health Unit along with a vicinity map at an appropriate scale showing the subject property and any existing buildings, streets and drainage channels within at least one thousand 1,000 feet in all directions from the subject property.
      (2) Subdivisions having between six and 50 lots, with each lot having an area of at least 75,000 square feet, may have effluent from an approved sewage disposal (treatment) system draining to open ditches, provided such open drainage

ditches are at least 24 inches deeper than the grade at the building site. Sufficient grade elevations to adequately determine meeting of this requirement shall be shown on the plat and shall be approved by the Health Unit along with a vicinity map at an appropriate scale showing the subject property and any existing buildings, streets and drainage channels within at least 1,000 feet in all directions from the subject property. The plat shall also contain a note stating that none of these lots may be further subdivided unless treatment and disposal is provided for all lots within the subdivision.

(3) All other subdivisions shall have lots meeting the width and area requirements of the Unified Development Code and shall have private community sanitary sewage treatment facilities meeting the following requirements:

(a) The plant site shall be designated as a common area on the plat. A minimum distance for the location of the wastewater treatment plant site from adjacent property shall be required, with the plant site shall be deemed a heavy industrial use and the appropriate minimum buffer, as specified in Sec. 7:18.3.3, Required Buffers between Abutting Properties, shall be provided.

(b) The owner or operator that will be serving the subdivision must be a Public Service Commission licensed, Class 4 Wastewater Utility and shall be identified on the Final Plat. The "operator" or "discharge permit holder" shall not be a resident homeowner's or civic association. The operator, discharge permit holder, or private sewerage treatment provider must have a contract with the water service provider that allows the wastewater service provider to disconnect water service in the event of non-payment of applicable service fees.

(c) At such time as connection to the public wastewater treatment network becomes feasible due to availability of sufficient capacity or proximity of no more than 500 feet, the property owner may be required to tie in to the public sewer system at his cost. An appropriate reserve account administered jointly by the Public Service Commission and the treatment plant owner shall be established for the purpose of necessary maintenance and the expense of the public system tie in.

(d) The Engineering Department shall maintain a list of all community wastewater treatment facilities within the parish.

4. *Stormwater Management*. Drainage improvements shall comply with the requirements of Chapter 15, Floodways, Floodplains, Drainage, and Water Quality, of the Unified Development Code. They shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding. Drainage improvements shall reduce pollutant load leaving the site as required by LDEQ and EPA.
5. *Capital Improvements Program*. Proposed public improvements shall conform to and be properly related to all applicable capital improvement plans.

D. *Lot Improvements*
   1. *Zoning*. All non-residentially zoned property shall be rezoned to the most restrictive residential zoning classification that accommodates the proposed lot sizes indicated on the proposed plat of any subdivision proposing single family or two family residential or townhouse development. An application to rezone the subject property and a preliminary plat application may be submitted simultaneously with the plat.
   2. *Lot Dimensions*. Lot dimensions shall comply with the minimum standards of Chapter 11, Dimensions, of the Unified development Code.
   3. *Lot Arrangement*. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on any lot. Where grade separation structures are proposed at the intersection of major streets, the lots and improvements in the subdivision shall be arranged so as to make adequate provision for such structures.
   4. *Lot Orientation*. The lot line common to the street or servitude of access right-of-way shall be considered the lot frontage, but lots may be rear loaded and front common open space.
   5. Lots or tracts without access to the Wastewater Suburban Transportation Network as determined by the Engineering Department shall conform to the lot standards described in Chapter 14, Utilities.

E. *Deed Restrictions or Covenants*. Though the City will not enforce them, deed restrictions or covenants may be submitted to provide for the protection and maintenance of the development. Such deed restrictions or covenants shall not contain reversionary clauses wherein any lot shall return to the applicant because of a violation thereon of the terms of the restrictions or covenants.

F. *Review Criteria*. The applicant shall provide, and the approval authority shall consider, information to demonstrate whether the proposed subdivision meets the criteria in Table 7:4.3.2.A, as applicable to each type of subdivision request. Failure to meet any of the criteria, as reasonably determined by the approval authority, may be a reason to deny an application and shall be documented in the decision.

Table 7:4.3.2.A
Subdivision Review Criteria

Concept Plan (7:4.3.3)	Preliminary Plat (7:4.3.4)	Review Criteria
Y	Y	1. Consistency with the comprehensive plan and other applicable planning documents
Y	Y	2. Consistency with existing or proposed zoning of the property
Y	Y	3. Existing or proposed availability of adequate facilities and services
Y	Y	4. Suitability of the site for the proposed development
Y	Y	5. Compatibility with existing and planned land use patterns
–	Y	6. Compatibility with the neighborhood norm (1)
–	Y	7. Whether the proposed development is premature as evidenced by: the lack of adequate public facilities within a reasonable distance to the site; or extraordinary public facility delivery costs due to the remote location or poor access to the site
–	Y	8. Whether proposed rights-of-way and servitudes are adequate to serve the property and are consistent with adopted plans
–	Y	9. Whether the traffic impacts from the proposed development can be adequately mitigated in accordance with a traffic impact analysis, if required
–	Y	10. Whether the proposed development is consistent with an applicable concept plan approval

(1) Neighborhood norm:
  (a) Only applies to the resubdivision of lots in recognized residential subdivisions;
  (b) Is established to maintain the stability and uniqueness of residential neighborhoods, which are areas possessing identifiable characteristics that are common to the properties or lots within a subdivision or portion thereof, that may be demarcated by a street, highway, canal, or water course; and
  (c) Shall be determined based on the characteristics of existing lots in the immediate area, consisting of two (2) street blocks on either or both sides of a street and not less than six hundred (600) feet from the subject property, including the:
    i. General purpose or intent of the original lot layout;
    ii. Predominant and average lot width, area, and depth;
    iii. Orientation of lots; and
    iv. Neighborhood stability relative to the frequency of re-subdivision of lots.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.3.3 Subdivision Concept Plans

A. *Purpose*. The purpose of the subdivision concept plan is to provide assurance to the applicant and the City that proposed land uses, development intensities, and street layouts are acceptable prior to or in conjunction with action on a preliminary plat.

B. *Applicability*. The subdivision concept plan is optional, except it is required for subdivisions:
   1. That will be developed in multiple phases; or
   2. Of contiguous land under common ownership.

C. *Composition*. The subdivision concept plan shall:
   1. Show and describe, on a map at a conceptual level:
      a. Land uses and development intensities; and
      b. Street layouts; and
   2. Indicate any development phases, with the proposed location and schedule of each phase.

D. *Process*.
   1. The Planning Department shall review all subdivision concept plans and forward the application to the Planning Commission for a public hearing and decision.
   2. The application for a subdivision concept plan may be filed, processed, and heard concurrently with the preliminary plat for all or a portion of the land shown within the concept plan.
   3. Approval of the concept plan shall constitute consent to proceed with the subdivision process subject to any conditions of approval, which may address the:
      a. Mix and intensity of proposed land uses;
      b. General street layout; or
      c. Phasing of development.

E. *Changes*. Adjustments to the concept plan may be authorized by the Planning Commission concurrently with subsequent preliminary plat submittals.

F. *Period of Validity*.
   1. Unless specifically stated in the Planning Commission approval, the concept plan approval shall lapse:
      a. Two (2) years after approval if the applicant has not submitted a request for a preliminary plat for the first phase of development; or
      b. At any time during the approved development period when development lags two (2) years behind the approved phasing plan.
   2. Prior to lapse of approval, the applicant may file a written request with the Planning Director to adjust the phasing plan.
   3. Re-approval of a lapsed concept plan shall follow the same procedure as the initial approval of a concept plan.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.3.4 Preliminary Plats

A. *Purpose*. The purpose of the preliminary plat is to show graphically all facts needed to enable the Planning Commission, the Engineering Department, and other City of St. George agencies to determine whether the proposed layout of the land in question meets the requirements of these regulations.

B. *Scale*. The preliminary plat shall be drawn at a reasonably legible scale. Larger plats may use match lines and multiple sheets to ensure legibility if necessary.

C. *Composition*. The following items normally shall be required to be shown on the preliminary plat:
   1. A north arrow, scale, and date.
   2. *Title*. The title shall include:
      a. The name by which the proposed subdivision is to be recorded;
      b. The legal description of the property to be recorded;
      c. The number of lots and common areas proposed;
      d. The name of the owner or owners and/or the applicants; and,
      e. The name of the appropriate licensed design professional of record who is platting the tract.
   3. *Boundaries*. The boundaries of the subdivision location, with section and township lines, and an indication of incorporated areas, zoning district classifications and boundaries, phase lines, if proposed, and all dimensions, bearings, and corner markers shall be provided.
   4. *Existing Improvements*
      a. The width and names of streets adjoining the subdivision shall be shown.
      b. All watercourses, drainage ways, stormwater controls, sanitary sewers, water mains, culverts, other underground structures, and other features within or immediately adjacent the area to be subdivided shall be shown.
      c. Existing buildings shall be shown and municipal address, if any, identified.
   5. *Vicinity*. The following information shall be provided:
      a. The names of all abutting subdivisions with respective filings; and
      b. A map with a north arrow showing existing roads and drainage ways within at least 1,000 feet of the boundaries of the property being subdivided.
   6. When subdividing lots of record, 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) and lots must be re-designated. For example, if Lot 1 was divided into lots, the resulting new lots would become 1-A and 1-B.
   7. *Proposed Features*. The following features shall be shown:
      a. The proposed location, names, and width of streets, including proposed cross-sections. In order to determine whether proposed subdivision streets would be subject to flooding to a depth of more than one foot, and whether developments of a subdivision may be permitted, the inundation level of record, the one percent (100 year) flood event level and the design water surface meeting the applicable

requirements of Chapter 15, Floodways, Floodplains, Drainage, and Water Quality, shall be shown.

b. All servitudes and easements intended for public use, including stormwater controls, sanitary sewers, water, gas and power lines but excluding the Major Street setback.

c. *Sewer Lines*
   (1) The proposed plans for sewage disposal shall be shown.
   (2) If the property is located more than 500 feet outside the wastewater suburban transportation network and no sanitary sewer facilities are available:
      (a) No more than 50 lots may be approved unless the applicant provides community sanitary sewage treatment facilities. If the applicant elects not to provide community facilities, the Parish Health Unit shall provide certification on the plat that the proposed method of disposal may serve no more than 50 lots.
      (b) A note shall be added to the plat that states:
      "APPROVED PRIVATE SEWAGE TREATMENT PLANTS ARE IN USE. MINIMUM SLAB ELEVATIONS ARE REQUIRED TO BE 24 INCHES ABOVE THE SEWER EFFLUENT DITCH INVERT."

d. *Stormwater Management*
   (1) *Flood Elevation Data*. The preliminary plat shall include the record inundation, the FEMA flood zone(s) and the range of base flood elevation(s). Where the area subdivided lies at or below the record inundation level, or the base flood elevation, whichever is greater, that area shall be shaded appropriately.
   (2) A statement of proposed plans for stormwater management, including the location of proposed culverts and bridges and shall be shown.
   (3) The following shall also be submitted with the preliminary plat:
      (a) A Stormwater Management Plan consistent with the requirements of Chapter 15, Floodways, Floodplains, Drainage, and Water Quality;
      (b) A Drainage Impact Study consistent with the requirements of Chapter 15, Floodways, Floodplains, Drainage, and Water Quality; and,
      (c) A Water Quality Impact Study consistent with the requirements of Chapter 15, Floodways, Floodplains, Drainage, and Water Quality.

e. *Common Areas*. Location and size of any areas required by the provisions of Chapter 12, Open Space.

f. *Lots*
   (1) The layout and approximate dimensions of lots along with any other necessary descriptions of lots, including building envelopes. The lots shall not encroach on any rights-of-way and all rights-of-way shall be excluded from lot area. Private servitudes of access may be included within lots, provided that the lot area outside of the servitude meets the dimensional requirements of the underlying zoning district for all buildable lots.
   (2) Lots at the corner of streets intersecting streets shown on the Major Street Plan and at all acute angle intersections that, in the opinion of the Engineering Director, are likely to be dangerous, shall have a radius of 20 feet at the street corner.

D. *Process*
   1. The staff of the Planning Commission and the Engineering Department shall review all preliminary plats, with the final approval dependent upon whether the subdivision is a minor subdivision, a minor subdivision requesting waivers, or a major subdivision.
   2. Approval of a preliminary plat is a tentative approval only and does not constitute the approval of a final plat.
   3. If no street, drainage, or sewer improvements are required for a site or tract development the preliminary plat may be approved as the final plat.

E. *Changes*. Any changes made by the owner/applicant subsequent to approval of the preliminary plat shall be reviewed by the Planning Director. If the change suggested by the owner/applicant is determined by the Planning Director to be of a substantial nature, a public hearing before the Planning Commission shall be required to approve the change. If the Planning Director determines that the suggested change is not substantial, then approval may be granted immediately. Substantial changes shall include:
   1. An increase in the number of lots by more than ten percent;
   2. Redesign of any portion of the subdivision that changes the street layout;
   3. Relocation or addition of any sewage treatment facility, except as mandated by an agency with the legal authority to govern the change;
   4. Changes in the Stormwater Management Plan, including drainage or water quality concept; and,
   5. Relocation or reduction in size of any designated open space area.

F. *Period of Validity*
   1. *Generally*. A preliminary plat shall initially be valid for a period of three years from the date of approval. Upon approval of construction drawings and specifications, the preliminary plat approval shall automatically be extended for an additional six months Failure to submit a final plat for signature and recording within the period of validity of the preliminary plat shall require resubmission of an application, public hearing, and fees for the preliminary plat to the Planning Commission for approval.
   2. *Exceptions*
      a. The owner or applicant may prepare a preliminary plat 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 a final plat have been approved. Improvements shall 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.
      b. The Planning Director may extend the period of validity of a preliminary plat for one additional year upon receiving a written request describing any extenuating circumstances beyond the control of the developer, provided such request is received during the period of validity.

Sec. 7:4.3.5 Construction Plans and Construction of Improvements

A. *Submittal*. After approval of a preliminary plat, the applicant shall submit complete construction plans for the first or initial development of the area given approval together with a complete and accurate contour map using mean sea level datum to the Engineering Department for review and approval. All designs shall be made in accordance with design standards of the Engineering Department and a copy of complete design data shall be submitted for the permanent record. This submittal shall include a CAD (or its electronic equivalent) file of the sewer and drainage layouts for the update of the City of St. George GIS Database and the records of the East Baton Rouge Sewerage Commission.

B. *Requirements*
   1. The basic requirements of plans shall include:
      a. Contour map of the area comprising the subdivision and sufficient additional area to include all watersheds that might be a factor in the design of the storm sewer system;
      b. Layout plans of storm sewer system and/or ditch drainage system including culvert locations within the entire area of the preliminary plat as a unit giving due consideration to the problems which may be created by the subdivision of adjacent lands;
      c. Layout plan of sanitary sewer system, if it is to be built within the entire area of the preliminary plat as a unit giving due consideration to the problems which may be created by the subdivision of adjacent lands;
      d. Plan and profile of all streets, public and private, showing the street names from the list approved by the Planning Department, and including the following:
         (1) Profile along the centerline and each property line;
         (2) Proposed curb grade;
         (3) Grade of storm sewers and/or ditch drainage system with hydraulic grade lines; and,
         (4) Grade of sanitary sewers;
   2. A final stormwater management plan shall be submitted in accordance with the requirements of Chapter 15, Floodways, Floodplains, Drainage, and Water Quality.

C. *Approval of Construction Plans*
   1. The Engineering Department shall not approve construction plans that involve the construction of a street until a street light plan has been submitted and approved by the Engineering Department. Neither shall a subdivision be accepted for maintenance unless street lights have been installed or if installation is guaranteed by a bonding company or franchised utility company.
   2. Prior to the approval of any construction plans of subdivisions proposing the use of private community wastewater collection and treatment facilities, letters or certificates of approval must be obtained for the private wastewater collection and treatment facilities and submitted to the Engineering Department from:

i. The LDH, Office of Public Health (OPH); and,
ii. The LDEQ, which shall include a copy of the Louisiana Pollutant Discharge Elimination System permit.

3. The applicant shall do no construction work until his completed construction plans have been approved by the Engineering Department, and a reasonable time must be allocated for the proper study of the plans submitted. Final approval of construction plans shall be valid for a period of six months from date of approval. The Engineering Department shall cancel and revoke approval in writing of all construction plans under which no work is commenced within six 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 applicant shall apply for inclusion in the consolidated garbage district and consolidated road-lighting district.

D. *Construction of Improvements*. After construction plans have been approved by the Engineering Department and prints filed, the applicant shall request a preconstruction meeting with the Engineering Department in writing. The applicant, testing laboratory, and representatives from the applicant's appropriate licensed design professional of record and contractor shall be present at this meeting, and a permit will be issued to the contractor. Construction shall be performed under the standards of the Engineering Department, and shall at all times be subject to inspection by that department. The applicant, his appropriate licensed design professional of record, and the testing laboratory shall be responsible for close field supervision and final compliance with approved plans and specification.

1. The Engineering Department may hire and supervise the work of independent engineering firms and/or testing laboratories for the purpose of independent quality assurance to verify the quality of the work being performed by the applicant's contractor, appropriate licensed design professional of record, and testing laboratory. The fees, or a portion of the fees, for this work shall be paid from the fee schedule established by the St. George City Council.
2. The Engineering Department shall:
   a. Check the visual appearance of curbs and medians, street pavements, and sidewalks;
   b. Reserve the right to perform general inspections of the following:
      (1) Excavations;
      (2) Subsurface drainage;
      (3) Inlets, junctions, and manholes;
      (4) Sanitary sewer collection lines;
      (5) Sanitary sewer manholes;
      (6) Public sanitary sewage treatment facilities;
      (7) 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; and
(14) Stormwater BMPs;

c. Be in charge of intermediate site inspection and approval of the base and/or sub-base, checking the integrity with applicant's appropriate licensed design professional of record and representative of the testing laboratory by means of proof-rolling;
d. Notify the applicant's appropriate licensed design professional of record of any defects in materials or workmanship, failed independent quality assurance tests, any non- compliance with the required Engineering Department standards based on general inspection, or any discrepancy found between field observations and the approved construction plans; and,
e. Conduct the final inspection of all improvements with representatives of the appropriate licensed design professional of record, the contractor, and the testing laboratory.

3. The applicant's appropriate licensed design professional of record shall be responsible for the following:
   a. Providing a sampling plan for project construction and submitting it to the Engineering Department in conjunction with the request for the preconstruction meeting;
   b. Providing a survey party for the stakeout of lines and grades to complete the work;
   c. Providing a resident inspector to inspect the laying of the sanitary sewer line and the storm drainage, including the preparation of an "as built" wye record;
   d. Ensuring the inspection of the items described in Sec. 7:4.3.4.C.2(b), above;
   e. Requesting intermediate site inspections by the Engineering Department;
   f. Providing a resident inspector to inspect the base processing;
   g. Providing a resident inspector to inspect the street pavements including asphalt;
   h. Providing a resident inspector to attend intermediate site inspections when called upon;
   i. Providing a resident inspector to attend the final inspection;
   j. Ensuring that all shop drawings of concrete, metal, clay, plastic, or other acceptable pipe have been stamped as approved prior to delivery to the job site; and,
   k. Ensuring the inspection of "as built" stormwater BMPs to assure compliance with the approved stormwater management plan.
4. The testing laboratory shall be responsible for the following:
   a. Testing the concrete used in the construction of the street pavements, curbs, and sidewalks;
   b. Providing a resident inspector to be present at the concrete and/or asphalt plants to inspect preparation of these materials; and,
   c. Furnishing reports to the Engineering Department, the applicant's appropriate licensed design professional of record, and the contractor on all items described in Sections 4.3.4.C.3(a)-(e), above, and all items requiring testing in accordance with the sampling plan.

5. If private community wastewater treatment and collection facilities are to be used, the private sewerage treatment operator or provider shall be responsible for the following:
   a. Inspected and approving all sewer collection lines, pump stations and treatment facilities;
   b. Providing the sewer wye locations; and,
   c. Inspecting the sewer building connections prior to the issuance of any occupancy permit.
6. If construction vehicles must access the development through an existing recognized subdivision that has public streets, the developer shall:
   (a) Submit to the City a construction route access plan showing the public streets that construction vehicles will be required to use;
   (b) Establish the pre-construction condition of those public streets, using a method acceptable to the developer and to the City; and
   (c) Post a maintenance bond or irrevocable letter of credit:
      (1) In an amount equal to ten (10%) percent of the value, as determined by the Engineering Director, of those construction route streets;
      (2) In a form approved by the City Attorney; and
      (3) Which will be released after:
         a. The developer establishes the post-construction condition of the streets using the same method as that for the pre-construction condition; and
         b. Final inspection and acceptance of improvements in the development.

If the above procedures are not followed, the Engineering Department may close down the job after written notice to the applicant and the appropriate licensed design professional of record.

E. *Acceptance of Improvements*
   1. When construction is complete in accordance with the approved plans and specifications and these regulations, the applicant, through his appropriate licensed design professional of record, shall certify that all work has been completed, submit a completed sampling report, and request final inspection so that he may obtain written final approval and acceptance from the Engineering Department.
      a. For 12 months after acceptance of the work the applicant shall keep all improvements constructed by the applicant, including, but not limited to, filled trenches, pipes, manholes, structures, paved or unpaved surfaces, and stormwater BMPs, in good condition, making repairs to any defects in materials or workmanship as may develop or be discovered.
      b. If sewage treatment plants and/or pumping stations are constructed, the applicant shall guarantee materials and workmanship of these facilities for 12 months. The applicant shall file with the Engineering Department a maintenance agreement and surety bond securing to the St. George City Council the satisfactory performance of this work for a period of one year from the date of such bond. The amount of the bond shall be ten percent of the cost of the improvements as determined by the Engineering Department, and the City Attorney shall approve

the form of the bond. The bond shall be subject to cancellation only upon the written approval of the Engineering Director.

2. *Bonds in Lieu of Immediate Construction*. An applicant may file an agreement and bond with the Planning Commission securing to the St. George City Council the actual satisfactory construction of required improvements within one year from the date of such agreement and bond. The Engineering Director shall approve the amount of the bond, and the City Attorney shall approve the form of the bond. The bond may be canceled only upon written approval of the Engineering Director.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.3.6 Final Plats

A. After the construction plans have been approved, the applicant and his engineer may proceed with the preparation of the final plat.

B. All information required in Sec. 7:4.3.3, Preliminary Plats, and the specific information listed below shall be required on the final plat:
   1. The name of subdivision;
   2. The name, address, and signature of the applicant;
   3. A north arrow, scale, and date;
   4. The outer boundary lines with accurate distances, angles, or true bearings if available, and the exact location and width of all recorded streets and ways intersecting the boundaries of the tract being divided;
   5. Distances and angles, or true bearings if available, to the established street lines or official monuments, which shall be accurately described on the plat;
   6. Municipal, range, township, parish and section lines accurately tied to the lines of the subdivision by distances and angles, or true bearings, if available;
   7. Streets, alleys, ways and private streets, together with their widths and approved names;
   8. All curve data, the lengths of all arcs, radii, internal angles, points of curvature, and lengths and bearings of tangents;
   9. All dimensions, both linear and angular, necessary for determining the exact boundary of all lots in the subdivision. All angles shall 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;
   10. A note giving reference to the basis of the bearings referenced to some well-established line, 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";

11. All block indications, if any, and lot numbers. A 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";
12. *Benchmarks*. The accurate location, material type and description of all permanent vertical control monuments (benchmarks) shall be designated by permanent benchmarks based on datum established by the Department of Development. Approved City of St. George permanent benchmarks or subdivision monuments referenced to the official City of St. George permanent benchmarks shall be shown and referenced to set all lowest floor elevations of residential, non-residential and manufactured home structures to meet the requirements of Chapter 15, Floodways, Floodplains, Drainage, and Water Quality;
13. *Special Use Areas*. The 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;
14. A description of the tract being subdivided;
15. The street light layout;
16. Statements of Dedication and Sewage Disposal. The following statement signed by the owner:

> Public Dedication Note:
> The streets, rights-of-way (and pump station tract*) shown hereon, if not previously dedicated are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes, other than those labeled as private servitudes, are granted to the public for the purposes indicated on the plat, including utilities, drainage, sewage removal or other proper purposes for the general use by 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.

*(if applicable, the following paragraph is to be added)

> Where a pump station or sewage treatment plant is to be provided by the applicant, the area to be used for this purpose shall be dedicated by the owner as a servitude and tract separate from any other lot for that purpose only.

Sewage Disposal Note:

No person shall provide or install a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the East Baton Rouge Parish Health Unit.

Property Owner Signature ___ _____
Property Owner Name Date
Business Name (if applicable)

17. If a private community collection and treatment facilities are provided, the existence of the contract for the operation and maintenance of the private community treatment facility and the collection lines as recorded in the conveyance records of the Clerk of Court.
18. The municipal address numbers assigned for the subdivided property. In the case that sufficient space is not available within the drawing, the address numbers may alternatively be provided in table format on the final plat document with references to the coinciding lot numbers.
19. *Flood Elevation Data*. The record inundation, flood zone(s) and the Flood Insurance Rate Map base flood elevation(s), all of which shall be provided by the Engineering Department. Where the area subdivided lies at or below the record inundation level or the FIRM Base Flood Elevation, whichever is greater, that area shall be shaded by an approved shading pattern. The foregoing information shall also be set forth in a 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 that the current base flood elevation should be verified with the Engineering Department.
20. *Professional Land Surveyor's Certification and Seal*. The land surveyor's seal and a statement by a professional land surveyor licensed to practice in the State to the effect that the 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 State law, and the minimum standards for the practice of land surveying as promulgated by the Louisiana Professional Engineering and Land Surveying Board. A note shall indicate the survey classification.
21. Statement of Wastewater Impact Fee Certification

"This is to certify that the Applicant of (Lots/Tracts) _____ through __has paid $_____per (Lot/Tract)_____for a total of $_____(Check No._____) in Wastewater Impact Fees in accordance with Ordinance 10043, EBROSCO Ordinance 1242 as amended, adopted September 28, 1994, by the St. George City Council. Additionally, all (Lots/Tracts) _____for which a building permit will be issued for improvements to the (Lot/Tract) _____ will require payment of the remaining portion of the Wastewater Impact Fee in accordance

with the aforementioned Ordinance. This subdivision is located in the _____Sewer District."

22. Statement of Private Water Quality Maintenance Covenant

"A Private Water Quality Maintenance Covenant has been executed and recorded in the Office of the Clerk and Recorder of the Parish as Original _____ and Bundle _____."

An executed and recorded "Private Water Quality Maintenance Covenant" is required for all Stormwater BMPs and/or Stormwater BMP systems on a development site prior to final plat approval. This Private Water Quality Maintenance Covenant must reflect the approved Water Quality Impact Study and/or Stormwater Management Plan, and must include Stormwater BMP Scheduled Maintenance Actions as stated in either or both of these approved documents.

C. Approval of a final plat shall not be granted to any development or that includes private sewerage collection and/or treatment facilities prior to the actual installation, construction and operation of said improvements and proof of and inspection by the OPH and the LDEQ. The developer or owner shall not be allowed to issue a bond to the City of St. George for these improvements in order to obtain final approval.

D. Upon acceptance of improvements, staff of the Planning Commission and the Engineering Department shall check the final plat for conformity with the preliminary plat and for compliance with construction plans. The final plat shall not be approved until it complies with all stipulations of the Planning Commission and the Engineering Department. The Engineering Director shall indicate their recommendation for approval of the final plat by their signature. The Planning Director or their designee shall then indicate final approval by their signature on the plat.

E. *Restrictions and Maintenance*. 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 Planning Director prior to or concurrent with the filing of the final plat. The restrictions shall provide that the subdivision association or other lot owners in the subdivision shall have the right to enforce the provisions of the restrictions. The City of St. George shall have no obligation to enforce the provisions of such restrictions. Although the restrictions may provide for additional requirements, they shall provide the following:
   1. Where underground electrical 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 Final Plat.

2. All new major subdivisions shall comply with the landscape and permitting requirements of Chapter 18, Landscape, except where specifically exempted, or where the requirements are in conflict with the requirements set forth in this section.

The restrictions and covenants shall grant the City of St. George the power to enforce these restrictions should the association fail to do so, but the Parish shall be under no obligation to do so.

F. The applicant shall furnish the Planning Director of the Planning Commission with the appropriate number of prints and a current digital copy of the plat within two days of approval to be distributed to the appropriate agencies.

G. The applicant shall not sell or lease any lots in the subdivision until the final plat has been approved.

Sec. 7:4.3.7 Minor Subdivisions

A. *Defined*. Any subdivision that meets all the following criteria shall be considered a minor subdivision:
   1. No more than two acres of land;
   2. No more than five lots;
   3. No dedication or revocation of public right-of-way or private access servitude (may involve utility servitudes);
   4. No creation of any public improvement, or public or private street; and
   5. Meets all development regulations and may not request a variance to lot area or width.

B. *Approval Authority*. The Planning Director (or his designee) shall have the authority to approve all minor subdivisions with the exception of those requesting a sidewalk location waiver. Minor subdivisions seeking a sidewalk location waiver shall require approval by the Planning Commission following a public hearing.

C. *Plats*. Minor subdivisions shall meet the requirements of Sec. 7:4.3.3, Preliminary Plats, and be bound by the requirements of Sec. 7:4.3.5, Final Plats. If no 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 major subdivision.

D. *Sewer Improvements*
   1. All plats of minor subdivisions shall show existing sewer lines and wyes. A separate wye shall be installed to serve each lot with the cost of the installation borne by the property owner or applicant.
   2. Sewer improvements for minor subdivisions shall be constructed within two years of approval or as may be extended.
   3. *Exceptions*
      a. If property is proposed to be developed under a site plan, the property may be subdivided without the installation of sewer facilities. The site plan may be

approved prior to approval of the minor subdivision, if the following conditions are met:

(1) Asterisks have been added to each lot/tract designation.
(2) Each lot has been labeled as "Not a Building Site."
(3) A note have been 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 Engineering Department;
(3) The required sanitary sewer improvements shall be constructed by the owner/contractor;
(4) The Engineering Department 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 Engineering Department 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."
(4) The note has asterisks (to reference the double asterisks on the lot/tract designation).

b. The improvements may be bonded in lieu of immediate construction consistent with the requirements of Sec. 7:4.3.4.E.2., Bonds in Lieu of Immediate Construction. 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 Engineering Department.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.3.8 Major Subdivisions

A. *Defined*. Any subdivision that is not minor shall be considered a major subdivision.

B. *Approval Authority*.
1. *Subdivision Concept Plan*. The Planning Commission shall hold a public hearing and render a decision on all subdivision concept plans. The Planning Commission shall state the basis of any denial as part of any motion to deny the subdivision concept plan.
2. *Preliminary Plat*. The Planning Commission shall hold a public hearing on all major subdivision preliminary plats and render a decision to approve or disapprove the preliminary plat within sixty days of it having been determined to meet all of the requirements described in Sec. 7:4.3.4 Preliminary Plats, unless the applicant waives this time limit and consents to a longer period. The Planning Commission shall state the basis of any denial of a subdivision plat as part of any motion to deny the plat.
3. *Construction Plans*. See Sec. 7:4.3.5.C.

4. *Final Plat*. The Planning Director has the authority to approve final plats. See Sec. 7:4.3.6.D.

C. *Requirements*
   1. Major subdivisions shall comply with all of the requirements of Secs. 7:4.3.3 Subdivision Concept Plans, 4.3.4 Preliminary Plats, 4.3.5 Construction Plans and Construction of Improvements, and 4.3.6 Final Plats.
   2. 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 the arterial either:
      a. An opaque fence at least six feet in height parallel to the arterial street located at least ten feet from the right-of-way. Between the fence and the right-of-way there shall be a landscape buffer in which for every 100 linear 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 percent of the required trees are Class A Trees. All required trees shall have at least a two inch caliper measured six inches from the ground. Existing trees not removed or damaged in connection with any construction in the requisite locations can substitute for the required trees; or,
      b. A 20 foot wide landscape buffer parallel to the arterial street, planted as described in paragraph a, above.

      The requirements of this section shall be installed by the applicant prior to filing of the final plat, although they may be bonded and subsequently installed in accordance with the provisions of Sec. 7:4.3.4.E.2, Bonds in Lieu of Immediate Construction. Prior to the filing of a final plat, the applicant shall provide a certification from a landscape architect that the plantings have been installed.

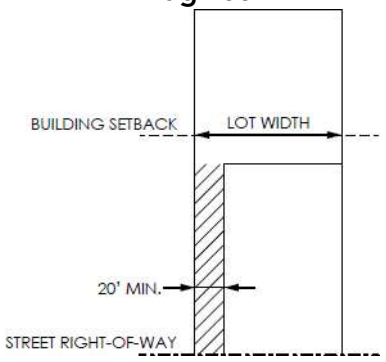
(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.3.9 Specialized Subdivisions

A. *Camp Site Subdivisions*. Whenever a parcel of land fronts for a reasonable distance on the Amite River or on Bayou Manchac, the Planning Commission may approve a camp site subdivision under the following conditions:
   1. The minimum lot width shall be 100 feet and minimum lot area 22,500 square feet.
   2. Streets shall consist of six inches of compacted gravel at least 20 feet in width or on a roadbed at least 24 feet in width and shall be graded to full width of 60 feet right-of-way. Deed restrictions shall be noted on the plat that streets shall not be improved to a higher standard by the City of St. George and such streets shall not be eligible for petition paving, but may be improved to a higher standard by the owners and/or applicants.
   3. The plat shall include a notation that the property has been designated as a "Camp Site."

B. *Flag Lots*
   1. The width of the lot shall be measured as the distance between the side lot lines at the point where the lot achieves its buildable area so long as the "pole" (the narrow portion of the lot abutting a street) has a minimum width of 20 feet.
   2. Creation of a flag lot shall require approval by the Planning Commission.

Figure 7:4.1
Flag Lot



C. *Townhouse Subdivision*. The Planning Commission may approve townhouse subdivisions in the A2.5, A5, B1, and C5 zoning districts subject to the following conditions:
   1. At least three, but no more than 12 townhouse units shall be contiguous.
   2. In order to provide visual diversity, no more than six contiguous townhouse units shall utilize the same building line. A variation of at least three feet in the setback line shall be required, except in locally designated historic districts.
   3. No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than 20 feet to any portion of a town house or accessory structure related to another group, or to any building outside the townhouse area.
   4. There shall be a 25 foot yard with a six foot high wall or solid fence along sides and rear of each townhouse site wherever it abuts an A-1 or A-2 zoning district.
   5. Each townhouse unit shall have its own lot yard space of at least 400 square feet, 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.
   6. Off-street parking facilities may be grouped in bays, either adjacent to streets or in the interior of blocks.
   7. Servitudes in favor of the lots shall be provided at the front or rear of lots in the required yards for off-street parking provided in common bays and utilities, but entrances to front yard parking areas shall be not less than 50 feet apart, unless an individual space is provided for each lot.
   8. The plat shall include a notation that the property has been designated as a "Townhouse Subdivision."

D. *Zero Lot Line Subdivision*. The Planning Commission may approve a zero lot line subdivisions in the A2.1 and A2.6 zoning districts under the following conditions:

1. The zero lot line shall be designated on the approved subdivision plat. A five foot private construction and maintenance easement shall be provided on the lot adjacent for construction and maintenance of the zero lot line wall. This shall be noted on the approved subdivision plat.
2. Any zero lot line subdivision approved prior to October 1, 2019, shall dedicate a minimum of 25 percent of the total site area as common open space. Subdivisions approved after that date shall be required to meet the requirements of Chapter 12, Open Space.
3. The plat shall include a notation that the property has been designated as a "Zero Lot Line Subdivision."

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:4.3.10 Violation and penalty

Whoever, being owner or agent of the owner of any land located in a subdivision, transfers or sells, or agrees to sell any land by reference to, or exhibition of, or by other use of a plat of a subdivision, before such plat has been approved by the Planning Commission and recorded or filed in the office of the Clerk of Court of the Parish, shall forfeit and pay a penalty of $500 for each lot or parcel transferred or sold or agreed or negotiated to be sold. The description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. Where decisions are left herein to the Engineering Department, any person dissatisfied with such decision may appeal to the Planning Commission. Such appeal shall be made by letter addressed to the Planning Commission through its Director, with copies for each member of the Planning Commission. Upon receipt of such an appeal, the Director shall notify the members of the Planning Commission of such appeal and expeditiously place the appeal on the agenda of the Planning Commission for a hearing.

Sec. 7:4.4 Development Agreements

A. *Purpose*. The purpose of a Development Agreement is to ensure completion of public improvements and facilities, to assign responsibility for construction and funding of on and off-site improvements, to provide assurances to the applicant that the development may proceed under the terms of the development agreement, and to document all agreements between the parish and the applicant relating to a development.

B. *Conditions*. When an applicant is allowed and chooses to enter into a Development Agreement, the applicant shall provide Performance Security set forth in E below in favor of the City to assure the construction of on- and off-site public improvements identified in the development approval and documented in the Development Agreement. This surety shall remain in effect until the earlier of the expiration or termination of the Development Agreement or once the City has accepted all on- and off-site public improvements identified in the subdivision or site plan approval. In the event the applicant is unable to complete the required improvements, and such improvements are deemed necessary for the preservation of the public health and safety, the City may use the guarantee to

complete the improvements as required or pursue other remedies authorized by state law.

C. *Guarantee of Completion*
   1. The City Council, on recommendation of the Planning or Zoning Commission after a public hearing, may defer the requirement to complete required public improvements if the applicant enters into a Development Agreement by which the applicant guarantees completion of all required public improvements no later than two (2) years from approval of the final plat or issuance of the final certificate of occupancy or completion.
   2. The City Council may authorize an agreement providing for multi-phase development over a longer period of time, provided that the agreement includes a phasing schedule and that provisions are made for guaranteeing completion of improvements required to serve each phase as it is subdivided or, in the case of a site plan, developed. The City Council may require the applicant to complete or dedicate some required public improvements for subsequent development phases prior to approval of the final plat or issuance of the final certificate of occupancy or completion for any phase of a multi-phase development.
   3. For public improvements serving multiple developments, the City Council may accept a pro rata contribution towards the funding of required public improvements.
   4. The City Attorney's approval of the form and legality of any Development Agreement is required prior to its execution.
   5. The Engineering Director shall verify that improvement costs provided by the applicant reasonably reflect the costs of required improvements prior to execution of the Development Agreement.

D. *Runs with the Land*. The Development Agreement shall run with the land and bind all successors, heirs, and assignees of the applicant. The Development Agreement shall be recorded with the Clerk of Court in conjunction with the applicable final plat or at the time of site plan approval.

E. *Performance Security*. The applicant shall provide sufficient security to ensure completion of the required public improvements.
   1. *Form*. The security shall be provided pursuant to a performance bond, trust agreement, cash escrow, surety bond, or an unconditional letter of credit from a bank with a physical branch in the Baton Rouge metropolitan area, in a form acceptable to the City attorney.
   2. *Amount of security*. The performance bond, trust agreement, letter of credit, cash escrow, or surety bond shall be in an amount estimated by the Engineering Director as reflecting one-hundred ten (110) percent of the cost of the improvements in the approved construction plan or site plan as calculated using prevailing wage rates, and shall be sufficient to cover all promises and conditions contained in the development agreement.

(Ord. No. 2025-005, 2-25-2025)

Chapter 5
WAIVERS

Sec. 7:5.1 Waivers

Sec. 7:5.1.1 Waivers Granted by the Planning or Zoning Commissions

A. The Planning Commission may grant approval of waivers to the location of sidewalks pursuant to Sec. 7:13.8. C, in:
   1. Single family residential development of five lots or less that is more than ¼ mile from an existing accessible sidewalk, multi-use path, commercial node, school, park, community center, or library in the Suburban Character Area; or,
   2. In any character area if an alternative location or surface for a pedestrian way is proposed in order to save significant trees, maintain drainage ways, or when the alternative location provides connections throughout the development.

B. The Zoning Commission may grant approval of waivers for wireless telecommunications towers for:
   1. Setbacks established in Secs. 7:14.2.2 and 7:14.2.3;
   2. Height to a maximum of 300 feet in the Rural zoning district provided that the tower is designed to accommodate additional antennae and wireless transmission and relay equipment equal in number to applicant's present and future requirements or the needs of another provider of similar telecommunication services pursuant to Sec. 7:14.2.3.A; and
   3. Separation requirements established in Sec. 7:14.2.1, if the applicant certifies that the existing tower, a permitted Communication Tower site, or an existing building of equal or greater height does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.

C. *Adequate public facilities*. The Planning or Zoning Commission, as appropriate, may approve an adequate public facilities waiver when the applicant can demonstrate that the provision of adequate public facilities will require unreasonable expenditure, subject to the following conditions:
   1. *Reasons*. Either:
      a. The subdivision:
         (1) Is for the purpose of inheritance, sale, or similar act without intention of development within five (5) years, provided that a statement to this effect is recorded on the plat; and
         (2) Involves no more than ten (10) lots, with each lot being;
            (a) Undeveloped; and
            (b) At least ten (10) acres; or
      b. Other similar or justifiable reasons.

2. *Findings*. The Planning or Zoning Commission may grant a waiver of adequate public facilities only upon finding that:
   a. The waiver will not conflict with the purposes of this UDC or the comprehensive plan;
   b. Granting the waiver will not confer on the applicant any special privilege that is denied by the UDC to other lands that are similar situated and configured;
   c. Granting the waiver will not:
      (1) Be contrary to the public interest;
      (2) Adversely affect property values; or
      (3) Adversely affect other property in the vicinity; and
   d. The waiver is the minimum necessary to accommodate the situation.

D. *Appeals*. At the first regular meeting of the St. George City Council following the decision of the Planning or Zoning Commission regarding requests for all such waivers, any member of the St. George City Council may introduce an appeal of said decision, with the appeal to be heard to the next zoning meeting of the St. George City Council. Failure to appeal will make the Planning or Zoning Commission decision final.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:5.1.2 Waivers Granted by the Planning Director

The Planning Director may consider requests for and grant approval of waivers to the Major Street Plan setbacks to permit excess parking and structures such as fences, walls, and signs to be located within the Major Street Plan setback upon the approval of a hold-harmless agreement approved by the City Attorney pursuant to Sec. 7:11.1.2.C.1, Major Street Plan Setbacks.

Sec. 7:5.1.3 Waivers Granted by the Floodplain Administrator

The Floodplain Administrator may consider requests for and grant approval of waivers to Local freeboard requirements pursuant to Sections 15.10, Duties and Responsibilities of the Floodplain Administrator, and 15.12, Variances and Waivers, if:

A. The 100-year base flood, the flood with a one percent chance of occurring in any given year, elevation plus freeboard results in an elevation in excess of the 500-year flood, the flood with a 0.2% chance of occurring in any given year, elevation; or,
B. The 1993 amended FIRM increased the base flood elevation by two feet or more and the proposed construction or substantial improvement is within an existing recognized development;

Sec. 7:5.1.4 Waivers Granted by the Director of Development

The Director of Development may consider requests for and grant approval of waivers to:

A. The requirement to treat specific water pollutants, pursuant to Sec. 7:15.12, Variances and Waivers if the developer provides documentation proving the specific pollutant does not exist on the site and will not be generated by specific activities proposed to occur on the site post construction;
B. The requirement to provide a Drainage Impact Study pursuant to Sec. 7:15.15, Drainage Impact Study, provided that:

1. Sufficient information is submitted by the developer indicating that the runoff from the proposed development is consistent with and discharges to a previously approved development having adequate drainage facilities or is a part of an approved larger plan of development with an approved drainage study, or is served by a network of subsurface public storm drainage facilities engineered to accommodate the runoff from the developed site.

C. The requirement to provide on-site retention/detention areas for stormwater runoff when it is demonstrated that the applicable existing streets have been designed to accommodate the stormwater runoff from paved parking areas and adequate catch basins and inlets are available pursuant to Sec. 7:15.21, Specific Standards.

Chapter 6
ENFORCEMENT

Sec. 7:6.1 Authority

The Building Official shall enforce the Unified Development Code. Appeals from the Building Official's decision may be taken to the Board of Appeals where it is alleged there is an error in the order, requirement, decision, or determination made by the Building Official in the enforcement of the Unified Development Code.

Sec. 7:6.2 Building Permits Required

No building may be undertaken in the City of St. George without a building permit. Each application for a building permit shall be accompanied by a plat in duplicate, drawn to scale, showing the name of the person making the application, the actual dimensions of the lot to be built upon as shown by a survey, the size, shape, and location of the building to be erected, and such other information as may be necessary to provide for the enforcement of the Unified Development Code. A record of applications and plats shall be kept in the office of the Building Official.

Sec. 7:6.3 Changes in Use or Occupancy

No change in the use of occupancy of land, nor any change of use or occupancy in an existing building other than for single family dwelling purposes, shall be made, nor shall any new building be occupied until a certificate of occupancy has been issued by the Building Official. Every certificate of occupancy shall state that the new occupancy complies with all provisions of the Unified Development Code. No permit for excavation, the erection, or alteration of any building shall be issued before the application has been made and approved for a certificate of occupancy and compliance, and no building or premises shall be occupied until such certificate and permit is issued. A record of all certificates of occupancy shall be kept on file in the office of the Building Official and copies shall be furnished on request to any interested person.

Sec. 7:6.7 Violations and Penalties

Sec. 7:6.7.1 Generally

A. Any person or corporation who shall violate any of the provisions of this Unified Development Code or fail to comply with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder shall be guilty of a misdemeanor and shall be fined not less the $250 but not more than $500 or be imprisoned for not more than 30 days for each day that the violation continues and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof where anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, individual persons, or corporation employed in connection therewith and who

may have assisted in the commission of any such violation, shall be deemed guilty of a separate offense and upon conviction shall be fined as provided by this section.

B. In case any building or structure is erected, constructed, reconstructed, altered, converted, or maintained, or any building, structure, or land is used in violation of this chapter, the Building Official, in addition to other remedies, may institute any appropriate action or proceedings in the name of the City of St. George to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use, to restrain, correct, or abate such violation, to prevent the occupancy of said building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about said premises.

Sec. 7:6.7.2 Land Clearing

A. *Violations*
   1. Each of the following activities shall be considered separate land clearing violations:
      a. Disturbance of soil;
      b. Removal of soil;
      c. Filling;
      d. Grading;
      e. Erection of any structure; and,
      f. Removal of vegetation.
   2. Each acre per day during which a violation of land clearing regulations, as described in Sec. 7:3.9, Land Clearing, exists shall be considered a separate violation of this ordinance until the site is stabilized and all violations are resolved with the City of St. George.
   3. Once a land clearing permit has been issued, all clearing activities must be contained within the limits of clearing. Any violations of the land clearing regulations, as described in Sec. 7:3.9, Land Clearing, that occur outside the limits of clearing shall be considered a separate violation of this ordinance until the site is stabilized and all violations are resolved with the City of St. George.

B. *Penalties*
   1. If a violation of land clearing regulations or land clearing permits occurs, a fine of $1,000 will be assessed per acre, per violation for each day the violation occurs until the violation is resolved with the City of St. George.
   2. If clearing occurs prior to issuance of a land clearing permit, no further permits of any sort will be issued until proper soil stabilization is provided, the violations are resolved with the City of St. George and all resulting penalties and fines are paid.
   3. If any violation to this ordinance occurs after a building permit is issued, the building permit shall be suspended and a stop-work order issued until the violations are resolved with the City of St. George and all resulting penalties and fines are paid.
   4. Any activities, as described in Sec. 7:3.9, Land Clearing, that take place outside the limits of clearing will be assessed a fine of $1,000 dollars per acre, per violation, per day for each day the violation occurs until the violation is resolved with the City of St. George.

Sec. 7:6.7.3 Landscape

A. *Violations*
   1. Failure to maintain required plant materials and planting areas as determined through periodic inspection by the Planning Department shall constitute a violation of this chapter of the Unified Development Code.
   2. *Driving Vehicles or Storing Equipment on Unauthorized Public Areas*. No person, except agents and employees of public utilities, shall:
      a. Drive vehicles of any kind across neutral grounds, parks, or public ways or park cars, trucks or other equipment on neutral grounds, parks, or public ways, except where authorized by law; or,
      b. Store equipment on neutral grounds, parks, or public places, or park cars or other vehicles on the sidewalk, including the strip between the property line and the street curbing, without written permission from the Engineering Department.
   3. A separate offense shall be deemed committed on each day during or on which a violation of any of the above provisions occurs.

B. *Penalties*. Violation of the above landscape provisions shall subject the owner to a fine of $50 per day for each day that required landscaping is not maintained.

Sec. 7:6.7.4 Single Family Occupancy

Whenever the Building Official has cause to believe a violation of the provisions governing single family occupancy as defined in Chapter 19, Definitions, has occurred, the owner and/or occupants shall be required to furnish affidavits, executed before a notary public, under penalty of law, attesting to the number of unrelated occupants of the house. Failure to do so shall constitute *prima facie* evidence that a violation of the single family zoning restriction has occurred.

Chapter 7
NONCONFORMITIES

Sec. 7:7.1 Purpose

Zoning regulations established by the adoption of this ordinance or amendments to this ordinance may cause properties and uses that were lawful prior to the adoption of certain regulations to not meet the requirements after adoption of these regulations. The purpose of this chapter is to establish procedures and regulations for those lawfully established uses of properties or structures that are in conflict with the requirements of this ordinance. It is not the intent of this section to encourage the continuance of nonconformities that are out of character with the standards of the zoning district. It is the intent of this section, however, to allow certain nonconforming situations to continue as legal exceptions to this ordinance.

Sec. 7:7.2 Nonconformities Defined

A nonconformity shall be any use, lot, improvement, or structure that was legally established but, as a result of adoption of or amendments to this ordinance, does not meet the current standards of the ordinance.

A. *Nonconforming Uses*. Nonconforming uses shall be those legally established uses of property that do not conform with the requirements of the zoning district in which they are located.
B. *Nonconforming Lot*. A nonconforming lot shall be any legally established parcel that does not conform to the current area or dimensional requirements of the zoning district in which it is located.
C. *Nonconforming Structure*. A nonconforming improvement or structure shall be any legally established building or structure that fails to meet current ordinance standards for setback, height, or similar factors.

Sec. 7:7.3 Creation of Nonconformities

Except as expressly allowed in this chapter, no new nonconformities may be created.

Sec. 7:7.4 Nonconforming Uses

A. *Continuation*. Nonconforming uses shall be allowed to continue, but may not expand.

B. *Discontinuation*
   1. Nonconforming uses, other than those involving the sale of alcohol, shall not be re- established if the nonconforming use is discontinued for 24 months.
   2. Nonconforming uses involving the sale of alcohol shall not be re-established if the sale of alcohol at the business is discontinued for six months or more.
   3. Nonconforming residential use of garage apartments on properties zoned A1 shall not be reestablished if the use is discontinued for:
      (a) A period of twelve months or more if the property owner lives on the premises; or

(b) A period of six months or more if the property owner does not live on the premises.

4. All nonconforming uses on property that does not include a building or on which the only building is typically an accessory structure associated with the nonconforming use shall be discontinued within six years becoming nonconforming.
5. Nonconforming uses located in buildings that are damaged or destroyed to an extent of more than 60 percent of its fair market value, by fire, explosion, act of God, or the public enemy shall not be reestablished.

C. *Changes to Nonconforming Uses*

1. If there are no structural alterations, a nonconforming use may be changed to another nonconforming use provided that it is changed to a less intense use as determined in Chapter 8, Zoning Districts. If changed, however, it cannot be changed back to the original nonconforming use.
2. No person operating a business which is presently classified as a legal nonconforming commercial use may apply for or be issued a license or permit to allow package retail sales of beer and/or liquor for off-premise consumption without first obtaining a petition of 51 percent of the property owners within 300 feet of said business.

Sec. 7:7.5 Nonconforming Lots

Nonconforming lots may be developed to permit conforming uses; however, the required setbacks may be reduced to reflect the extent of the nonconformity. That is, a nonconforming lot that provides 90 percent of the required lot width required in a zoning district may have the side yard setbacks reduced by up to ten percent.

Sec. 7:7.6 Nonconforming Structures

Nonconforming structures may only be enlarged, extended, reconstructed, or structurally altered, provided that the extent of the nonconformity is not increased, after approval by the Board of Adjustment.

Chapter 8
ZONING DISTRICTS

Sec. 7:8.1 Districts Are Established

Predominately Single Family Residential Districts	
Residential Estate/Agriculture Three	RE/A3
Residential Estate/Agriculture One	RE/A1
Single Family Residential	A1
Rural	R
Single Family Residential	A2
Single Family Residential	A2.7
Zero Lot Line	A2.1
Two-Family	A2.9
Zero Lot Line	A2.6
Town House	A2.5
Predominately Multi-Family Districts	
Limited Residential	A3.1
Medium Density Multi-Family Residential	A3.2
High Density Multi-Family Residential	A3.3
General Residential	A4
Neighborhood Districts	
Neighborhood Office	NO
Neighborhood Commercial	NC
Neighborhood Commercial Alcoholic Beverage (restaurant)	NC-AB
Office Districts	
General Office Low Rise	GOL
General Office High Rise	GOH
Commercial Districts	
Light Commercial One	LC1
Light Commercial Two	LC2
Light Commercial Three	LC3
Heavy Commercial One	HC1
Heavy Commercial Two	HC2
Business	C5

Warehousing Districts	
Commercial Warehousing One	CW1
Commercial Warehousing Three	CW3
Industrial Districts	
Light Industrial	M1
Heavy Industrial	M2
Special Purpose Districts	
Commercial Alcoholic Beverage (restaurant)	C-AB-1
Commercial Alcoholic Beverage (bar and lounge)	C-AB-2
Adult Business	X
Planned Districts	
Infill Small Planned Unit Development	ISPUD
Small Planned Unit Development	SPUD
Planned Unit Development	PUD
Traditional Neighborhood Development	TND
Design Districts	
Bluebonnet Design District	BDD
Inactive Districts	
High-Rise Apartments	A5
Off-Street Parking	B
Transition	B1
Light Commercial	C1
Heavy Commercial	C2
Commercial Warehousing	CW
Commercial Warehousing Two	CW2
Jefferson Highway Design District	JDD

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:8.2 Character Areas

Character Areas reflect the Vision of the Comprehensive Plan to create distinctive neighborhoods that retain the best and most cherished aspects of communities while allowing them to evolve to meet the challenges of future growth. Within these character areas some regulations may vary to ensure that the Vision can be achieved. These character areas shall be defined on the official zoning atlas of the parish and shall function similar to an overlay district, establishing guidelines within which varying development patterns and intensities may be utilized.

The character areas shall include the following:

A. *Downtown*. That area includes the Central Business District and the areas immediately adjacent to it within which higher intensities of use are allowed. Regulations governing development in this area shall provide for an integrated mix of high density residential and high intensity commercial uses while encouraging the enhancement of the street-level, pedestrian environment. Auto-oriented and low intensity uses shall be discouraged.

B. *Urban/Walkable*. This area is comprised of neighborhoods within which development was concentrated prior to the 1960s. It includes some of St. George's oldest neighborhoods that are characterized by a network of well-connected streets. In addition, it includes areas with the potential for creation of a walkable network of small blocks. Lots in these areas are generally small, and different uses can be found in proximity to one another.

C. *Suburban*. This is the urbanized area of City of St. George that lies outside the Downtown and Urban/Walkable Areas. It is characterized by auto-oriented shopping centers and residential subdivisions with larger lots where the majority of St. George's population growth has been concentrated since the 1960s. Different land uses typically demonstrate greater separation from one another than is found in the Downtown or Urban/Walkable Character Areas.

D. *Rural*. These areas lie outside the Suburban Character Area. They feature low population densities and are served by limited infrastructure, including two-lane rural roads and individual sewage treatment systems. Different land uses have the greatest degree of separation and the zoning is predominantly residential, although some commercial uses continue to operate within the area. Larger tracts are generally wooded and undisturbed.

Sec. 7:8.3 General Regulations

A. The boundaries of the zoning districts are as shown on the official zoning map, properly certified and attested, based on City of St. George ordinance.

B. Whenever the St. George City Council revokes the dedication of a street or alley, adjacent zoning districts shall extend to the centerline of the revocation.

C. Where Parish property is incorporated into the City, its zoning classification will not be changed by that incorporation.

D. Every building shall be on a lot. In the REA3, REA1, Rural, A1, A2, A2.1, A2.5, A2.6 and A2.7 Districts there shall not be more than one principle building on one lot.

E. *General Guidelines for Multi-Family Apartments*. Where multi-family dwellings are constructed on a group of contiguous lots, the combined lots shall be considered as one site under one ownership.

Sec. 7:8.4 Zoning Districts

Sec. 7:8.4.1 Predominately Single Family Residential Districts

A. *Residential Estate/Agriculture Three (RE/A3)*. The purpose of RE/A3 is to permit low-density single family residential development. All lots in a development shall be a minimum of three acres with a minimum of 100 feet of frontage on a public or private roadway.

B. *Residential Estate/Agriculture One (RE/A1)*. The purpose of RE/A1 is to permit low-density single family residential development. All lots in a development shall be a minimum of one acre with a minimum of 100 feet of frontage on a public or private roadway.

C. *Single Family Residential (A1)*. The purpose of A1 is to permit low density single family residential development with a maximum of 4.1 units per acre. Accessory uses normally compatible with surrounding low density residential development may be permitted.

D. *Rural (R)*. The purpose of R is to permit agricultural uses and low-density residential development. If an area is designated Agricultural/Rural on the Comprehensive Plan and is zoned R, all lots in a development shall be a minimum of one acre, If the area is designated as any other use on the Future Land Use Map, the maximum allowed shall be 4.1 single-family units per acre. Accessory uses normally compatible with surrounding low-density residential development may be permitted.

E. *Single Family Residential (A2)*. The purpose of A2 is to permit low density single family residential development with a maximum of 5.8 units per acre. Accessory uses normally compatible with surrounding low density residential development may be permitted.

F. *Single Family Residential (A2.7)*. The purpose of A2.7 is to permit low density single family residential with a maximum of 7.3 units per acre. Accessory uses normally compatible with surrounding low density residential development may be permitted.

G. *Zero Lot Line Residential (A2.1)*. The purpose of A2.1 is to permit only low density "zero lot line" single family dwellings with a maximum of 7.9 units per acre. A six foot high wall or solid fence shall be required along the sides and rear of the A2.1 zoning site wherever it adjoins A1 or A2 districts or a recognized residential subdivision.

H. *Two-Family (A2.9)*. The purpose of A2.9 is to provide for the location and grouping of duplex and semi- detached residences. Accessory uses normally compatible with surrounding residential development may be permitted.

I. *Zero Lot Line Residential (A2.6)*. The purpose of A2.6 is to allow only medium density "zero lot line" single family dwellings at a maximum of 11.5 units per acre. A six foot high wall or solid fence shall be required along the sides and rear of the A2.6 zoning site wherever it adjoins A1 or A2 districts or a recognized residential subdivision.

J. *Town House (A2.5)*. The purpose of A2.5 is to permit the development of attached town homes compatible with the surrounding residential development. The maximum is 11.5 units per acre. Accessory uses normally compatible with surrounding residential development may be permitted. Before the Zoning Commission considers an application for A2.5, the proponent shall submit a preliminary subdivision layout to the Planning Department demonstrating compliance with Sec. 7:4.3.8, Specialized Subdivisions,

Sec. 7:8.4.2 Predominantly Multi-Family Districts

A. *Limited Residential (A3.1)*. The purpose of A3.1 is to permit medium density multi-family residential development and institutional uses of a residential character with a maximum of 11½ units per acre.

B. *Medium Density Multi-Family Residential (A3.2)*. The purpose of A3.2 to permit medium density multi-family residential development and institutional uses of a residential character with a maximum of 17.4 units per acre.

C. *High Density Multi-Family Residential (A3.3)*. The purpose of A3.3 is to permit high density multi-family residential development with a maximum of 29 units per acre.

D. *General Residential (A4)*. The purpose of A4 is to permit high density multi-family developments with a maximum of 43.6 units per acre and must be located within an Urban/Walkable Character Area or in Regional and Employment Centers.

Sec. 7:8.4.3 Neighborhood Districts

A. *Neighborhood Office (NO)*. The purpose of NO is to permit a limited range of office uses in buildings designed at a neighborhood scale in close proximity to residential areas to meet the needs of the residents of the surrounding area.

B. *Neighborhood Commercial (NC)*. The purpose of NC is to permit a limited range of commercial activity, primarily retail shopping and personal services in close proximity to residential areas to meet the needs of the residents of the surrounding area. Buildings shall be designed at a neighborhood scale.

C. *Neighborhood Commercial Alcoholic Beverage (NC-AB)*. The purpose of NCAB is to permit businesses involved in the serving of alcoholic beverages for consumption on the premises,

where alcohol sales are not the primary source of revenue. Buildings shall be designed at a neighborhood scale.

Sec. 7:8.4.4 Office Districts

A. *General Office Low Rise (GOL)*. The purpose of GOL is to permit a range of office uses, including employment and community service activities, of moderate intensity. Some residential and/or commercial uses may be permitted, provided that at least 50 percent of the building area is utilized for office purposes.

B. *General Office High Rise (GOH)*. The purpose of GOH is to permit large buildings that are primarily devoted to offices uses while permitting some residential and/or commercial uses provided that at least 50 percent of the building area is utilized for office purposes.

Sec. 7:8.4.5 Commercial Districts

A. *Light Commercial One (LC1)*. The purpose of LC1 is to permit a variety of commercial activities and multi-family residential uses that serve surrounding local areas. Buildings within this district are limited to 15,000 gross square feet of floor area per lot.

B. *Light Commercial Two (LC2)*. The purpose of LC2 is to permit a variety of commercial activities and multi-family residential uses that serve surrounding local areas. Buildings within this district are limited to 75,000 gross square feet of floor area per lot.

C. *Light Commercial Three (LC3)*. The purpose of LC3 is to permit a variety of commercial activities and multi-family residential uses that serve surrounding local areas. Buildings within this district are limited to 150,000 gross square feet of floor area per lot.

D. *Heavy Commercial One (HC1)*. The purpose of HC1 is to permit a variety of commercial activities and multi-family residential uses. Buildings within this district are limited to 250,000 gross square feet of floor area per lot.

E. *Heavy Commercial Two (HC2)*. The purpose of HC2 is to permit a variety of commercial activities and multi-family residential uses.

F. *Business (C5)*. The purpose of C5 is to permit a variety of uses within the Downtown Character Area without setback and parking requirements

Sec. 7:8.4.6 Warehousing Districts

A. *Commercial Warehousing One (CW1)*. The purpose of CW1 is to permit businesses that are involved in the distribution and storage of goods. Buildings are limited to a maximum of 50,000 gross square feet of area per lot.

B. *Commercial Warehousing Three (CW3)*. The purpose CW3 is to permit businesses that are involved in the distribution and storage of goods. This district must be located along four

lane streets (as shown on the Major Street Plan) or within designated commercial/industrial subdivisions.

Sec. 7:8.4.7 Industrial Districts

A. *Light Industrial (M1)*. The purpose of M1 is to permit light manufacturing, fabricating, processing, and wholesale distribution activities located near or adjacent to roads as shown on the Major Street Plan.

B. *Heavy Industrial (M2)*. The purpose of M2 is to permit industrial manufacturing, fabricating, processing and wholesale distribution located near or adjacent to roads as shown on the Major Street Plan.

Sec. 7:8.4.8 Special Purpose Districts

A. *Commercial Alcoholic Beverage One (restaurant) (C-AB-1)*. The purpose of CAB-1 is to permit businesses involved in the serving of alcoholic beverages for consumption on the premises and whose primary purpose is to prepare meals for on premise consumption for the general public.

B. *Commercial Alcoholic Beverage Two (bar and lounge) (C-AB-2)*. The purpose of CAB-2 is to permit bars and lounges as well as businesses involved in the sale of alcoholic beverages for consumption on the premises.

C. *Reserved*

D. *Reserved*

E. *Adult Business (X)*. This district allows adult businesses that are distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities." This district may not be located within 1,000 feet of:
   1. Another adult business;
   2. Any restaurant, bar or lounge, or package liquor store; or
   3. A school, playground, church, or area zoned for residential purposes.

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:8.4.9 Planned Districts

A. *Purpose*. The intent of this section is for the following objectives to be achieved, where applicable, through the use of the Planned unit development process:
   1. Encourage a mix of land uses for the development of large tracts of land as planned neighborhoods, communities, and/or development.
   2. Encourage flexible and creative concepts in site planning.
   3. Preserve the natural amenities of the land by encouraging scenic and open areas; create a method for the permanent preservation of common open space, natural vegetation, topographic and geological features, and environmentally appropriate

features for the continued use and enjoyment of the residents of the development (for PUDs and SPUDs only).

4. Accomplish a more desirable environment and increase the variety of environments made available to the public by allowing a development that would not be possible under the strict application of the current Unified Development Code.
5. Provide an efficient use of land, which could result in smaller networks of utilities and streets, and promote a creative approach to the use of land and related physical facilities that result in better design and development, with the inclusion of aesthetic amenities including an increased amount of landscaping.
6. Provide an environment of stable character compatible with surrounding area, and combine and coordinate architectural styles, building forms, and building relationships with a possible mixing of different land uses in an innovative design.
7. Provide an environment that encourages non-vehicular circulation.
8. Provide for the prevention and/or control of soil erosion, surface flooding, and the preservation of subsurface water.
9. Provide for more usable and suitably located recreation facilities, schools, and other public and private facilities (for PUDs only).
10. Create a method for the permanent preservation of architectural and/or historic landmarks.
11. Promote a land use which promotes the public health, safety and welfare. Within the planned area, a variety of land use types should be designed, in an orderly relation to one another and to existing land uses, and with due regard to comprehensive planning.
12. Such development may consist of conventionally subdivided lots to be sold, un-subdivided single ownership, separate condominium ownership of structures, or other ownership methods the location and extent of which are established on the Planned unit development Plat.
13. The unique and substantially different character of Planned unit developments require their administrative processing as a "special rezoning" in this ordinance. Planned unit developments are more complex and of a different character than other zoning classifications, requiring the establishment herein of specific and additional procedures, standards, requirements and exceptions to govern the recommendations of the Zoning Commission and the action of the St. George City Council.
14. Provide for infill development and adaptive reuse of abandoned or blighted properties.
15. Provide an environment which encourages live/work mixes. This type of development should include a mix of at least two separate uses within the development; however, districts of a single zoning type may be allowed dependent on the development, location and availability of traditional zoning.

B. *Interpretation*.

1. The subdivision, development and use of land as an integral unit which provides a mix of land uses, and may include for single-family residential, multiple-family residential, educational, business, commercial, recreational, park and common open areas, is described as a Planned unit development.

2. In its establishment and authorization as a special zoning classification, the Planned unit development may be excepted from the provisions of the subdivision and site plan regulations and of the zoning ordinance of the City of St. George to the extent specified in this ordinance and in the final authorization of the Planned unit development as specified in an ordinance approved by the St. George City Council.

C. *Development Standards*

1. *General*. Table 7:8.A, PUD, SPUD, and ISPUD Minimum Development Standards, shall apply to all Planned unit developments and shall constitute minimum planned unit development requirements:

Table 7:8.A
PUD, SPUD, and ISPUD Minimum Development Standards

Issue	PUD		SPUD	ISPUD
Site Area	10 or more ac		2½ - 10 ac	Up to 2½ ac
Prohibited Uses	Uses allowed only in X districts Residential uses if any industrial uses proposed		Uses allowed only in M2 and X districts Residential uses if any industrial uses proposed	Uses allowed only in CW1, CW2, CW3, M1, M2, and X districts
Maximum Density	Determined by Concept plan		Determined by Development Plan	Determined by Development Plan
Minimum Lot Width	Determined by Development Plan		Determined by Development Plan	Determined by Development Plan
Minimum Lot Area	Determined by Development Plan		Determined by Development Plan	Determined by Development Plan
Minimum Setbacks	Determined by Development Plan		Determined by Development Plan	Determined by Development Plan
Maximum Building Height	150% of abutting zoning districts Height may be increased one foot for every ten feet of building setback		150% of abutting zoning districts Height may be increased one foot for every ten feet of building setback	150% of abutting zoning districts Height may be increased one foot for every ten feet of building setback
Common Open Space Required (See Sec. 7:8.4.9.C.2, Common Open Space Requirements, for additional details)	Up to 50 ac	15% of site	15% of site	5%
	50 – 100 ac	18% of site		
	More than 100 ac	20% of site		
Green Open Space Required	50% of required Common Open Space		50% of required Common Open Space	Determined by Development Plan
Utilities	Underground		Underground	Underground

Issue	PUD	SPUD	ISPUD
Signs	Determined by Development Plan	Determined by Development Plan	Determined by Development Plan
Parking	Chapter 17, Parking Shared parking may be used throughout site	Chapter 17, Parking Shared parking may be used throughout site	Chapter 17, Parking Shared parking may be used throughout site
Landscape	Chapter 18, Landscape	Chapter 18, Landscape	Chapter 18, Landscape

2. *Open Space Requirements*
   a. *PUD Common Open Space Requirements*
      (1) The following uses may account for common open space with the stated limitations:
         (a) Parks, and other open greenbelt areas, whether publicly or privately owned, that are readily accessible must account for not less than 50 percent of the common open space.
         (b) Street trees located within designated landscape common areas or landscape servitude and located within a street right-of-way may not exceed 25 percent of the common open space. However, common open space within vehicle use areas or any noncontiguous green area of less than 1,000 square feet may not be included.
         (c) Surface drainage, including surface retention and detention, shall be natural or man-made features that enhance a particular property and increase its desirability to a community or its marketability to the public.
            i. Lake and ponds, including storm water wet detention basins provided that they are designed so that a minimum of 20 percent of the abutting shoreline is made accessible for the common use of the development. The accessible path must be shown on the development plan.
            ii. Storm water dry detention basins of not less than one acre; but may not exceed 25 percent of the common open space and must be designed to provide for acceptable maintenance and upkeep of the detention basin.
         (d) Golf courses may account for up to 50 percent of the common open space.
         (e) Natural wetlands may not exceed 50 percent of common open space plus any natural wetlands reasonably visible from interpretive walkways provided in and through the wetlands.
         (f) Hard surface recreation areas such as recreational courts and pedestrian plazas may account for up to 25 of the common open space.
         (g) Servitudes with existing below ground utilities and/or facilities with a width of not less than 30 feet.
         (h) Electrical transmission line servitudes with a width of not less than 150 feet in commercial areas only.

(i) Dedicated recreational areas on school sites, excluding the area devoted to buildings.
(j) An existing building or buildings that have historical or cultural significance may be located in a common area space; however, the enclosed building area may not be included in the common open space requirement.
(k) Common open space for the use by the general public, if agreed to by the appropriate governmental authority, in each case in an amount to be determined by the Planning Commission.

(2) Common open space shall not include:
(a) Yards that are not accessible for the common use of the development;
(b) Parking areas;
(c) Drives;
(d) Utilities with above ground improvements (except as noted above) or road easements/servitudes;
(e) Paved lakes, ponds, bayous, streams, or creeks;
(f) Structures (unless a part of the open space such as gazebos or as noted above);
(g) Drainage ditches or canals; and
(h) Areas reserved for the exclusive use and benefit of an individual tenant or owner.

(3) Common open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the Planned unit development through covenant, deed restriction, open space servitude, or similar legal instrument; or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.

(4) In the event land shown on a final development plan as common open space is dedicated to the City, the St. George City Council may, but shall not be required to, accept the open space provided:
(a) Such land is accessible to the residents of the City;
(b) There is no cost of acquisition other than the costs incidental to the transfer of ownership; and,
(c) The City agrees to and has access to maintain such lands.

b. *SPUD Common Open Space Requirements*

(1) Land areas proposed for common open space must be throughout the entire development and must be designed and made accessible for common usage of the development by means of pedestrian and/or bicycle connectivity.

(2) Lakes or ponds may be included in the common open space calculations provided that they are designed so that a minimum of 20 percent of the abutting shoreline is made accessible for the common usage of the development and the access path is shown on the development plan. Drainage ditches or canals are not considered lakes and ponds and shall not count towards open space. In all projects over one acre. Surface drainage, including surface retention and detention, must be natural or man-made

features which enhance a particular property and increase its desirability to a community or its marketability to the public.

(3) Common open space within vehicle use areas or any noncontiguous common area of less than 1,000 square feet may not be included in the required area.

(4) Hard surface areas such as pedestrian plazas and recreational courts may account for up to 25 percent of the common open space.

(5) Common landscape areas located within rights-of-way or servitudes may account for up to 25 percent of the common open space.

(6) Dry detention basins and retention areas may account for up to 50 percent of the common open space.

(7) The area immediately surrounding existing building(s) and existing building(s) that have historical or cultural significance may be located within the dedicated common open space requirements. These areas must be made accessible for the common usage of the development.

(8) Servitudes with existing below ground utilities or facilities may be included in the common open space requirement. Servitudes with existing above ground utilities or facilities may be included for commercial areas only.

c. *ISPUD Common Open Space Requirements*. Any of the uses described in Sec. 7:12.4, Uses, may be provided regardless of the character area in which the development is located.

d. *Control of Open Space*. The common open space and associated facilities may be owned by an association or maintenance association. The association shall be formed and operated under the following provisions:

(1) The applicant shall provide the articles and bylaws of the association and the methods for maintaining the common open space.

(2) The association shall be organized by the applicant and shall be operated with a financial subsidy from the applicant before the sale of any lots within the Planned unit developments.

(3) Membership in the association shall be mandatory for all purchasers of property therein and their successors in title. The conditions and timing of transferring control of the association from the applicant to the property owners shall be identified.

(4) The association shall be responsible for maintenance of insurance and taxes on all common open space, enforceable by liens placed on the association by the City. The association may place liens on the property of its members who fail to pay their association dues in a timely manner, as provided in the association bylaws. Shares shall be defined in the bylaws.

(5) The association shall, at all times, cause the property owners to have access to the common open space within the Planned unit developments.

(6) The association shall be able to adjust the assessments to meet changing needs.

D. *General Review Criteria*. Approval and recommendation of the Zoning Commission shall be accompanied by a written report stating the reasons for approval of the application, and specific evidence and facts showing that the proposed planned unit development will not

adversely affect the immediate vicinity. The Zoning Commission in its review of proposed planned unit developments shall consider, where applicable:

1. The relation between the proposed development and surrounding uses, and the effect of the proposed planned unit development plan upon the comprehensive plan;
2. The adequacy of existing and proposed streets, utilities, and other public services to serve the development; and the location with respect to the interstate, major highways and major arterial streets so as not to create adverse major shifts of traffic generation to intermediate collectors and/or minor streets; and access of every dwelling unit or other uses within the planned unit development to a public and/or private street via pedestrian ways, courts or other access related servitudes or easements;
3. The character, design, and appropriateness of the proposed land uses and their adequacy to encourage desirable living conditions, to provide separation and screening between uses where desirable, to preserve the natural amenities of streams, wooded areas, and similar natural features where possible, to provide adequate pedestrian circulation and access to mass transit if available;
4. The proposed location, arrangement density/intensity, and height of land uses shall be compatible to existing or proposed dwellings within the vicinity of the planned unit development or to the development of the neighborhoods;
5. The suitability of the site for development in the manner proposed without hazard to persons or property adjacent to the site, the use of flood hazard areas if present for recreational areas, and no contribution to erosion or other soil related damage. Soil conditions, drainage, vegetation cover and topography shall be maximally utilized to fit the intended design of the development;
6. The requirement of common open spaces within the planned unit development and the devotion of the development to active and passive recreational purposes;
7. The protection and preservation of any existing historic and archaeological structures or sites into the design of the Planned unit development;
8. The greater protection and preservation of environmentally sensitive and natural amenities areas within the Planned unit development, if any, including, but not limited to, wetlands, problem soils, streams, creeks, old growth wooded areas, and areas containing protected species;
9. The internal compatibility of the land uses within the plan;
10. The external compatibility of the arrangement of the land uses within the planned unit developments;
10. The proposed planned unit development is consistent with the spirit and intent of this section and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning; and,
11. The promotion of the purposes set forth in Sec. 7:8.4.9.A., Purpose.

E. *Ownership and Control*. All land included for purpose of development within planned unit developments shall be owned by or be under the control of the applicant for such zoning designation (including without limitation a purchase agreement, option agreement, and/or development agreement), whether that applicant be an individual, partnership, corporation (limited liability company, limited liability partnership, trust), or groups of individuals,

partnerships, or corporations (limited liability company, limited liability partnerships and/or trusts).

The applicant shall present proof of the unified control of the entire area within the planned unit development and shall agree that if applicant proceeds with the planned unit development applicant will do so in accordance with:

1. The concept plan adopted for the planned unit developments;
2. Regulations existing when the amendment granting the planned unit development was adopted; and,
3. Such other conditions or modifications as may be attached to the rezoning of the land to the planned unit developments.

F. Definitive covenants, grants, easements, dedications, and restrictions to be imposed on the land, buildings, and structures including proposed easements for public utilities and instruments relating to the use and maintenance of common area and private streets shall give consideration to access requirements of public vehicles for maintenance purposes.

G. *Additional Regulations for Phased Developments*. A PUD may be developed in phases or stages in accordance with the following:
   1. *Boundaries*. The boundaries of all proposed phases shall be shown on the concept plan.
   2. *Data*. All data required for the project, as a whole, shall be given for each phase shown on the concept plan.
   3. *Improvements*. The phasing plan shall be consistent with the traffic circulation, drainage, common open space, and utilities plans for the entire Planned unit development. Planned unit developments that are to be developed in phases or stages shall be required to provide public improvements, common open space, and other amenities attributed to such phase at the same time as or before the construction of principal buildings and structures associated with individual phases. The nature, type, and amount of public improvements, common open space, and other project amenities provided during an individual phase of the project shall be commensurate with and proportionate to the overall development of the phase.

H. *Review and Approval Process*. The planned unit development approval process shall consist of the steps described below. The approval authorities and timeframes within which the various steps remain valid is as shown in Table 7:8.B, Planned Development Approval Process.

Table 7:8.B
Planned Development Approval Process

	PUD		SPUD	ISPUD
	Concept Plan	**Development Plan**	**Development Plan**	**Development Plan**
Initial Period • Approval Authority	36 months • Council	36 months • Planning Commission	36 months • Council	36 months • Council
Extension Period • Approval Authority	12 months • Planning Commission	12 months • Planning Commission	12 months • Planning Commission	12 months • Planning Commission

The Planning Director may extend the period of validity of a plan within a planned unit development for one additional year upon receiving a written request describing any extenuating circumstances beyond the control of the developer, provided such request is received during the period of validity.

1. *Pre-Application Conference*. The pre-application conference shall be held with the Planning Director for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a planned unit development. A request for a pre-application conference shall be made to the Planning Director. The applicant shall submit copies of a conceptual plan, showing the location of the property, boundaries, significant natural features, vehicular and pedestrian circulation, and land use(s) for the entire site, at least ten days in advance of the pre-application conference. The Planning Director shall advise the applicant of the conformance of the conceptual plan with the requirements of a planned unit development. No formal action will be taken at a pre-application conference, nor will statements made at the pre-application conference be considered legally binding commitments.
2. *Concept Plan (PUD only)*
    a. Following the pre-application conference, an applicant may submit a completed application for concept plan approval to the Planning Director. The concept plan shall follow the procedures for approval of zoning items before the Zoning Commission and zoning cases before the St. George City Council. Where the planned unit development is to be developed in phases, the concept plan that is presented for review and approval shall be the concept plan for the entire development and shall identify the proposed phasing.
    b. A concept plan shall be valid for three years from the date of the St. George City Council approval, unless, during that three year period, a final development plan for all or a portion of the property is submitted and then approved.
    c. Provided that the concept plan has not expired, the period of validity of an approved concept plan may be extended one time for up to 12 months as shown in Table 7:8.B, Planned Development Approval Process, by the Commission.

d. If the applicant fails to timely submit a final development plan for all or a portion of the property, or obtain an extension, the previously approved concept plan shall be determined to be invalid, but the PUD zoning district shall remain.

3. *Final Development Plan*. Construction may take place within a planned development only following approval of a final development plan for the area.
   a. *PUD Final Development Plans*
      (1) A final development plan, showing substantial compliance with the approved concept plan shall follow the procedure for planning items going to the Planning Commission with a public hearing.
      (2) Upon approval of the final development plan, construction may proceed for public and/or approved private roads, utility installations, common open space, recreational facilities, governmental structures, and similar uses provided that a preliminary subdivision plat and construction plans have also been approved for the development.
      (3) If the PUD includes the division of property into lots, the final development plan shall be approved concurrently with the preliminary plat. The applicant shall submit all required land division documents in accordance with the requirements of the Unified Development Code
      (4) Subdivisions of property within a PUD after concept plan approval, but prior to final development plan approval, shall meet the zoning requirements of the most restrictive zoning district allowed for each designated use for that portion of the concept plan. These subdivisions shall require Planning Commission approval but will not allow development or building permit approval until a Final development plan is approved.
      (5) Final development plans shall expire three years from the date of Planning Commission approval. The applicant may request an extension from the Planning Commission for not more than one year if the previously approved development plan has not expired.
   b. *SPUD and ISPUD Final Development Plans*
      (1) Development plans shall follow the procedure for zoning items requiring a recommendation from the Zoning Commission and approval by the St. George City Council following public hearings.
      (2) Development plans for SPUDs and ISPUDs shall expire three years from the date of the St. George City Council approval, unless, during that three year period a construction permit is obtained.
      (3) The applicant may request an extension from the Planning Commission not more than 12 months if the previously approved development plan has not expired.
      (4) If no construction occurs within three years and no extension was granted, the property shall remain in the SPUD or ISPUD district, however, no permits for development will be issued unless or until a new ISPUD development plan meeting the requirements of the ordinance in effect at the time of the new submittal is reviewed and approved.

4. *Changes to an Approved Planned Development*
   a. *Types of Changes*. There are three types of changes:
      (1) *Major Change* -- one that will have significant impacts on the approved uses within the development, or on the site surrounding the development. These changes require a recommendation from the Zoning Commission and approval by the St. George City Council following public hearings;
      (2) *Minor Change* – one that will have significant impact on the layout of the development. These changes require approval by the Zoning Commission following a public hearing; and,
      (3) *Administrative Change* – one that will not alter the basic design and character of the development, nor any specified conditions imposed as part of the original approval. These may be approved by the Planning Director.
   b. *Applications for Changes*. The owner(s) of record of the property affected by the proposed change shall file an application with the Planning Director that shall contain the reason for the change and the anticipated impacts on the development.
   c. *Appeal of Classification*. The applicant may appeal the decision by the Planning Director as to the classification of a proposed change to the Zoning Commission.
   d. *Major Changes*. Major changes include, but are not limited to:
      (1) An increase in density or intensity of any permitted land use, including the number of housing units, by more than ten percent from what was originally approved in the concept plan;
      (2) In residential areas, a change in the mix of single family and multi-family structures by more than ten percent from what was originally approved in the concept plan;
      (3) An increase in the amount of land in nonresidential uses by more than ten percent from what was originally approved in the concept plan;
      (4) Involve any use not specified on the approved concept plan; and/or,
      (5) Substantial and material reduction in the amenities proffered by the applicant.
      (6) In an ISPUD, any change in the location of uses that cannot be approved administratively.
   e. *Minor Change*. Minor changes are any change not determined to be a major or administrative change.
   f. *Administrative Change*. Administrative changes include, but are not limited to:
      (1) Change in the location or size of open space, if the overall amount of common open Space acreage does not decrease by more than ten percent, and the Planning Director determines that the quality and functionality of the revised common open space is the same or better. The Planning Director may not approve a revision that includes the deletion of an open space within 500 feet of an area that is part of a final plat in a residential area;
      (2) Change in the location or type of a drainage or water quality control, if the Planning Director determines that:
         (b) The basic layout of the PUD remains the same; and,

(b) The revised location or type of control functions as well as the previous location or type of control, provided that there are no objections from the Engineering Department;

(3) Change in the locations of major utility facilities and easements, if the Planning Director determines that the revised locations are more appropriate or functional, provided that there are no objections from the Engineering Department;

(4) Change in a preliminary architectural standard, if the Planning Director determines that the revised standard is consistent with the architectural character of the PUD;

(5) Reduction of the size of any building;

(6) Movement of buildings and/or signs by no more than 25 feet, but in no event in required buffers and/or setbacks;

(7) Landscaping approved in the final development plan that is replaced by similar landscaping to an equal or greater extent;

(8) Internal rearrangement of a parking lot that does not affect the number of parking spaces or alter access locations or design;

(9) Changes to the internal road network, provided that there are no new external connections created and there are no objections from the Engineering Department;

(10) In an ISPUD, changes to external access locations

(a) Those greater than one acre, by no more than 50 feet provided the access remains on the same roadway;

(b) Those up to one acre, by no more than 20 feet provided the access remains on the same roadway.

(11) Changes required or requested by the Parish or other State or Federal authorities in order to conform to other laws or regulations; and/or,

(12) In a PUD, the addition of phasing to a previously approved concept plan.

5. *Permits*. No building permit for a structure other than a temporary contractor's office or temporary storage building shall be issued for a lot or parcel within an approved planned unit development prior to a determination by the Fire Marshal or designee that adequate fire protection and access for construction needs exists. No occupancy permit for a structure other than a temporary contractor's office or other approved temporary building shall be issued for a structure on a lot or parcel within an approved Planned unit development prior to final inspection and approval of all required improvements which will serve such lot or parcel to the satisfaction of the Engineering Director and the Building Official.
6. *The Approved Final Development Plan*. Development restrictions and/or conditions, as required by the Planning or Zoning Commission and/or St. George City Council, shall be recorded by the applicant with the Clerk of Court of East Baton Rouge Parish within fifteen days of the date of the final approval of the Concept plan and/or the Final development plan by the Planning or Zoning Commission and/or St. George City Council, as the case may be. Certified copies of these documents shall also be filed with the Planning Department. The applicant shall record development restrictions and other required documents, which pertain to a subdivision within the approved Final

development plan, with the Clerk of Court of East Baton Rouge Parish within fifteen days of the signing of the final plat, as provided in this Sec. 7:8.4.9.A.8.h.

Sec. 7:8.4.10 Traditional Neighborhood Development (TND)

A. *Purpose*. The purpose of a TND is to encourage mixed-use, compact, walkable development and facilitate the efficient use of services. A TND diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and commercial needs of the residents. A TND is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents. This ordinance's intent is to encourage its use by providing incentives, rather than prohibiting conventional development. A Traditional Neighborhood Development:
   1. Is designed for the human scale;
   2. Provides a mix of uses, including residential, commercial, civic, and open space Uses in close proximity to one another within the neighborhood;
   3. Provides a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes;
   4. Coordinates transportation systems with a hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles, which incorporates a system of relatively narrow, interconnected streets, roads, drives, and other thoroughfare types, and provides for the connections of those thoroughfare types to existing and future developments;
   5. Includes compatibility of buildings and other improvements as determined by their arrangement, massing, form, character and landscaping to establish a livable, harmonious and diverse environment;
   6. Incorporates environmental features into the design;
   7. Provides a range of open spaces configured by squares, plazas, greens, landscaped Streets, preserves, greenbelts and parks woven into the pattern of the neighborhood;
   8. Incorporates architecture, landscape, lighting and signage standards integrated with the zoning provisions that respond to the unique character of the region; and,
   9. Provides an increased range of options than are allowed by conventional zoning.

B. *Overview*
   1. A TND shall require an area of not less than 50 contiguous acres. Property shall be considered contiguous even if separated by a public roadway.
   2. A TND shall include at least two types of areas, and each type of area shall have different land use and site development regulations. A TND shall have one Neighborhood Center Area and at least one Mixed Residential Area. A TND may also have a Neighborhood Edge Area.
   3. A "Neighborhood Center Area" shall serve as the focal point of a TND, containing retail, commercial, civic, and/or public services to meet the daily needs of community residents. A "Neighborhood Center" shall be designed to encourage pedestrian movement. A square may be located in a Neighborhood Center Area. Retail and commercial uses should generally be located adjacent to a square. The Neighborhood Center Uses include retail shops, grocery stores, restaurants, offices,

banks, hotels, a post office, governmental offices, churches, community centers, and attached residential dwellings.

4. A "Mixed Residential Area" may include a variety of residential land uses, including detached single-family, duplex, townhome, and multi-family. Civic uses and neighborhood-scale commercial and office uses may be permitted within a Mixed Residential Area with strict architectural and land use controls to ensure that they blend into the residential character of the neighborhood. A Mixed Residential Area shall include open spaces such as small squares, pocket parks, community parks, and/or greenbelts. A Mixed Residential Area shall promote pedestrian activity through well-designed and varied streetscapes that also provide for the safe and efficient movement of both pedestrian and vehicular traffic. Mixed Residential Areas may utilize alleys, either public or private. Varying lot sizes are encouraged within the Mixed Residential Area.
5. A "Neighborhood Edge Area" shall represent the least dense portion of a TND, with larger lots and greater setbacks than the rest of the neighborhood. Direct vehicular access to streets shall be permitted. Only single-family residential dwellings shall be permitted. A Neighborhood Edge Area is appropriate along the perimeter of the neighborhood. A portion of a TND that abuts existing or platted conventional low density housing shall be designated as a Neighborhood Edge Area.
6. Large office, low-impact manufacturing uses and industrial uses that are not appropriate for a Neighborhood Center Area or a Mixed Residential Area but which serve the local residents may be located in a specified district.
7. Civic uses that are oriented to the general public shall be permitted in a Neighborhood Center Area and a Mixed Residential Area. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community.
8. Open space is a significant part of a TND design. TND's shall incorporate common open spaces to be maintained by the municipality and/or private open spaces to be maintained by the community or landowners within the TND. Formal and/or informal open spaces shall be required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Open space may include squares, plazas, greens, preserves, parks, and greenbelts.
9. TND shall be designed to be pedestrian oriented. To accomplish this goal, the pattern and design of the various thoroughfare types may be used to reduce vehicle travel speeds and encourage pedestrian activity. An interconnected and diverse network of streets, and other thoroughfare types, shall be required. Streets may be narrower than in conventional developments and more varied in size and form to control traffic and give character to the neighborhood.
10. Thoroughfares and utilities in TNDs shall connect to existing thoroughfares and utilities, or dead-end as stubs intended for connection to future thoroughfares, unless otherwise prohibited by topography, environmental constraints or other considerations.

C. *TND Design Requirements*

1. *Association*.
   a. Conditions, covenants, and restrictions for all the property within a TND shall be filed in the Parish records by the owner before a lot is sold and/or a building permit is issued.
   b. In addition to other terms and conditions acceptable to the applicant, the conditions, covenants, and restrictions must create one or more property owners' association with mandatory membership for each property owner, governed by articles of incorporation and bylaws, which shall:
      (1) Be organized by the applicant and operated with a financial subsidy from the applicant before the sale of any lots within the TND;
      (2) Provide for the conditions and timing of transferring control of the association from the applicant to the property owners;
      (3) Be responsible for maintenance of insurance and taxes on all common open space, enforceable by liens placed on the association by the Parish, as provided in the association bylaws;
      (4) At all times, cause all owners to have access to the common open space within the TND;
      (5) Establish architectural standards that are in conformity with the requirements of this ordinance which shall be subject to review and approval by the board of directors of the association or the architectural control committee, as described below;
      (6) Create an architectural control committee to review development for compliance with the design standards, to issue certificates of approval, and to review and approve the development's architect, designer, and/or other professionals contributing to the development;
      (7) Provide for the ownership, development, management, and maintenance of private open space (except plazas owned by individual property owners), community parking facilities, community meeting hall, and other common areas;
      (8) Provide for a maintenance program for all property within the TND, including landscaping and trees within the streetscape;
      (9) Require the collection of assessments from members in an amount sufficient to pay for its functions; and,
      (10) Be effective for a term of not less than 50 years.
2. *Land Use Allocations*. Each lot within a TND shall be allocated particular permitted land use categories. The identification of permitted land uses within all or a portion of a TND may be made by reference to other zoning districts available within the Unified Development Code. Areas that would permit the sale or consumption of alcohol must be approved for an alcohol license by the Alcoholic Beverage Control Board; provided, however, in the event of a conflict between the proximity and/or distance requirements of the City's Wine, Beer and Liquor Ordinance for establishments licensed or seeking a license to sell or serve alcoholic beverages and the establishments and facilities defined in La. R.S. 26:81(C)(1) and this ordinance, this ordinance shall prevail.

3. *Neighborhood Uses*. In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses throughout the TND and not to separate uses. A TND shall consist of a mix of residential uses, a mixed-use area, and open space as provided below:
   a. Residential areas may include the following:
      (1) Single-family detached dwellings;
      (2) Single-family attached dwellings, including duplexes, and townhomes;
      (3) Multi-family dwellings, including senior housing;
      (4) Accessory dwelling units;
      (5) "Special needs" housing, such as community living arrangements and assisted living facilities;
      (6) Civic uses as provided below.
   b. Mixed-Use Areas with commercial, residential, civic or institutional, and open space uses as identified below. All residents' residences shall be within approximately ¼ mile distance from existing or proposed commercial, civic, and or open space areas.
      (1) Commercial uses may include the following:
         (a) Food services (including without limitation grocery stores; butcher shops; bakeries; restaurants (including the sale and consumption of alcohol); cafes; coffee shops; neighborhood taverns, bars or pubs); delis, ice cream parlors, specialty foods, and/or outside dining patios and areas;
         (b) Retail uses (including without limitation, retail sales; florists or nurseries; gas stations, hardware stores; stationery stores; book stores; galleries, studios and shops of artists and artisans, drug stores, apparel, antiques, furniture, music, pets, farmers market, and toys);
         (c) Services (including without limitation, child care centers; music, dance or exercise studios; offices, including professional and medical offices; financial and banks; medical clinics, barber; laundromats; educational, hair salon; dry cleaning, health or fitness, dry cleaners, tailor shops, repair and service shops, and postal);
         (d) Accommodations (bed and breakfast establishments, small hotels or inns); and,
         (e) Clubs and organizations, including fraternal organizations.
      (2) Residential uses may include the following:
         (a) Single-family attached dwellings, including duplexes, and townhomes;
         (b) Multi-family dwellings, including senior housing;
         (c) Residential units located on upper floors above commercial uses or to the rear of storefronts;
         (d) Live/work units that combine a residence and the resident's workplace; and
         (e) "Special needs" housing, such as community living arrangements and assisted living facilities.
      (3) Civic or institutional uses may include the following:
         (a) Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices;
         (b) Places of worship;

(c) Transit shelters;
(d) Philanthropic institutions; and
(e) Educational facilities.

(4) Office uses may include the following:
(a) Art galleries and studios;
(b) Banks;
(c) Child care centers;
(d) Clubs;
(e) Offices; and
(f) Medical clinics.

(5) Open space uses may include the following:
(a) Central square;
(b) Neighborhood parks;
(c) Recreational facilities; and
(d) Playgrounds.

c. Open space uses may include those identified below as appropriate. Large outdoor recreation areas (such as playgrounds and fields) should be located at the periphery of neighborhoods rather than central locations.
(1) Environmental corridors dedicated for preservation;
(2) Protected natural areas dedicated for preservation;
(3) Community parks;
(4) Streams, ponds, and other water bodies.

4. *Development Units*. The number of residential dwelling units and the amount of nonresidential development, excluding open spaces, shall be determined as follows:
a. Single-family detached dwellings shall account for at least 50 percent of the total number of residential units in the TND, and two-family units, townhomes, and multi-family units shall comprise less than 50 percent of the units.
b. In areas devoted to mixed residential uses:
(1) The number of single-family attached and detached units permitted shall be 5–10 dwelling units per acre.
(2) The number of multi-family units shall be 8-40 dwelling units per acre.
(3) Accessory dwelling units shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of accessory dwelling units shall not be more than 20 percent of the total number of single-family attached and detached units.
c. In Mixed-Use Areas:
(1) The number of single-family and multi-family dwelling units permitted shall be calculated the same as above plus an additional number of units not to exceed ten percent of the amount permitted above.
(2) All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.
(3) The total ground floor area of nonresidential uses, including off-street parking areas, shall not exceed 25 percent of the TND.

5. *Common Open Space*. At least 20 percent of the gross acreage of the TND shall be common open space. Ninety (90) percent of the lots within the areas devoted to mixed residential uses shall be within approximately ¼ mile of common open space.
   a. The following uses may account for common open space with the stated limitations:
      (1) Parks, open greenbelt areas, and other recreational space which are readily accessible must account for not less than 25 percent of the common open space.
      (2) Trees along streets located within designated landscape common areas or landscape servitudes and located within a street right-of-way may constitute 25 percent of the common open space. There shall be an average of one street tree on both sides of the street per 40 feet of frontage, unless alternative spacing is recommended by the Engineering Director.
      (3) Surface drainage, including surface retention and detention, including both natural and man-made features that appear natural or enhance a particular property and increase its desirability to a community or its marketability to the public.
         (a) Lakes, ponds, bayous, streams, or creeks, including stormwater wet detention basins provided that they are designed so that a minimum of 20 percent of the abutting shoreline is made accessible for the common use of the development, but in no event less than 300 feet of frontage.
         (b) Storm water dry detention basins of not less than ½ acre; but may account for up to 25 percent of the common open space if designed to provide for acceptable maintenance and upkeep of the detention basin.
      (4) Golf courses may account for up to 50 percent of the common open space provided that the course is open to the public.
      (5) Natural wetlands shall not exceed 50 percent of common open space provided that they are reasonably visible and accessible from interpretive walkways provided in and through the wetland.
      (6) Hard surface recreation areas such as recreational courts and pedestrian plazas may account for up to 25 of the common open space.
      (7) Servitudes with existing below ground utilities and/or facilities with a width of not less than 30 feet.
      (8) Electrical transmission line servitudes with a width not to exceed 150 feet, if improved, recreational use areas are available to the public.
      (9) School and library yards, not to exceed 20 percent of the common open space, excluding the area devoted to buildings.
      (10) An existing building or buildings that have historical or cultural significance may be located in a common area space; however, the enclosed building area may not be included in the common open space requirement.
      (11) Innovative stormwater management designs that result in the site exceeding typical stormwater management requirements may account for up to ten percent of the open space at the discretion of the Planning Director.
   b. Common open space shall not include:
      (1) Yards which are not accessible for the common Use of the Development;

(2) Parking areas (other than those serving a community recreational facility);
(3) Drives;
(4) Utilities with above ground improvements or road servitudes, except as provided in paragraph 5.a, above;
(5) Paved lakes, ponds, bayous, streams, or creeks
(6) Structures (unless designed and used as an integral part of the open space such as gazebos);
(7) Required drainage ditches or canals, unless designed to create a community amenity;
(8) Any noncontiguous green area of less than 500 square feet; and,
(9) Areas reserved for the exclusive use and benefit of an individual tenant or owner.

c. Common open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the TND through covenant, deed restriction, open space servitude, or similar legal instrument; or, if agreed to by a governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.
d. In the event land shown on a final development plan as common open space is dedicated to the City, the St. George City Council may, but shall not be required to, accept the open space provided:
(1) Such land is accessible to the residents of the city;
(2) There is no cost of acquisition other than the costs incidental to the transfer of ownership; and,
(3) The City agrees to maintain such lands.
e. Common open space shall be protected against development and environmental damage by conveying to the municipality, association, or land trust an open space servitude restricting the area in perpetuity against any future building and against the removal of soil, trees and other natural features, except as the Planning Commission determines is consistent with conservation or recreational purposes.

6. *Stormwater Management*. The design and development of the TND shall minimize off-site stormwater runoff, promote on-site filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the following requirements:
a. Untreated, direct stormwater discharges to wetlands or surface waters shall not be allowed.
b. A Drainage Impact Study shall be submitted in conformance with the requirements of Chapter 15 of the Unified Development Code.
c. Erosion and sedimentation controls shall be implemented.
d. Redevelopment stormwater management systems shall be designed to improve existing conditions and meet standards to the extent practicable.
e. All treatment systems or BMPs shall have operation and maintenance plans to ensure that systems function as designed.

7. *Lot and Block Standards*
    a. *Block and Lot Size Diversity*. Thoroughfare layouts shall provide for perimeter blocks that are generally in the range of 200 to *500* feet deep by 400 to 800 feet long. The Zoning Commission may approve larger blocks if required because of existing topography. The applicant shall provide, when appropriate, a mid-block crossing for blocks longer than 500 feet in length. A variety of lot sizes shall be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
    b. *Lot Widths*. Lot widths shall be designed to create a relatively symmetrical street or road cross section that reinforces the public space of the street or road as a simple, unified public space.
    c. *Building Setback, Front – Mixed-Use Areas*. Structures in the Mixed-Use Areas shall be designed to abut the unless a courtyard or outdoor seating area is provided between the building and the sidewalk, in which case the building may be located as much as 15 feet behind the sidewalk; such seating areas shall include the use of plant material, walls, or fences to better define the space and soften its appearance from the street. If no sidewalk exists, the building shall be located no further than ten feet from the back of the right-of-way and a sidewalk connection between the street and the building entrance shall be provided.
    d. *Building Setback, Front - Areas of Mixed Residential Uses*. Single-family detached residences shall have a building setback no more than 25 feet; if a front-loaded garage is provided, the garage doors shall be set back at least 25 feet from the street. Single-family attached residences and multifamily residences shall have a building setback of up to 15 feet, provided that front-loaded garages satisfy the 25 foot setback requirement above.
    e. *Side Setbacks*. Provision for zero-lot line single-family dwellings may be made, provided that a reciprocal access easement is recorded for both lots.
8. *Thoroughfare Network*.
    a. The circulation system shall allow for different modes of transportation.
    b. The circulation system shall provide functional and visual links within the residential areas, Mixed-Use Areas, and open space of the TND and shall be connected to existing and proposed external developments. The circulation system shall provide adequate capacity, provide connected pedestrian and bicycle routes (including off-street bicycle or multi-use paths or bicycle lanes on the streets where required) and ADA-approved crosswalks and sidewalks, control through traffic, provide adequate transit stops, limit access to streets of lower traffic volumes, and promote safe and efficient mobility through the TND.
    c. The minimum widths of rights-of-way and private streets shall be shown as illustrated in Appendix J or alternatives approved by the Engineering Director.
    d. *Pedestrian Circulation*. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the TND. Where feasible, existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the provisions of Sec. 7:13.8 of the

Unified Development Code, Sidewalks and Pedestrian Ways, with the following modifications:

(1) *Sidewalks in Residential Areas*. Clear and well-lighted sidewalks a minimum five feet in width, shall be provided along both sides of each street in residential areas. Sidewalks shall be separated from the curb in areas of single-family detached dwelling units by a planted area, or verge, at least six feet in width. In areas of multifamily and attached single-family dwellings, the verge may be reduced to five feet.

(2) *Sidewalks in Mixed-Use Areas*. Clear and well-lighted sidewalks a minimum five feet in width shall be provided along both sides of each thoroughfare type located within a Mixed-Use Area. Within Mixed- Use Areas, pavement may extend between the required sidewalk and the back of curb provided tree wells at least 25 feet in area are provided at least every 40 feet and the minimum sidewalk width is maintained. Alternatively, a verge at least five feet in width shall be provided between the sidewalk and the back of curb.

(3) *Crosswalks*. Intersections of sidewalks with thoroughfares shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials or texture at the edges.

e. *Bicycle Circulation*. Bicycle circulation shall be accommodated through a combination of on-street facilities and dedicated off-street bicycle paths. Where feasible, any existing bicycle routes through the site shall be preserved and enhanced.

(1) Off-street bicycle paths shall typically be in the form of multi-use paths shared with pedestrians and other non-motorized users. These shall be a minimum of ten feet in width.

(2) On-street bicycle facilities may be lower speed local streets shared with other vehicles ("sharrows") where the paving is marked and signage indicating "Bike May Use Full Lane" is provided or, on busier, higher volume streets, separately designated and striped, five foot bicycle lanes. If an on-street bicycle lane is adjacent to a lane for parallel parking, the width of the bicycle lane shall be at least six feet to accommodate the opening of car doors.

f. *Public Transit Access*. Where public transit service is available or planned, convenient access to transit stops at locations approved by the transit provider shall be provided. Transit shelters shall be placed in highly visible locations that promote security through surveillance, and shall be well lighted.

g. *Motor Vehicle Circulation*. Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such as curb extensions, traffic circles, and medians may be used to encourage slow traffic speeds.

h. The thoroughfare network of the TND shall be connected to existing streets. TND streets shall be laid out to serve existing development and allow extensions to future neighborhoods. Dead-end streets shall be prohibited except in locations where reasonable connections are not practical due to topography or existing development, in which case a design element or civic feature shall be incorporated into the terminus of the street.

i. *Design of Thoroughfares*
   (1) *General*
      (a) Thoroughfares shall consist of moving lanes, parking lanes, curbs or swales, planters, trees, street lights and sidewalks.
      (b) Thoroughfare types shall be designated in the final development plan.
      (c) Roads, streets, and commercial streets may be modified to become avenues, boulevards and drives.
      (d) Thoroughfares passing from one use area to another shall change appropriately except those designated as a "connector" in the Final development plan shall maintain the same character throughout.
      (e) The exact locations of trees and lights along thoroughfares may be adjusted for specific conditions, such as building entrances.
      (f) Thoroughfares that exist in or near a TND at the time of rezoning and are consistent with the intent of this ordinance may become an approved standard for use in that TND.
      (g) If striped, on-street parallel parking spaces shall be striped collectively, not individually.
      (h) The full width of all paths, passages, rural lanes, lanes and alleys shall be designated a utility easement. Only in the absence of these thoroughfare types may utility easements be permitted elsewhere.
      (i) All thoroughfares within a TND shall terminate at other thoroughfares, forming a network. Culs-de-sac may be permitted only when justified by site conditions.
   (2) *Design of Thoroughfares in Commercial Areas*
      (a) All lots shall front on a thoroughfare, except that a maximum of 20 percent of Lots served by a rear alley may front a path or passage.
      (b) Thoroughfares may intersect at non-orthogonal angles as acute as 30 degrees.
   (3) *Design of Thoroughfares in Civic Areas*. Thoroughfares fronting civic buildings or civic spaces shall follow the standards of the underlying use area.

9. *Parking requirements*
   a. *Generally*
      (1) All required parking spaces shall be shown on the final development plan.
      (2) On-street parking shall count toward the parking requirements
      (3) Parking facilities shall be accessed by an alley or rear lane, when these are available.
      (4) On-street parking shall be prohibited within 30 feet of intersections to enable public service and emergency vehicles adequate turning radii.
   b. *In the Mixed-Use Area*
      (1) Except for parking lots associated with a grocery store, no more than one row of parking spaces shall be allowed in the front of a building on its primary frontage. All other parking lots for commercial uses shall be located at the rear or side of a building. If located at the side, screening shall be provided as specified in Sec. 7:8.4.9.B.3.n, Landscaping and Screening Standards.

(2) A grocery store may have more parking than allowed above parking located in the front of the store if the design of the grocery store building incorporates at least five of the following elements onto its street facing facades (other than the rear):
(a) Masonry, except for flat, non-decorative concrete block;
(b) Concrete or masonry plinth at the base of the wall;
(c) Belt courses of a different texture and color;
(d) Projecting cornice;
(e) Decorative tile work;
(f) Medallions;
(g) Opaque or translucent glass;
(h) Artwork or wall graphics;
(i) Lighting fixtures;
(j) Green walls; or,
(k) Architectural elements not listed above, if approved by the Planning Director.
(3) A parking lot shall not be adjacent to any intersection other than that of an alley with a street.
(4) A commercial use shall provide one parking space for every 350 feet of gross building area.
(5) Parking lots or garages shall provide not less than one bicycle parking space for every 15 motor vehicle parking spaces.

c. *In Residential Areas*. Parking shall be provided consistent with the requirements of Sec. 7:17.4, Motor Vehicle Parking Requirements, except that:
(1) Multi-family uses shall be required to provide one space for the first bedroom and ½ space for every additional bedroom; and,
(2) One space shall be provided for each accessory unit.

d. *Parking Reductions*. Any of the alternative parking provisions established in Chapter 17, Parking and Loading, may be used to reduce parking requirements.

10. *Architectural Standards*

a. *Guidelines for Existing Structures*. Existing Structures or sites, if determined to be historic or architecturally significant by the City of St. George Historic Preservation Commission or the Louisiana State Historic Preservation Office, or listed on the National Register of Historic Places, shall be protected from demolition or encroachment by incompatible Structures or landscape Development. The U.S. Secretary of the Interior's Standards for alterations to historic properties shall be used as the criteria for rehabilitation and treatment of historic or architecturally significant structures or sites.

b. *Guidelines for New Structures*
(1) *Height*
(a) New single-family residential structures shall be no more than 40 feet.
(b) New commercial, multifamily residential, or mixed-use structures shall be no more than 70 feet.

(2) *Entries, Facades, Windows, Doors and Roofs*
   (a) The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public thoroughfare.
   (b) Porches, shed roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.
   (c) Commercial buildings other than a grocery store, shall provide a minimum of 50 percent of the front facade on the ground floor shall be transparent, including window or door openings allowing views into and out of the interior.
   (d) Walls along thoroughfares shall be made of brick, block covered with stucco, or other material to match the façade of the principal building.
   (e) Windows shall not be mirrored or have glass tinted darker than 20 percent.
   (f) Flat roofs shall be enclosed by parapets high enough to conceal mechanical equipment.
   (g) Civic uses designed specifically for civic purposes shall not be subject to the above requirements.

(3) Accessory structures, including accessory dwelling units, may be placed on a single- family detached residential lot provided that the accessory structure shall not exceed the height of the principal structure on the lot.

(4) Accessory dwelling units may be located within the principal structure on the lot or in a separate building. Such units shall not exceed 800 square feet.

(5) Accessory buildings used for a garage shall have a minimum setback of 20 feet when accessed from the front property line, and shall have a minimum setback of three feet from the rear property line when accessed from a rear alley.

11. *Signage*. Sign guidelines reflecting types, sizes, shapes, and materials permitted shall be submitted with each final development plan.
12. *Lighting*. Lighting, including pedestrian scale lighting, complying with the standards of the parish shall be provided along all thoroughfares and parking areas. Lights shall be installed on both sides of streets at intervals of no greater than 75 feet apart.
13. *Landscaping and Screening*. All landscaping shall comply with the provisions of Chapter 18. Landscape and Trees, except as specified below.
    a. *Street Yards*
       (1) Street trees shall be located within the verge, the landscape area between the sidewalk and the curb, within the landscaped median of a boulevard, or in tree wells.
       (2) Class A trees that grow to a minimum height of 40 feet at maturity shall be planted along all streets.
       (3) Trees shall have a minimum caliper of 2½ inches at the time of planting.
    b. *Parking Areas*
       (1) All parking and loading areas fronting public thoroughfares or sidewalks, and all parking and loading areas abutting residential districts or uses, shall provide a landscaped area at least five feet wide between the thoroughfare or sidewalk; screening at least three feet in height and not less than 50 percent opaque; and one tree for each 25 linear feet of parking lot frontage.

(2) The corners of parking lots, islands, and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation may include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
(3) Parking lots with more than six spaces shall require a landscaped area comprising a minimum of 20 percent of the total parking lot area.
(4) Parking lots containing more than 200 parking spaces shall require an additional landscaped area of at least 200 square feet 25 parking spaces or fraction thereof, containing one Class A tree. The remainder shall be covered with turf grass, native grasses or other perennial flowering plants, vines or shrubs.
(5) A landscape plan shall be required for structured parking.

c. Loading Areas. A landscape plan shall be required for any loading area that abuts a street. Such a plan may include walls and berms as well as landscape materials.

14. *Utilities*. All utilities shall be placed underground.
15. *Environmental Standards*. All uses shall conform to all applicable federal, State and local laws and regulations regarding the environment such as laws and regulations concerning noise, air quality, water quality, radiation, and radioactivity.

D. *Other Code and Ordinances Applicability*.
1. The provisions of the Unified Development Code shall apply to a TND unless:
(a) This section expressly provides otherwise; and
(b) Only as long as such other provisions do not impede the accomplishment of the stated purpose of the TND as described in this section.
2. The requirements of this article supersede any inconsistent provision of any other provisions of the Unified Development Code.
3. A TND is a separate and distinct zoning district which shall allow the permitted uses as provided in the concept plan, notwithstanding any other zoning classification provided in the Unified Development Code.
4. The final development plan, as approved by the Planning Commission, shall supersede any inconsistent provision of any other provisions of the Unified Development Code, including without limitation any parking, street or landscaping requirements, dimensional regulations, setbacks or proximity requirements between establishments located within the TND licensed or seeking a license to sell, consume or serve alcoholic beverages and the establishments and facilities defined in La. R.S. 26:81(C)(1), which are also located within the TND; it is the intent to give the Planning Commission the discretionary authority to deviate from those requirements when deemed appropriate by the Planning Commission in order to promote compact, mixed-use development within the TND.

E. *Ownership and Control*. All land proposed to be included in the TND shall be owned by or be under the control of the applicant for the purpose of seeking the TND (including without limitation a purchase agreement, option agreement, and/or development agreement), whether that applicant be an individual, partnership, corporation (limited liability company,

limited liability partnership, trust), or groups of individuals, partnerships, or corporations (limited liability company, limited liability partnerships and/or trusts). The applicant shall agree that if applicant proceeds with the Traditional Neighborhood Development applicant will do so in accordance with:

1. The concept plan officially adopted for the Traditional Neighborhood Developments;
2. Regulations existing when the amendment granting the Traditional Neighborhood Development was adopted; and,
3. Such other conditions or modifications as may be attached to the rezoning of the land to the Traditional Neighborhood Development.

F. *Application Procedure and Approval Process; General*. Prior to the issuance of any permits for development within a TND, the following shall be completed according to the procedures outlined in this section:

1. Pre-application conference;
2. Approval of a concept plan by the Zoning Commission and the St. George City Council for the entire Traditional Neighborhood Development;
3. Approval of a final development plan by the Planning Commission; and,
4. Approval of a final plat by the Planning Director.

If the development includes the division of property into lots, the final development plan shall be approved concurrently with a preliminary plat. Subdivisions of property within a TND after concept plan approval, but prior to final development plan approval, shall meet the zoning requirements of the most restrictive zoning district allowed for each designated use for that portion of the concept plan. These subdivisions shall require Planning Commission approval but shall not allow development or building permit approval until a final development plan is approved.

Where the development is to be developed in phases, the concept plan that is presented for review and approval shall be the concept plan for the entire development and shall identify the proposed phasing. Each phase of a development shall have an individual final development plan.

G. *Pre-Application Conference*.

1. The pre-application conference shall be held with the Planning Director for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a Traditional Neighborhood Development.
2. A request for a pre-application conference shall be made to the Planning Director. As part of the pre-application conference, the applicant shall submit that shows the property location, boundaries, significant natural features, proposed vehicular and pedestrian circulation), and proposed use(s) for the entire site, and a statement indicating financial responsibility sufficient to complete the public improvements shown on the conceptual plan.
3. The Planning Director shall advise the applicant of the general conformance of the proposed Traditional Neighborhood Development with the intent and objectives of a

Traditional Neighborhood Development, and whether the general concept appears to be substantially consistent with the Unified Development Code and the Comprehensive Plan. No formal action may be taken at a pre-application conference, nor will statements made at the pre-application conference be considered legally binding commitments.

H. *Concept plan*.
1. Following the pre-application conference, the applicant shall submit a completed application (concept plan) to the Planning Director. The concept plan shall contain all information required in the concept plan checklist. The applicant shall subsequently be responsible for conducting a public workshop for residents of the area in which the project in proposed to be located. The workshop requirements ensure:
   a. The applicant is fully aware of the process;
   b. The workshop is conducted at a place and time convenient to the residents; and,
   c. Residents are properly notified of its intent. The applicant shall conduct the workshop and document the results to the Planning Director before the application may be deemed complete.
2. *Procedures for TND Concept Plan Approval*. All applications for shall follow the procedures for approval of planning and zoning items before the Zoning Commission and the St. George City Council.
3. *Approval of a TND Concept Plan*. After receiving the recommendation of the Zoning Commission, the St. George City Council shall review the application, including the concept plan, the record of the Zoning Commission proceedings and the recommendation, and shall approve, approve with conditions, or deny the application. An approval with conditions shall not be considered final (and the rezoning is not final until such time) until the applicant submits a written acceptance of the conditions and all necessary revisions to the concept plan to the Council.

   If approved by the St. George City Council, the concept plan and all other information and material formally submitted with the application shall become the standards of development for the TND. All future development shall conform to the standards adopted for the TND regardless of changes in ownership.

I. *Final Development Plan and Final Plat*
1. *Submittal*. Within 36 months of the St. George City Council's approval of the concept plan, the applicant shall submit a final development plan for all or for a portion of the property. The applicant may request an extension of up to 12 additional months from the Planning Commission. If the applicant fails to submit a final development plan for all or for a portion of the property, then the concept plan shall be determined to be invalid, but the TND zoning designation shall remain. If the Traditional Neighborhood Development is to be developed in phases all phases shall comply with the standards of the Concept plan and should be submitted in a timely manner; however, there is no time limit to submit subsequent phases. The final development plan shall contain all information required in the Final development plan checklist.

2. *Certification*. The following design professionals shall certify direct involvement in the preparation of the final development plan.
   a. A licensed architect or a licensed civil engineer; and,
   b. A licensed landscape architect.
3. *Final Plat*. A final plat shall be submitted in one or more sheets and contain the information listed in the application checklist. The title of the final plat shall read "Final Plat of [Name of Traditional Neighborhood Development], [Section, Township, and Range"]. Where the TND is of unusual size or shape, the Planning Director may permit a variation in the scale or size of the final plat.
4. *Landscape Plan*. A landscape plan, stamped and certified by a registered landscape architect, shall be required for all final development plans.
5. *Substantial Compliance of Final Development Plan*. The final development plan shall be in substantial compliance with the concept plan. It is not intended that the concept plan shall be inflexibly applied, but rather, final development plan shall be in conformance with the concept plan subject to modifications due to changed economic, social, market or demographic conditions. The burden shall be upon the applicant to show the Planning Commission good cause for major change (as defined below) between the concept plan and the final development plan as submitted for final approval. If the final development plan, as submitted, contains substantial variations from the concept plan, or major changes as defined below, the Planning Commission may, after a meeting with the applicant, within 14 days of such meeting, advise the applicant in writing why said variations are not in the public interest, and deny the proposed variations.
6. *Procedure for Approval*. The final development plan shall follow the procedure for planning items going to the Planning Commission with a public hearing. Procedure for approval of a final development plan for a TND shall be processed in the following manner:
   a. The Engineering Department shall review and approve the construction plans for any public improvements shown on the final development plan prior to any construction. Improvements may be completed or bonded for final approval in the same manner as required under the Unified Development Code.
   b. The notice of a public hearing shall conform to the requirements for a change of zoning.
   c. Following required public notice, the Planning Commission shall hold a public hearing on the proposed Final development plan. Following the hearing, the Planning Commission shall review the final development plan request and any comments submitted at the hearing and shall approve, approve with conditions, or deny the request.
   d. Upon such approval and subsequent amendment of the Final development plan, construction may proceed for public and/or approved private thoroughfares, utility installations, open space, recreational facilities, governmental structures, and other uses provided that a preliminary subdivision plat has also been approved for the Development.

J. *Consolidated Concept Plan and Final Development Plan*. A final development plan and concept plan may not be simultaneously heard by the Planning Commission and the St. George City Council.

K. *Additional Regulations for Phased Developments*. A TND may be developed in phases or stages in accordance with the following requirements:
   1. *Boundaries*. The boundaries of all proposed TND phases shall be shown on the concept plan.
   2. *Data*. All data required for the project, as a whole, shall be given for each phase shown on the concept plan.
   3. *Improvements*. The phasing plan shall be consistent with the traffic circulation, drainage, open space, and utilities plans for the entire TND. TNDs that are to be developed in phases or stages shall be required to provide public improvements, open space, and all amenities attributed to such phase at the same time as or before the construction of principal buildings and structures associated with the phase. The nature, type, and amount of public improvements, open space, and other project amenities provided during an individual phase of the project shall be commensurate with and proportionate to the overall development of the phase.

L. *Changes to an Approved Final development plan*.
   1. *Types of Changes*. Three types of changes may be considered for a final development plan, major changes, minor changes, and administrative changes.
   2. *Major Changes*. Any change that will have significant impacts on the approved uses within the TND, or on the area surrounding the TND shall be considered a major change. These shall include, but not be limited to:
      a. An increase in density within any permitted land use by more than ten percent;
      b. In residential areas, a change in the mix of single-family dwelling and multi-family dwelling structures by more than ten percent;
      c. An increase in the amount of land in nonresidential uses by more than ten percent;
      d. Involve any land use not specified on the approved concept plan;
      e. Substantial and material reduction in the amenities proffered by the applicant; and/or
      f. Material changes in the permitted land use authorized in the Traditional Neighborhood Development which in the opinion of the Planning Director will have a material adverse change with the TND, or on the area surrounding the TND.
   3. *Minor Changes*. Any change (other than a major change) that will have significant impact on the site and layout of the development in the or on the area surrounding the TND shall be considered a minor change. These shall include, but not be limited to:
      a. Changes that vary the individual lot area requirement as approved in the concept plan by more than ten percent;
      b. Changes in non-residential floor areas by more than ten percent within a component of the TND;
      c. Changes to the thoroughfare network which, in the opinion of the Planning Director, result in a significant adverse change in the amount or location of

thoroughfares and shared driveways, common parking areas, circulation patterns, or access to the TND;

d. Changes in the allocation of prescribed land uses that would result in an increase in the number of vehicle trips generated in excess of ten percent;
e. Changes that are material in the typical sections of thoroughfare design;
f. Changes in the designation of thoroughfares between private and public; and/or
g. Material changes in the approved overall layout of the site plan and/or matters related to onsite and/or offsite infrastructure requirements authorized in the TND that, in the opinion of the Planning Director, will have a material adverse change with the TND or on the area surrounding the TND.

4. *Administrative Changes*. Any change that will not alter the basic design and character of the TND, nor any specified conditions imposed as part of the original approval may be considered an administrative change, provided such changes are mitigated to the satisfaction of the Planning Director. Such changes shall include, but not be limited to:
   a. Changes in the location of the Neighborhood Center Area, a Mixed Residential Area, a Neighborhood Edge Area, a civic area, or other designated areas, if the Planning Director determines that:
      (1) The basic layout of the TND remains the same; and,
      (2) The TND functions as well as before the revision;
   b. Changes in size of a Neighborhood Center Area, a Mixed Residential Area, a Neighborhood Edge Area, a civic area, or other designated areas, if the size is increased or decreased by not more than ten percent, and the Planning Director determines that:
      (1) The basic layout of the TND remains the same; and,
      (2) The TND functions as well as before the revision;
   c. Changes in the general location of a civic use, if the Planning Director determines that:
      (1) The revised location is appropriate; and,
      (2) The thoroughfare network, the infrastructure, and the overall land use mix are not adversely affected;
   d. Changes in the location of a commercial use in a Mixed Residential Area, if the Planning Director determines that the revised location is appropriate;
   e. Changes in the layout of the thoroughfare network, if the Planning Director determines that:
      (1) The basic layout remains the same; and,
      (2) The revised layout functions as well as the previous layout;
   f. Changes in the location or size of designated open space, if the overall amount of open space acreage does not decrease by more than ten percent, and the Planning Director determines that the quality and functionality of the revised open space is the same or better. The Planning Director may not approve a revision that includes the deletion of any open space within 500 feet of an area that is part of a final plat in a Mixed Residential Area or Neighborhood Edge Area;
   g. Changes in the location or description of a major private open space improvement, if the Planning Director determines that the revised improvement is as beneficial to the residents as the previous improvement;

h. Changes in the location or type of a drainage or water quality control, if there are no objections from the Engineering Department and the Planning Director determines that:
   (1) The basic layout of the TND remains the same; and,
   (2) The revised location or type of control functions as well as the previous location or type of control;
i. Changes in a construction phasing plan for major private open space improvements if the change extends a deadline by not more than 24 months;
j. Changes in the locations of major utility facilities and servitudes, if the Planning Director determines that the revised locations are more appropriate or functional, and there are no objections from the Engineering Department;
k. Reduction of the size of any building;
l. Movement of buildings and/or signs by no more than ten feet, but in no event in required buffers and/or setbacks;
m. Landscaping approved in the final development plan that is replaced by similar landscaping to an equal or greater extent, provided that there are no objections from the Engineering Department;
n. Changes in non-residential floor plans, of up to ten percent of the total floor area that do not alter the character of the use or increase the amount of required parking;
o. Internal rearrangement of a parking lot that does not affect the number of parking spaces or alter access locations or design; and,
p. Changes required or requested by the City and other State or Federal authorities in order to conform to other laws or regulations.

5. *Review Procedures*. Requests for changes to an approved Traditional Neighborhood Development shall be processed as follows:
   a. *Major Use Changes*
      (1) *Application*. The owner(s) of record of the property affected by the proposed change shall file an application with the Planning Director, providing the reason for the change and the anticipated impacts from the major change on the Development.
      (2) *Public Hearing*. Upon receipt and verification of the completion of the application by the Planning Director, the Planning Director will forward the application to the Zoning Commission, following the notice procedures established for zoning changes. A record of information and materials presented at the public hearing shall be kept and maintained by the Planning Department as part of the applicant's permanent record.
      (3) *Findings and Recommendations*. The Zoning Commission shall make a recommendation on the major change based on the information set forth in the application and comments heard at the public hearing. The Zoning Commission shall forward a copy of their recommendations to the applicant.
      (4) *Adoption*. The St. George City Council shall adopt or reject the proposed major change at the next available zoning meeting from receipt of the recommendations from the Zoning Commission.

b. *Minor Changes*
   (1) *Application*. The owner(s) of record of the property affected by the proposed change shall file an application with the Planning Director, describing the reason for the change and the resulting impacts from the minor change on the development.
   (2) *Public Hearing*. Upon receipt and verification of the completion of the application, the Planning Director shall forward the application to the Zoning Commission providing notice as required for a change of zoning. A record of information and materials presented at the public hearing shall be kept and maintained by the Planning Department as part of the applicant's permanent record.
   (3) *Approval*. The Zoning Commission shall make its decision on the minor change based on the information set forth in the application and comments received at the public hearing. The Zoning Commission shall forward a copy of its findings to the applicant.

c. *Administrative Changes*.
   (1) *Application*. The owner(s) of record of the property affected by the proposed change shall file an application with the Planning Director containing the reason for the change and the anticipated impacts of the change, if any.
   (2) *Approval*. Upon receipt and verification of the application, the Planning Director shall make a decision based on the information set forth in the application and notify the applicant of the decision.

6. *Subdivision of Land*. If the TND involves the subdivision of land as defined in the Unified Development Code, the applicant shall submit all required land division documents in accordance with the requirements of the Unified Development Code. If there is a conflict between the design standards of the Unified Development Code and the design guidelines of this ordinance, the provisions of this ordinance shall apply, it being understood that the size and configuration of lots within a TND may be disallowed in a typical zoning district under the Unified Development Code, but permitted within a TND Zoning District.

M. *Maintaining a Final Development Plan*
1. *Ownership and Maintenance of Public Spaces*. Provision shall be made for the ownership and maintenance of public thoroughfares, squares, parks, open spaces, and other public spaces in a TND by dedication to the Parish and/or Association(s).
2. *Construction*. Construction may take place only within such portion(s) of a TND for which a current final development plan is in effect.
3. *Development Schedule*. The development schedule shall contain the following information:
   a. The order of construction of the proposed stages delineated in the final development plan.
   b. The proposed date for the beginning of construction of each stage.
   c. The proposed date for the completion of construction of each stage.
   d. The proposed schedule for the construction and improvement of common areas within each stage including any accessory buildings.

4. *Enforcement of the Development Schedule*. The construction and provision of all common open spaces and public facilities and infrastructure which are shown on the final development plan shall proceed at no slower a rate than the construction of dwelling units or structures of a commercial nature. The Planning Commission may, at any time, compare the actual development accomplished with the approved development schedule. If the Planning Commission finds that the rate of construction of dwelling units or commercial structures is substantially greater than the rate at which common open spaces and public facilities and infrastructure have been constructed and provided, then either or both of the following actions may be taken:
   a. The Planning Commission may cease to approve any additional Final development plans for subsequent phases; and/or
   b. The Building Official may discontinue issuance of building permits.

   In any instance where the above actions are taken, the Planning Commission shall gain assurance that the relationship between the construction of dwellings or structures of a commercial nature and the provision of common open spaces and public facilities and infrastructure are brought into adequate balance prior to the continuance of construction.
5. *Permits*. No building permit for a structure other than a temporary contractor's office or temporary storage building shall be issued for a lot or parcel within an approved TND prior to a determination by the fire marshal or designee that adequate fire protection and access for construction needs exists. No occupancy permit for a structure other than a temporary contractor's office or other approved temporary building shall be issued for a structure on a lot or parcel within an approved Traditional Neighborhood Development prior to final inspection and approval of all required improvements which will serve such Lot or Parcel to the satisfaction of the Building Official.

N. *Expiration and Lapse of Final Development Plans*. Final development plan approval shall expire if work stops for more than 24 months. In this event, the applicant will be required to submit an updated final development plan for approval.

O. *Development Restrictions*. Development restrictions and/or conditions, as required by the Planning or Zoning Commission and/or the St. George City Council, shall be recorded by the applicant with the Clerk of Court of East Baton Rouge Parish within 15 days of the date of the final approval of the Concept plan and/or the final development plan by the St. George City Council or Planning or Zoning Commission, as the case may be. Certified copies of these documents shall also be filed with the Planning Director. The applicant shall record development restrictions and other required documents, which pertain to a subdivision within the approved Final development plan, with the Clerk of Court of East Baton Rouge Parish within 15 days of the signing of the Final Plat.

P. *Filing and Distribution of Final Development Plan*. The applicant shall provide the total number of copies of the approved final development plan to be disbursed as required by the Planning Department staff.

Q. *Violations*. Any violation of the concept plan and/or final development plan or any other phase or plan adopted as part of the amendment to the Unified Development Code shall constitute a violation of the Unified Development Code. Any person, firm, or corporation violating any provision of this Ordinance, upon conviction, shall be punished for each separate offense committed after the initial 30 day abatement period by a fine not exceeding 500 dollars. Each day during which the violation is committed, continued, or permitted shall constitute a separate offense. Any continued failure, refusal or neglect to comply with the requirements of this section shall be prima facie evidence of the fact that a public nuisance has been committed in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, or conversion of a lighting structure erected, constructed, enlarged, altered, repaired, moved, improved, or converted contrary to the provisions of this Ordinance.

R. *Appeals*
   1. The applicant may appeal any decision of the Planning Director to the Planning Commission by submitting a request within one week of the decision. Such an appeal shall be heard at the first available Planning Commission hearing following the Planning Director's decision. Failure to submit the appeal will make the Planning Director's decision final.
   2. Notwithstanding any other provision of this ordinance, at the St. George City Council meeting following the decision of the Planning Commission, any member of the St. George City Council may introduce an appeal of the decision of the Planning Commission; failure to appeal will make the Planning Commission decision final. If the St. George City Council introduces the appeal of the TND, the item shall be heard at the next regularly scheduled St. George City Council zoning meeting. Failure to introduce the appeal will make the Planning Commission decision final.

S. If the applicant fails to submit a final development plan for a portion of the property in a timely manner, the TND designation shall remain, but the TND concept plan shall be resubmitted, reviewed, and approved by the Zoning Commission for a three year extension. If the applicant fails to timely submit a final development plan for a portion of the property within three years from the date of the approval of the initial extension, the TND designation shall remain, but the applicant must resubmit the TND concept plan reflecting any changes required to comply with up-dated regulatory requirements for Zoning Commission review and approval in a public hearing. No permits for development shall be issued unless or until a new TND concept plan is reviewed and approved.

T. *Relation to Zoning Districts*. An approved TND shall be considered to be a separate zoning district in which the concept plan in combination with the final development plan, as approved, establish the restrictions and regulations according to which development shall occur, and may depart from the normal standards and requirements of the other sections of the Unified Development Code to the extent provided herein.

Sec. 7:8.4.11 Design Districts

A. *Bluebonnet Design District (BDD)*
   1. *Purpose*. To provide guidelines for development activity in the Bluebonnet Design District as shown on the official zoning map. The purpose of this district is to strengthen the physical and economic character of the area by mitigating or avoiding functional and architectural incompatibility of buildings or services.
   2. *Enforcement and Review*
      a. *Change of Use*. Any property within this district may not be re-zoned to any classification other than BDD. The Planning Department staff shall certify compliance prior to issuance of building permits in BDD.
      b. Subareas for the District are as below and shown in Appendix G.
         (1) Sub Area A1 are Lots 71-B-1, 71-A-1, 70A, 70B, 70C, 69 North, 69 South, 68. In Sub Area A1 the designated line is 300 feet from the right-of-way line of Bluebonnet Boulevard.
         (2) Sub Area A2 are Lots 73-A-1 and 72-A-1. In Sub Area A2 the designated line is 300 feet from the right-of-way line of Bluebonnet Boulevard.
         (3) Sub Area B1 are Lots D, E.
         (4) Sub Area B2 are Lots C, 168 C and CP DPW (N).
         (5) Sub Area B3 are Lots 369, 368.
         (6) Sub Area C1 are Lots 315, 314, 320, 316. In Sub Area C1 the eastern rear designated line of Lot 320 and Lot 316 shall have an eight foot fence.
         (7) Sub Area C2 are Lots 308, 307A, 168C.
            (a) In Sub Area C2 (Lots 308, 307A, 168C) - The designated line coincides with the eastern property line of Lots 307A and 168C.
            (b) In Sub Area C2 the designated line coincides with the eastern property line of Lots 307A and 168C.
         (8) Sub Area D are Lots A, B.
         (9) Sub Area E are Lots 19-B, 61A, 61B, 60A, 60B, 59D, and 59C. In Sub Area E the designated line is 185 feet west of the right-of-way line of Inniswold Road.
   3. *Buildings*
      a. All buildings are limited to a maximum of 6,000 square feet of enclosed area.
      b. All foundations must be built of concrete slab construction on grade.
      c. Storage sheds must be attached to the building and constructed of the same materials as the building. No prefab, freestanding structures will be permitted.
   4. *Lighting*
      a. Lighting mounted on buildings or fences shall be no more than seven feet above the ground.
      b. Pole lighting is allowed in parking areas. Pole lighting is limited to 18 feet in height and must be located no closer than 50 feet of the designated line.
      c. Any external lighting must be oriented inward toward the development or structures to minimize intrusion into surrounding property.

5. *Signage*
   a. *Calculations*. In no event shall the dimensions of the sign exceed the size limitations based on the zoning classification of a lot set forth generally in the Unified Development Code.
   b. *Permitted Signs*. Only monument signs or wall signs are allowed.
   c. *Illumination*. Signs may be illuminated but may not flash, blink or fluctuate and may not be animated. No internal illumination is allowed.
   d. *Permanent Signs by Type*
      (1) *Wall Signs*. Wall sign or signs shall not exceed a total of eight square feet per primary building entrance. Wall signs are permitted at secondary exits or fire exits but shall not exceed three square feet in size. Wall paintings and graphics, including but not limited to murals and air-brushed or paint sprayed signs, are not permitted. Only one wall sign is permitted in each building entrance. A wall sign must appear within five feet from the entrance of the building.
      (2) *Detached Signs*. Only one monument sign is allowed per curb cut or driveway. A monument sign must not be taller than eight feet and must not exceed 32 square feet of area.
6. *Parking*
   a. *Off- Street Parking*
      (1) All parking lots must have a concrete curb and gutter configuration. "Pin-on" curbs and/or parking blocks are not allowed.
      (2) No parking lot is allowed within the ten feet of Bluebonnet Boulevard. All parking must be placed to the side or rear of buildings.
      (3) Shared parking areas and driveways are encouraged.
   b. *Design Standards*
      (1) In Sub Area B1 access is permitted on Oliphant Road but limited to one driveway.
      (2) In Sub Area B2 access is permitted on Oliphant Road but limited to one driveway.
      (3) In Sub Area B3 access is permitted only from Gail Drive. No access is permitted from Bluebonnet Road or Bluebonnet Boulevard.
      (4) In Sub Area C1 access is permitted on Gail Drive and Cal Road. No access is permitted from Bluebonnet Boulevard.
      (5) In Sub Area C2 access to the site is permitted from Bluebonnet Boulevard from a right turn only. (No median cut will be permitted). Access is not permitted from Cal Road.
      (6) In Sub Area D no access is permitted from Oliphant Road.
7. *Landscape and Trees*
   a. *Landscape Standards*
      (1) *Street Yard Planting Area*
         (a) The minimum requirements for the street planting area include one Class "A" tree or three Class "B" trees for every 50 linear feet of public street frontage, or fraction thereof, measured at the property line. Seventy-five (75%) percent of the required trees must be evergreens and may be located anywhere within the street planting area.

(b) The street planting area will also be planted with shrubs and ground cover plantings to the extent that 40% of the street planting area is planted with vegetation other than turf grass. The street planting area is that area located within the ten foot front yard on Bluebonnet Boulevard. The ten foot street planting must be measured from the street right of way.
(c) Corner lots with frontage on more than one street must provide a street planting requirement along the entire street frontage.

(2) *Buffer Yard Screening*
(a) A solid eight foot wood fence or masonry wall must be installed on the designated line with a minimum 20 foot landscape buffer, or a six foot fence may be installed with a 25 foot landscape buffer except as otherwise provided in this ordinance.
(b) In Sub Area A2 the landscape buffer encompasses the same 100 foot area as the building setback.
(c) In Sub Area B1 the required landscape buffer and fence or wall shall be located between the building setback and the designated line.
(d) In Sub Area B1 along Oliphant Road a 20 foot landscape buffer and a 3½ foot masonry wall shall be located along the designated line.
(e) In Sub Area B2 a 20 foot landscape buffer and a 3½ foot masonry wall shall be located within the building setback along Oliphant Road.
(f) In Sub Area B3 a 20 foot landscape buffer shall be located along Gail Drive.
(g) In Sub Area C1 a 25 foot landscape buffer with six foot fence or 20 feet with an eight foot fence shall be located along Cal Road.
(h) In Sub Area C1 (except Lot 315) a 20 foot landscape buffer shall be located along Gail Drive.
(i) In Sub Area C1 the northern boundary of Lot 314 need have only a ten foot landscape buffer.
(j) In Sub Area C2 a 20 foot landscape buffer shall be constructed along the designated line.
(k) In Sub Area D a 20 foot landscape buffer with a 3½ foot masonry wall shall be located along Oliphant Road.

(3) *Vehicular Use Area*
(a) All parking areas must contain a minimum of one Class "A" tree for each ten parking spaces. No parking places are allowed to be further than 50 feet from a tree.
(b) *Service Areas*
i. All air-conditioning condensers will be ground mounted and visually screened.
ii. Refuse collection must be kept in a dumpster enclosed by a six foot opaque, wood, or masonry fence. Dumpsters may not be located in building setback areas or landscape buffer areas.

b. *Tree and Urban Forest Preservation Standards*
(1) A tree removal permit is required for trees that measure ten inches diameter at breast height.

(2) In Sub Area B1 a tree preservation plan must be submitted as part of any site plan.
(3) In Sub Area D a tree preservation plan must be submitted as part of any site plan for Lot B.

9. *Building Materials*
   a. *Exterior Building Materials - Not Permitted*
      (1) No concrete block or metal wall panels are allowed on the exterior wall.
      (2) No vinyl or aluminum siding.
      (3) No pre-engineered metal or concrete buildings are allowed.
      (4) Skylights will not be located on the front elevations of the office. Bubble skylights and solar collectors are not allowed.
      (5) All exposed portions of chimneys must be brick or stucco. Chimney caps are required with no exposed spark arrestors. Chimney materials will be brick, copper, bronze color clad, slate, or flagstone. Stack vents will be painted to match the color of the shingles and must be located at the rear of the unit.
   b. *Roof Type*
      (1) A building's primary roof area shall have a minimum six on 12 pitch. Smaller secondary roof areas may utilize less than a six on 12 pitch.
      (2) The main roof type must be of gable or hip design. Dormers or other architectural features may be included in the main roof design.
      (3) Materials are limited to the following:
         (a) Architectural asphalt shingles
         (b) Standard seam copper
         (c) Slate (or imitation slate)
         (d) Clay tile

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:8.4.12 Inactive Districts

A. *Hi-Rise Apartment (A5)*. The purpose of A5 is to permit high-density residential developments with a maximum of 87.1 units per acre. Such developments must be located within designated Downtown, Employment Centers and Regional Centers. Rezoning of properties to A5 will not be permitted after May 31, 2020.

B. *Off-Street Parking (B)*. The purpose of B is to permit off-street parking. Rezoning of properties to B will not be permitted after July 21, 1999.

C. *Transition (B1)*. The purpose of B1 is to permit office uses on parcels that are located between commercial and residential uses. Rezoning of properties to B1 will not be permitted after July 21, 1999.

D. *Light Commercial (C1)*. The purpose of C1 is to permit retail commercial uses serving the surrounding community. Rezoning of properties to C1 will not be permitted after July 21, 1999.

E. *Heavy Commercial (C2)*. The purpose of C2 is to permit commercial uses serving the surrounding region. Rezoning of properties to C2 will not be permitted after July 21, 1999.

F. *Commercial Warehousing (CW)*. The purpose of CW is to permit businesses that are involved in the distribution and storage of goods. Storage areas are limited to 100,000 gross square feet of area per lot. Commercial Warehousing districts must be located along four lane streets (as shown on the Major Street Plan) or within designated commercial/industrial subdivisions. Assembly for the purpose of permissible uses in CW means putting together pre-manufactured parts that:
   A. Are be conducted entirely within constructed buildings;
   B. Do not use the open area around such buildings for storage of materials or manufactured products, or for any industrial purpose; and
   C. Are not noxious or offensive by reason of emission of smoke, dust, gas, fumes, odors, noise, or vibrations beyond the internal confines of the building.

   Rezoning of properties to CW will not be permitted after December 11, 2001.

G. *Commercial Warehousing Two (CW2)*. The purpose of CW2 is to permit businesses that are involved in the distribution and storage of goods. Storage areas are limited to between 50,001 and 100,000 gross square feet of area per lot. Commercial Warehousing districts must be located along four lane streets (as shown on the Major Street Plan) or within designated commercial/industrial subdivisions. Assembly for the purpose of permissible use in CW2 means putting together pre-manufactured parts that:
   A. Are be conducted entirely within constructed buildings;
   B. Do not use the open area around such buildings for storage of materials or manufactured products, or for any industrial purpose; and
   C. Are not noxious or offensive by reason of emission of smoke, dust, gas, fumes, odors, noise, or vibrations beyond the internal confines of the building.

   Rezoning of properties to CW2 will not be permitted after May 31, 2020.

H. *Reserved*

I. *Jefferson Highway Design District (JDD)*. The purpose of JDD is to provide requirements for development activity in the Jefferson Design Overlay District as shown on the official zoning map. This District is to strengthen the physical and economic character of the neighborhood by mitigating or avoiding functional and architectural incompatibility of buildings or uses. Rezoning of properties to JDD will not be permitted after August 15, 2018.

(Ord. No. 2025-005, 2-25-2025)

Chapter 9
USE REGULATIONS

Sec. 7:9.1 Purpose

The purpose of this chapter is to provide general regulations, applicable to all zoning districts governing the uses that may be allowed on property within any zoning district.

Sec. 7:9.2 Principal Uses

Sec. 7:9.2.1 Tables of Principal Uses

A. *Permitted uses*. A "P" in the tables indicates that a use is allowed by right in the designated zoning district. Such uses are subject to all other applicable requirements of this ordinance.

B. *Limited uses*. An "L" in the tables indicates that the use is a permitted use, but that there are restrictions on the use that must be satisfied that are described in Sec. 7:9.3, Limited Uses, of this chapter. The "Notes" column provides either a reference to the appropriate section or, in some cases, a description of the limitation.

C. *Conditional uses*. A "C" in the tables indicates that a use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Zoning Commission. Such uses are subject to all other applicable requirements of this ordinance, as well as the limiting conditions established in Sec. 7:9.4, Conditional Uses, of this chapter. The "Notes" column provides either a reference to the appropriate section or, in some cases, a description of the limitation.

D. *Major conditional uses*. An "M" in the tables indicates that a use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the St. George City Council. Such uses are subject to all other applicable requirements of this ordinance, as well as the limiting conditions established in Sec. 7:9.4, Conditional Uses, of this chapter. The "Notes" column either a reference to the appropriate section or, in some cases, a description of the limitation.

E. *Prohibited uses*. A blank cell in the tables indicates that a use is not allowed in the designated zoning district.

F. *Uses Not Listed*. The Planning Director may determine the appropriateness of any use not listed within a zoning district.

Sec. 7:9.2.2 Principal Uses in Primarily Single Family Residential Districts

The principal uses allowed in residential zoning districts are identified in Table 7:9.A, Principal Uses Allowed in Predominantly Single Family Residential Zoning Districts.

Table 7:9.A
Principal Uses Allowed in Predominately Single Family Residential Zoning Districts

Uses	RE/A3	RE/A1	A1	R	A2	A2.7	A2.9	A2.1	A2.6	A2.5	Notes
Agricultural Uses											
Agriculture	P	P		P							
Equestrian	L	L		L							Sec 9.3.3
Facility/Stable			C								Sec 9.4.4
Residential Uses											
Single Family Detached	P	P	P	P	P	P	P				
Boarding/Lodging House											
Congregate Care Facility				C							• Not within recognized residential subdivision
Fraternity/Sorority House											
Group Home	L	L	L	L	L	L	L	L	L	L	• Requires Reasonable Accommodation
Home Occupation	C	C	C	C	C						Sec 9.4.5
Manufactured Home				L							Sec 9.3.5
Multifamily											
Semi-Detached							P				• one side yard
Short-Term Rental, Owner Occupied	L	L	L	L	L	L	L	L	L	L	Sec 9.3.6
Short-Term Rental, Non Owner Occupied	L	L	L	L	L	L	L	L	L	L	Sec 9.3.7
Townhome										P	
Two-Family							P				
Zero Lot Line								P	P		
Public/Institutional Uses											
Cemetery/ Columbarium/ Mausoleum	C	C	C	C	C	C	C				• Not within recognized residential subdivision • On a street on the Major Street Plan
Convention Center											
Educational Institution	C	C	C	C	C	C	C	C	C	C	
Fraternal Organization											
Governmental Facility	P	P	P	P	P	P	P	P	P	P	
Hospital											
Museum											
Park	P	P	P	P	P	P	P	P	P	P	
Philanthropic Organization	C	C	C	C	C	C	C	C	C	C	
Religious Institution	C	C	C	C	C	C	C	C	C	C	
Utility Facility	P	P	P	P	P	P	P	P	P	P	

Uses	RE/A3	RE/A1	A1	R	A2	A2.7	A2.9	A2.1	A2.6	A2.5	Notes
Wireless Comm. Tower	C	C	C	C	C						Sec 14.2
Office Uses (*none allowed*)											
Commercial Uses											
Adult Entertainment											
Art Gallery											
Art Studio											
Bar or Lounge											
Bed and Breakfast	C	C	C	C	C						Sec 9.4.1
Building Material Sales											
Cabinet Making/Millwork											
Car Wash											
Commercial Recreation, Indoor											
Commercial Recreation, Outdoor	C/M[1]	C/M[1]		C/M[1]							Sec 9.4.2
Contractor's Yard											
Convenience Store											
Convenience Store with Gasoline Sales/Gas Station											
Country Club	P	P	L	L	L	L					Sec 9.3.2
Day Care, Child or Adult			C	C	C	C	C				Sec 9.4.3
Dry Cleaner											
Farmer's Market				L							Sec 9.3.4
Film and Sound Production											
Funeral Home											
Gaming											
Glass Installation											
Health Club											
Heavy Equipment Sales/Rental and Service											
Hotel/Motel											
Kennel	C	C		C							
Laboratory											
Laundromat											
Lawn Maintenance Facility											
Live/Work											
Manufactured Home Park											
Microbrewery/ Microdistillery											
Motor Vehicle Repair											
Motor Vehicle Sales/Rental											
Office/Warehouse											

Uses	RE/A3	RE/A1	A1	R	A2	A2.7	A2.9	A2.1	A2.6	A2.5	Notes
Parking Facility											
Passenger Terminal											
Personal Service Establishment											
Plant Nursery											
Reception Hall				C/M[1]							
Recreational Vehicle Park				C							Sec 4.2.4
Research and Development Facility											
Restaurant (with alcohol)											
Restaurant (without alcohol)											
Retail Sales											
Self Storage											
Shooting Range, Indoor				C							
Shooting Range, Outdoor/ Skeet Shooting Range				C							
Small Equipment Repair											
Snowball Stand				C							Sec 9.4.7
Stadium											
Theater (with alcohol)											
Theater (without alcohol)											
Trade or Business School											
Warehouse Uses (*none allowed)*											
Industrial Uses (*none allowed)*											
Miscellaneous Uses											
Airport											
Billboard											
Sand and Gravel Mining				M							Sec 9.4.6

[1] Major conditional use permit and license from ABC required in order to serve alcohol.

Sec. 7:9.2.3 Principal Uses in Primarily Multifamily Residential Districts

The principal uses allowed in multifamily residential zoning districts are identified in Table 7:9.B, Principal Uses in Predominantly Multifamily Zoning Districts.

Table 7:9.B
Principal Uses Allowed in Predominately Multi-Family Zoning Districts

Uses	A3.1	A3.2	A3.3	A4	Notes
Agricultural Uses (*none allowed)*					
Residential Uses					
Single Family Detached	P	P	P	P	
Boarding/Lodging House	P	P	P	P	
Congregate Care Facility	P	P	P	P	
Fraternity/Sorority House	P	P	P	P	
Group Home	P	P	P	P	
Home Occupation					
Manufactured Home					
Multifamily	P	P	P	P	
Semi-Detached	L	L	L	L	• Side yard required on only one side
Short-Term Rental	L	L	L	L	• Permit Required • Total Occupancy (2 per br) + 2
Short-Term Rental, Non Owner Occupied, Local Historic District (LHD)	L	L	L	L	Sec 9.3.7
Townhome					
Two-Family	P	P	P	P	
Zero Lot Line					
Public/Institutional Uses					
Cemetery/ Columbarium/Mausoleum	C	C	C	C	• Not within recognized residential subdivision • On a street on the Major Street Plan
Convention Center					
Educational Institution	P	P	P	P	
Fraternal Organization	P	P	P	P	
Governmental Facility	P	P	P	P	
Hospital					
Museum				C	
Park	P	P	P	P	
Philanthropic Organization	P	P	P	P	
Religious Institution	P	P	P	P	
Utility Facility	P	P	P	P	
Wireless Comm. Tower	C	C	C	C	Sec 14.2
Office Uses (*none allowed)*					
Commercial Uses					
Adult Entertainment					
Art Gallery					
Art Studio					
Bar or Lounge					
Bed and Breakfast	L	L	L	L	Sec 9.3.1
Building Material Sales					
Cabinet Making/Millwork					
Car Wash					
Commercial Recreation, Indoor					
Commercial Recreation, Outdoor					

Uses	A3.1	A3.2	A3.3	A4	Notes
Contractor's Yard					
Convenience Store					
Convenience Store with Gasoline Sales/Gas Station					
Country Club					
Day Care, Child or Adult	P	P	P	P	
Dry Cleaner					
Farmer's Market					
Film and Sound Production					
Funeral Home					
Gaming					
Glass Installation					
Health Club					
Heavy Equipment Sales/Rental and Service					
Hotel/Motel					
Kennel					
Laboratory					
Laundromat					
Lawn Maintenance Facility					
Live/Work					
Manufactured Home Park					
Microbrewery/Microdistillery					
Motor Vehicle Repair					
Motor Vehicle Sales/Rental					
Office/Warehouse					
Parking Facility					
Passenger Terminal					
Personal Service Establishment					
Plant Nursery					
Reception Hall					
Recreational Vehicle Park					
Research and Development Facility					
Restaurant (with alcohol)					
Restaurant (without alcohol)					
Retail Sales					
Self Storage					
Shooting Range, Indoor					
Shooting Range, Outdoor/Skeet Shooting Range					
Small Equipment Repair					
Snowball Stand					
Stadium					
Theater (with alcohol)					
Theater (without alcohol)					
Trade/Business School					
Warehouse Uses *(none allowed)*					
Industrial Uses *(none allowed)*					
Miscellaneous Uses *(none allowed)*					

Sec. 7:9.2.4 Principal Uses in Neighborhood Districts

A. *Uses*. The principal uses allowed in neighborhood zoning districts are identified in Table 7:9.C, Principal Uses Allowed in Neighborhood Zoning Districts.

B. *Building Size*. A conditional use permit shall be required for any building greater than 2,500 square feet with no building permitted to exceed a maximum area of 5,000 square feet.

C. *Drive Thru facilities*. No drive thru facilities may be permitted.

Table 7:9.C
Principal Uses Allowed in Neighborhood Zoning Districts

Uses	NO	NC	NC-AB	Notes
Agricultural Uses (*none allowed)*				
Residential Uses				
Single Family Detached	P	P		
Boarding/Lodging House				
Congregate Care Facility				
Fraternity/Sorority House				
Group Home	L	L		• Requires Reasonable Accommodation
Home Occupation				
Manufactured Home				
Multifamily				
Semi-Detached				
Townhome				
Two-Family				
Zero Lot Line				
Public/Institutional Uses				
Cemetery/Columbarium/Mausoleum				
Convention Center				
Educational Institution	P	P	P	
Fraternal Organization		P	P	
Governmental Facility	P	P	P	
Hospital				
Museum				
Park	P	P	P	
Philanthropic Organization	P	P	P	
Religious Institution	P	P	P	
Utility Facility	P	P	P	
Wireless Comm. Tower				
Office Uses				
Bank	P	P	P	
Medical Office or Clinic	P	P	P	
Office	P	P	P	
Veterinary Office/Animal Hospital	C	C	C	• No outdoor pens or runs
Commercial Uses				
Adult Entertainment				
Art Gallery	P	P	P	
Art Studio	L	P	P	• No outdoor storage or work

Uses	NO	NC	NC-AB	Notes
Bar or Lounge				
Bed and Breakfast				
Building Material Sales				
Cabinet Making/Millwork				
Car Wash				
Commercial Recreation, Indoor				
Commercial Recreation, Outdoor				
Contractor's Yard				
Convenience Store		P	P	
Convenience Store with Gasoline Sales		L	L	• Four fueling stations maximum • No car wash facilities
Country Club				
Day Care, Child or Adult	C	P	P	
Dry Cleaner		L	L	• Pick-up/drop-off only
Farmer's Market				
Film and Sound Production	P	P		
Funeral Home				
Gaming				
Glass Installation				
Health Club		P	P	
Heavy Equipment Sales/Rental and Service				
Hotel/Motel				
Kennel				
Laboratory				
Laundromat		P		
Lawn Maintenance Facility				
Live/Work	L	P		• Nonresidential use must be allowed in district
Manufactured Home Park				
Microbrewery/Microdistillery				
Motor Vehicle Repair				
Motor Vehicle Sales/Rental				
Office/Warehouse				
Parking Facility	P	P		
Passenger Terminal				
Personal Service Establishment		P		
Plant Nursery		L		• 10,000 sq ft outside sales area max
Reception Hall				
Recreational Vehicle Park				
Research and Development Facility				
Restaurant (with alcohol)			P	
Restaurant (without alcohol)		P	P	
Retail Sales		P	P	
Self Storage				
Shooting Range, Indoor				
Shooting Range, Outdoor/Skeet Shooting Range				
Small Equipment Repair		L	L	• No outside storage or work
Snowball Stand		P	P	

Uses	NO	NC	NC-AB	Notes
Stadium				
Theater (with alcohol)				
Theater (without alcohol)				
Trade/Business School				
Warehouse Uses (*none allowed*)				
Industrial Uses (*none allowed*)				
Miscellaneous Uses (*none allowed*)				

Sec. 7:9.2.5 Principal Uses in Office Districts

A. *Uses*. The principal uses allowed in office zoning districts are identified in Table 7:9.D, Principal Uses Allowed in Office Zoning Districts.

B. *Restrictions on Area*. The total of commercial and residential uses on the site shall not exceed 50 percent of the total building area.

Table 7:9.D
Principal Uses Allowed in Office Zoning Districts

Uses	GOL	GOH	Notes
Agricultural Uses (*none allowed*)			
Residential Uses			
Single Family Detached			
Boarding/Lodging House			
Congregate Care Facility	P	P	
Fraternity/Sorority House			
Group Home			
Home Occupation			
Manufactured Home			
Multifamily	L	L	• Upper floors only
Semi-Detached			
Townhome			
Two-Family			
Zero Lot Line			
Public/Institutional Uses			
Cemetery/Columbarium/Mausoleum			
Convention Center			
Educational Institution	P	P	
Fraternal Organization	P/M[1]	P/M[1]	
Governmental Facility	P	P	
Hospital			
Museum			
Park	P	P	
Philanthropic Organization	P	P	
Religious Institution	P	P	
Utility Facility	P	P	
Wireless Comm. Tower			
Office Uses			
Bank	P	P	
Medical Office or Clinic	P	P	

Uses	GOL	GOH	Notes
Office	P	P	
Veterinary Office/Animal Hospital	L	L	• No outdoor pens or runs
Commercial Uses			
Adult Entertainment			
Art Gallery	P	P	
Art Studio	L	L	• No outdoor storage or work
Bar or Lounge			
Bed and Breakfast			
Building Material Sales			
Cabinet Making/Millwork			
Car Wash			
Commercial Recreation, Indoor			
Commercial Recreation, Outdoor			
Contractor's Yard			
Convenience Store	P	P	
Convenience Store with Gasoline Sales			
Country Club			
Day Care, Child or Adult	P	P	
Dry Cleaner	P	P	
Farmer's Market			
Film and Sound Production	P	P	
Funeral Home			
Gaming			
Glass Installation			
Health Club	P	P	
Heavy Equipment Sales/Rental and Service			
Hotel/Motel			
Kennel			
Laboratory	P	P	
Laundromat			
Lawn Maintenance Facility			
Live/Work			
Manufactured Home Park			
Microbrewery/Microdistillery			
Motor Vehicle Repair			
Motor Vehicle Sales/Rental			
Office/Warehouse			
Parking Facility	P	P	
Passenger Terminal			
Personal Service Establishment	P	P	
Plant Nursery			
Reception Hall	C/M[1]	C/M[1]	
Recreational Vehicle Park			
Research and Development Facility	P	P	
Restaurant (with alcohol)	M[1]	M[1]	
Restaurant (without alcohol)	P	P	
Retail Sales	P	P	
Self Storage			
Shooting Range, Indoor			

Uses	GOL	GOH	Notes
Shooting Range, Outdoor/Skeet Shooting Range			
Small Equipment Repair			
Snowball Stand			
Stadium			
Theater (with alcohol)			
Theater (without alcohol)			
Trade/Business School		C	
Warehouse Uses (*none allowed)*			
Industrial Uses (*none allowed)*			
Miscellaneous Uses (*none allowed*)			

[1] Major conditional use permit and license from ABC required in order to serve alcohol.

Sec. 7:9.2.6 Principal Uses in Commercial Districts

The principal uses allowed in commercial zoning districts are identified in Table 7:9.E, Principal Uses Allowed in Commercial Zoning Districts.

Table 7:9.E
Principal Uses Allowed in Commercial Zoning Districts

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
Agricultural Uses (*none allowed*)							
Residential Uses							
Single Family Detached							
Boarding/Lodging House					P	P	
Congregate Care Facility	P	P	P	P	P	P	
Fraternity/Sorority House	P	P	P	P	P		
Group Home	P	P	P	P	P	P	
Home Occupation							
Manufactured Home							
Multifamily	P	P	P	P	P	P	
Semi-Detached							
Short-Term Rental	L	L	L	L	L	L	• Permit required • Total Occupancy (2 per br) + 2
Townhome						P	
Two-Family							
Zero Lot Line							
Public/Institutional Uses							
Cemetery/Columbarium/Mausoleum	L	L	P	P	P	P	• On a street on the Major Street Plan
Convention Center						P	
Educational Institution	P	P	P	P	P	P	
Fraternal Organization	P/M[1]	P/M[1]	P/M[1]	P/M[1]	P/M[1]	P	
Governmental Facility	P	P	P	P	P	P	
Hospital				P	P		
Museum	P	P	P	P	P	P	
Park	P	P	P	P	P	P	

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
Philanthropic Organization	C	P	P	P	P	P	
Religious Institution	P	P	P	P	P	P	
Utility Facility	P	P	P	P	P	P	
Wireless Comm. Tower	L	L	L	L	L	L	Sec 14.2
Office Uses							
Bank	P	P	P	P	P	P	
Medical Office or Clinic	P	P	P	P	P	P	
Office	P	P	P	P	P	P	
Veterinary Office/ Animal Hospital	L	L	L	P	P	P	• No outdoor pens or runs
Commercial Uses							
Adult Entertainment							
Art Gallery	P	P	P	P	P	P	
Art Studio	L	L	L	L	P	P	• No outdoor storage or work
Bar or Lounge						P	
Bed and Breakfast	L	L	L	L	L	L	Sec 9.3.1
Building Material Sales		L	P	P	P	P	• 300 ft from any property used residentially • No outside storage
Cabinet Making/Millwork		C	C	P	P	P	• 500 ft from any property used residentially • All work within enclosed structure
Car Wash				P	P		
Commercial Recreation, Indoor	P	P	P	P	P	P	
Commercial Recreation, Outdoor	P	P	P	P	P		
Contractor's Yard			P/C	P/C	P/C		• Conditional use permit with conditions listed below required for outdoor storage • No outdoor storage within the lesser of any front or corner side yards or 15 ft of any public right-of-way • Requires equivalent of an L3 buffer to screen from streets of adjacent properties
Convenience Store	P	P	P	P	P	P	
Convenience Store with Gasoline Sales/Gas Station	P	P	P	P	P	P	
Country Club	P/M[1]	P/M[1]	P/M[1]	P/M[1]	P/M[1]	P	
Day Care, Child or Adult	P	P	P	P	P	P	
Dry Cleaner	L	L	L	P	P	P	Sec 9.3.7
Farmer's Market	P	P	P	P	P	P	
Film and Sound Production	P	P	P	P	P	P	

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
Funeral Home	P	P	P	P	P	P	
Gaming							
Glass Installation	P	P	P	P	P		
Health Club	P	P	P	P	P	P	
Heavy Equipment Sales/ Rental and Service			C	P	P		• 500 ft from any property used residentially • 6 ft wooden fence around all outside storage areas
Hotel/Motel			P	P	P	P	
Kennel	C	C	P	P	P		
Laboratory			P	P	P		
Laundromat	P	P	P	P	P		
Lawn Maintenance Facility				P	P		
Live/Work	P	P	P	P	P	P	
Manufactured Home Park				L	L		Sec. 4.2.3
Microbrewery/ Microdistillery				P	P	P	
Motor Vehicle Repair			L	P	P	P	• 300 ft from any property used residentially
Motor Vehicle Sales/Rental			L	P	P	P	• 300 ft from any property used residentially
	C	C					• 500 ft from any property used residentially • No repair/service facilities
Office/Warehouse		P	P	P	P		
Parking Facility	P	P	P	P	P	C	
Passenger Terminal						P	
Personal Service Establishment	P	P	P	P	P	P	
Plant Nursery	P	P	P	P			
Reception Hall	P/M[1]	P/M[1]	P/M[1]	P/M[1]	P/M[1]	P	
Recreational Vehicle Park			L	L	L		Sec.4.2.4
Research and Development Facility	P	P	P	P	P	P	
Restaurant (with alcohol)						P	
Restaurant (without alcohol)	P	P	P	P	P	P	
Retail Sales	P	P	P	P	P	P	
Self Storage		P	P	P	P	P	
Shooting Range, Indoor				P	P	P	
Shooting Range, Outdoor/Skeet Shooting Range							
Small Equipment Repair	P	P	P	P	P	P	

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
Snowball Stand	P	P	P	P	P	P	
Stadium			P	P	P	P	
Theater (with alcohol)			M	M	M	P	
Theater (without alcohol)			P	P	P	P	
Trade/Business School	C	C	C	P	P		• 500 ft from any property used residentially
Warehouse Uses							
Cold Storage							
Freight Terminal							
Outdoor Storage				L	L		• No outdoor storage within the lesser of any front or corner side yards or 15 ft of any public right-of-way • Requires equivalent of an L3 buffer to screen from streets and adjacent properties
Petroleum Terminal							
Truck Terminal							
Vehicle Storage, Wrecked							
Warehouse							
Wholesale Sales							
Industrial Uses							
Assembly, Furniture and Electronics				P	P		
Assembly, Manufactured Parts							
Concrete Batching/Mixing							
Food Processing				P	P		
Foundry							
Junk Yard							
Well Drilling Services							
Miscellaneous Uses							
Airport							
Billboard	P	P	P	P	P		
Sand and Gravel Mining							

[1] Major conditional use permit and license from ABC required in order to serve alcohol.

Sec. 7:9.2.7 Principal Uses in Warehouse Districts

The principal uses allowed in warehouse zoning districts are identified in Table 7:9.F, Principal Uses Allowed in Warehouse Zoning Districts.

Table 7:9.F
Principal Uses Allowed in Warehouse Zoning Districts

Uses	CW1	CW3	Notes
Agricultural Uses (*none allowed*)			
Residential Uses (*none allowed*)			
Public/Institutional Uses			
Cemetery/Columbarium/ Mausoleum			
Convention Center			
Educational Institution			
Fraternal Organization			
Governmental Facility	P	P	
Hospital			
Museum			
Park			
Philanthropic Organization			
Religious Institution			
Utility Facility	P	P	
Wireless Comm. Tower	L	L	Sec 14.2
Office Uses			
Bank	P	P	
Medical Office or Clinic			
Office	P	P	
Veterinary Office/Animal Hospital			
Commercial Uses			
Adult Entertainment			
Art Gallery			
Art Studio			
Bar or Lounge			
Bed and Breakfast			
Building Material Sales	P	P	
Cabinet Making/Millwork	P	P	
Car Wash	P	P	
Commercial Recreation, Indoor	P	P	
Commercial Recreation, Outdoor	P	P	
Contractor's Yard	P	P	
Convenience Store	P	P	
Convenience Store with Gasoline Sales/ Gas Station			
Country Club			
Day Care, Child or Adult			
Dry Cleaner			
Farmer's Market			
Film and Sound Production	P	P	
Funeral Home			
Gaming			
Glass Installation	P	P	
Health Club			
Heavy Equipment Sales/Rental and Service	P	P	
Hotel/Motel			

Uses	CW1	CW3	Notes
Kennel			
Laboratory	P	P	
Laundromat			
Lawn Maintenance Facility	P	P	
Live/Work			
Manufactured Home Park			
Microbrewery/Microdistillery	P	P	
Motor Vehicle Repair	P	P	
Motor Vehicle Sales/Rental	P	P	
Office/Warehouse	P	P	
Parking Facility	P	P	
Passenger Terminal	P	P	
Personal Service Establishment			
Plant Nursery			
Reception Hall			
Recreational Vehicle Park			
Research and Development Facility	P	P	
Restaurant (with alcohol)			
Restaurant (without alcohol)	P	P	
Retail Sales	P	P	
Self Storage	P	P	
Shooting Range, Indoor	P	P	
Shooting Range, Outdoor/Skeet Shooting Range			
Small Equipment Repair	P	P	
Snowball Stand			
Stadium			
Theater (with alcohol)			
Theater (without alcohol)			
Trade/Business School	P	P	
Warehouse Uses			
Cold Storage	P	P	
Freight Terminal	P	P	
Outdoor Storage	L	L	• No outdoor storage within 15 ft of any public right-of-way • Equivalent of an L3 buffer to screen stored material from streets and adjacent properties
Petroleum Terminal	P	P	
Truck Terminal	P	P	
Vehicle Storage, Wrecked			
Warehouse	P	P	
Wholesale Sales	P	P	
Industrial Uses			
Assembly, Furniture and Electronics	P	P	
Assembly, Manufactured Parts	P	P	
Concrete Batching/Mixing			
Food Processing			
Foundry			
Junk Yard			
Well Drilling Services			

Uses	CW1	CW3	Notes
Miscellaneous Uses			
Airport			
Billboard	P	P	
Sand and Gravel Mining			

Sec. 7:9.2.8 Principal Uses in Industrial Districts

The principal uses allowed in industrial zoning districts are identified in Table 7:9.G, Principal Uses Allowed in Industrial Zoning Districts.

Table 7:9.G
Principal Uses Allowed in Industrial Zoning Districts

Uses	M1	M2	Notes
Agricultural Uses (*none allowed*)			
Residential Uses (*none allowed*)			
Public/Institutional Uses			
Cemetery/Columbarium/ Mausoleum			
Convention Center			
Educational Institution			
Fraternal Organization			
Governmental Facility	P	P	
Hospital			
Museum			
Park			
Philanthropic Organization			
Religious Institution	P	P	
Utility Facility	P	P	
Wireless Comm. Tower	L	L	Sec 14.2
Office Uses			
Bank	P	P	
Medical Office or Clinic	P	P	
Office	P	P	
Veterinary Office/Animal Hospital	P	P	
Commercial Uses			
Adult Entertainment			
Art Gallery	P	P	
Art Studio	P	P	
Bar or Lounge			
Bed and Breakfast			
Building Material Sales	P	P	
Cabinet Making/Millwork	P	P	
Car Wash	P	P	
Commercial Recreation, Indoor	P	P	
Commercial Recreation, Outdoor	P	P	
Contractor's Yard	P	P	
Convenience Store	P	P	
Convenience Store with Gasoline Sales/ Gas Station	P	P	

Uses	M1	M2	Notes
Country Club			
Day Care, Child or Adult	P		
Dry Cleaner	P	P	
Farmer's Market			
Film and Sound Production	P	P	
Funeral Home	P		
Gaming			
Glass Installation	P	P	
Health Club	P		
Heavy Equipment Sales/Rental and Service	P	P	
Hotel/Motel			
Kennel	P		
Laboratory	P	P	
Laundromat	P		
Lawn Maintenance Facility	P	P	
Live/Work			
Manufactured Home Park			
Microbrewery/Microdistillery	P	P	
Motor Vehicle Repair	P	P	
Motor Vehicle Sales/Rental	P		
Office/Warehouse	P		
Parking Facility	P	P	
Passenger Terminal	P		
Personal Service Establishment	P		
Plant Nursery	P		
Reception Hall			
Recreational Vehicle Park			
Research and Development Facility	P	P	
Restaurant (with alcohol)			
Restaurant (without alcohol)	P		
Retail Sales	P	P	
Self Storage	P	P	
Shooting Range, Indoor	P	P	
Shooting Range, Outdoor/Skeet Shooting Range			
Small Equipment Repair	P	P	
Snowball Stand	P		
Stadium			
Theater (with alcohol)			
Theater (without alcohol)			
Trade/Business School	P	P	
Warehouse Uses			
Cold Storage	P	P	
Freight Terminal	P	P	
Outdoor Storage	L	P	• No outdoor storage within 15 ft of any public right-of-way
Truck Terminal	P	P	

Uses	M1	M2	Notes
Vehicle Storage, Wrecked	L		• No outdoor storage within 15 ft of any public right-of-way • No wrecked vehicles held for more than 180 days
Warehouse	P	P	
Wholesale Sales	P	P	
Industrial Uses			
Assembly, Furniture and Electronics	P	P	
Assembly, Manufactured Parts	P	P	
Concrete Batching/Mixing	P	P	
Food Processing	P	P	
Foundry	P	P	
Junk Yard		L	• No junked material within 15 ft of any public right-of-way
Well Drilling Services	P	P	
Miscellaneous Uses			
Airport			
Billboard	P	P	
Sand and Gravel Mining	M	M	Sec 9.4.6

Sec. 7:9.2.9 Principal Uses in Special Purpose Zoning Districts

The principal uses allowed in special purpose zoning districts are identified in Table 7:9.H, Principal Uses Allowed in Special Purpose Zoning Districts.

Table 7:9.H
Principal Uses Allowed in Special Purpose Zoning Districts

Uses	C-AB-1	C-AB-2	X	Notes
Agricultural Uses				
Agriculture				
Equestrian Facility				
Residential Uses				
Single Family Detached				
Boarding/Lodging House		P		
Congregate Care Facility	P	P		
Fraternity/Sorority House				
Group Home				
Home Occupation				
Manufactured Home				
Multifamily	P	P		
Semi-Detached				
Townhome				
Two-Family				
Zero Lot Line				
Public and Institutional Uses				
Cemetery/Columbarium/Mausoleum				
Convention Center				
Educational Institution				
Fraternal Organization	P	P		
Governmental Facility	P	P		

Uses	C-AB-1	C-AB-2	X	Notes
Hospital				
Museum				
Park				
Philanthropic Organization	P	P		
Religious Institution	P	P		
Utility Facility	P	P	P	
Wireless Comm. Tower				
Office Uses				
Bank	P	P		
Medical Office or Clinic	P	P		
Office	P	P		
Veterinary Office/Animal Hospital				
Commercial Uses				
Adult Entertainment			L	• At least 1,000 ft from residentially zoned property, school, religious institution, playground, restaurant, bar or lounge, package store, or other adult entertainment
Art Gallery	P	P		
Art Studio	L	P		• No outdoor storage or production
Bar or Lounge		P		
Bed and Breakfast				
Building Material Sales				
Cabinet Making/Millwork				
Car Wash				
Commercial Recreation, Indoor				
Commercial Recreation, Outdoor				
Contractor's Yard				
Convenience Store	P	P		
Convenience Store with Gasoline Sales/Gas Station	L	P		• Four fueling stations maximum • No car wash facilities
Convention Hall				
Country Club				
Day Care, Child or Adult				
Dry Cleaner				
Farmer's Market				
Film and Sound Production			P	
Firing Range, Indoor				
Funeral Home				
Gaming				
Glass Installation				
Health Club				
Heavy Equipment Sales/Rental and Service				
Hotel/Motel	P	P		
Kennel				
Laboratory				
Laundromat	P	P		
Lawn Maintenance Facility				
Live/Work	P	P		
Manufactured Home Park				

Uses	C-AB-1	C-AB-2	X	Notes
Microbrewery/Microdistillery		P		
Motor Vehicle Repair				
Motor Vehicle Sales/Rental				
Office/Warehouse				
Parking Facility				
Passenger Terminal				
Personal Service Establishment	P	P		
Plant Nursery				
Passenger Terminal				
Personal Service Establishment	P	P		
Plant Nursery				
Reception Hall	P	P		
Recreational Vehicle Park				
Research and Development Facility				
Restaurant (with alcohol)	P	P		
Restaurant (without alcohol)	P	P		
Retail Sales	P	P		
Self Storage				
Shooting Range, Indoor				
Shooting Range, Outdoor/Skeet Shooting Range				
Small Equipment Repair	P	P		
Snowball Stand	P	P		
Stadium	P			
Theater (with alcohol)	P	P		
Theater (without alcohol)	P	P		
Trade/Business School				
Warehouse Uses				
Cold Storage				
Freight Terminal				
Outdoor Storage				
Petroleum Terminal				
Truck Terminal				
Vehicle Storage, Wrecked				
Warehouse				
Wholesale Sales				
Industrial Uses				
Assembly, Furniture and Electronics				
Assembly, Manufactured Parts				
Concrete Batching/Mixing				
Food Processing				
Foundry				
Junk Yard				
Well Drilling Services				
Miscellaneous Uses				
Airport				
Billboard		P		
Sand and Gravel Mining				

[1] Major conditional use permit and license from ABC required in order to serve alcohol.

Sec. 7:9.2.10 Principal Uses in Design Districts

A. *Uses*. The principal uses allowed in design zoning districts are identified in Table 7:9.I, Principal Uses Allowed in Design Zoning Districts.

B. *Drive Thru facilities*. No drive thru facilities may be permitted.

Table 7:9.I
Principal Uses Allowed in Design Zoning Districts

Uses	BDD	Notes
Agricultural Uses (*none allowed*)		
Residential Uses (*none allowed*)		
Public/Institutional Uses		
Cemetery/Columbarium/Mausoleum		
Convention Center		
Educational Institution		
Fraternal Organization		
Governmental Facility	P	
Hospital		
Museum		
Park	P	
Philanthropic Organization		
Religious Institution		
Utility Facility	P	
Wireless Comm. Tower		
Office Uses		
Bank	P	
Medical Office or Clinic	L	• No public visitation after 9:00 PM
Office	P	
Veterinary Office/Animal Hospital		
Commercial Uses		
Adult Entertainment		
Art Gallery		
Art Studio		
Bar or Lounge		
Bed and Breakfast		
Building Material Sales		
Cabinet Making/Millwork		
Car Wash		
Commercial Recreation, Indoor		
Commercial Recreation, Outdoor		
Contractor's Yard		
Convenience Store		
Convenience Store with Gasoline Sales/ Gas Station		
Country Club		
Day Care, Child or Adult		
Dry Cleaner		
Farmer's Market		
Film and Sound Production		
Funeral Home		

Uses	BDD	Notes
Gaming		
Glass Installation		
Health Club		
Heavy Equipment Sales/Rental and Service		
Hotel/Motel		
Kennel		
Laboratory		
Laundromat		
Lawn Maintenance Facility		
Live/Work		
Manufactured Home Park		
Microbrewery/Microdistillery		
Motor Vehicle Repair		
Motor Vehicle Sales/Rental		
Office/Warehouse		
Parking Facility		
Passenger Terminal		
Personal Service Establishment		
Plant Nursery		
Reception Hall		
Recreational Vehicle Park		
Research and Development Facility		
Restaurant (with alcohol)		
Restaurant (without alcohol)		
Retail Sales		
Self Storage		
Shooting Range, Indoor		
Shooting Range, Outdoor/ Skeet Shooting Range		
Small Equipment Repair		
Snowball Stand		
Stadium		
Theater (with or without alcohol sales)		
Trade/Business School		
Warehouse Uses *(none allowed)*		
Industrial Uses (*none allowed*)		
Miscellaneous Uses (*none allowed*)		

Sec. 7:9.2.11 Principal Uses in Inactive Districts

The principal uses allowed in inactive zoning districts are identified in Table 7:9.J, Principal Uses Allowed in Inactive Zoning Districts.

Table 7:9.J
Principal Uses Allowed in Inactive Zoning Districts

Uses	A5	B	B1	C1	C2	CW	CW2	JDD	Notes
Agricultural Uses (*none allowed*)									
Residential Uses									
Single Family Detached	P		P	P	P				
Boarding/Lodging House	P		P		P				
Congregate Care Facility	P		P	P	P				

Uses	A5	B	B1	C1	C2	CW	CW2	JDD	Notes
Fraternity/Sorority House	P		P	P	P				
Group Home	P		P	P	P				
Home Occupation									
Manufactured Home									
Multifamily	P		P	P	P				
Semi-Detached									
Short-Term Rental	L		L	L	L				• Permit Required • Total Occupancy (2 per br) + 2
Short-Term Rental, Non Owner Occupied, LHD	L		L	L	L				Sec 9.3.7
Townhome									
Two-Family	P		P		P			P	
Zero Lot Line									
Public/Institutional Uses									
Cemetery/Columbarium/ Mausoleum	C				P				• Not within recognized residential subdivision • On a street on the Major Street Plan
Convention Center									
Educational Institution	P		P	P	P				
Fraternal Organization	P		P	P/M[1]	P/M[1]				
Governmental Facility	P		P	P	P	P	P		
Hospital				P	P				
Museum				P	P				
Park	P		P	P	P	P	P		
Philanthropic Organization	P			P	P				
Religious Institution	P		P	P	P				
Utility Facility	P		P	P	P	P	P		
Wireless Comm. Tower			C	L	L		L		Sec 14.2
Office Uses									
Bank			P	P	P	P	P	L	• 6,000 sq ft GFA max
Medical Office or Clinic			P	P	P			L	• 6,000 sq ft GFA max
Office			P	P	P	P	P	L	• 6,000 sq ft GFA max
Veterinary Office/ Animal Hospital				L	P				• No outdoor pens or runs
Commercial Uses									
Adult Entertainment									
Art Gallery				P	P				
Art Studio			L	L	P	P	P	P	• No outdoor storage or work
Bar or Lounge									
Bed and Breakfast	L		L	L	L				Sec 9.3.1
Building Material Sales					P	P	P		
Cabinet Making/ Millwork					P	P	P		
Car Wash					P	P	P		
Commercial Recreation, Indoor				P	P	P	P		
Lawn Maintenance Facility				P	P	P	P		

Uses	A5	B	B1	C1	C2	CW	CW2	JDD	Notes
Contractor's Yard					P	P	P		
Convenience Store				P	P	P	P		
Convenience Store with Gasoline Sales/Gas Station				L	P	P	P		• Four fueling stations maximum • No car wash facilities
Country Club	P/M[1]		P/M[1]	P/M[1]	P/M[1]				
Day Care, Child or Adult	P		P	P	P				
Dry Cleaner				P	P				
Farmer's Market				P	P				
Film and Sound Production			P	P	P	P	P		
Funeral Home				P	P				
Gaming									
Glass Installation				P	P	P	P		
Health Club				P	P				
Heavy Equipment Sales/ Rental and Service					P	P	P		
Hotel/Motel					P				
Kennel					P				
Laboratory					P	P	P		
Laundromat				P	P				
Lawn Maintenance Facility					P	P	P		
Live/Work				P	P				
Manufactured Home Park					L				Sec 4.2.3
Microbrewery/ Microdistillery					P	P	P		
Motor Vehicle Repair					P	P	P		
Motor Vehicle Sales/Rental					P	P	P		
Office/Warehouse					P		P		
Parking Facility		P	P	P	P	P	P		
Passenger Terminal					P	P	P		
Personal Service Establishment			P	P	P				
Plant Nursery				P	P				
Reception Hall				P/M[1]	P/M[1]				
Recreational Vehicle Park					L				Sec 4.2.4
Research and Development Facility				P	P	P	P		
Restaurant (with alcohol)									
Restaurant (without alcohol)				P	P	P	P		
Retail Sales				P	P	P	P		
Self Storage					P	P	P		
Shooting Range, Indoor						P	P		
Shooting Range, Outdoor/ Skeet Shooting Range									
Small Equipment Repair				P	P	P	P		

Uses	A5	B	B1	C1	C2	CW	CW2	JDD	Notes
Snowball Stand				P	P				
Stadium					P				
Theater (with alcohol)					P				
Theater (without alcohol)					P				
Trade/Business School				C					
Warehouse Uses									
Cold Storage						P	P		
Freight Terminal						P	P		
Outdoor Storage					L				• No outdoor storage within the lesser of any front or corner side yards or 15 ft of any public right- of-way • Requires equivalent of an L3 buffer to screen from streets and adjacent properties
Petroleum Terminal						P	P		
Truck Terminal						P	P		
Vehicle Storage, Wrecked									
Warehouse						P	P		
Wholesale Sales						P	P		
Industrial Uses									
Assembly, Furniture and Electronics					P	P	P		
Assembly, Manufactured Parts						P	P		
Concrete Batching/Mixing									
Food Processing					P				
Miscellaneous Uses									
Airport									
Billboard				P	P	P	P		
Sand and Gravel Mining									

[1] Major conditional use permit and license from ABC required in order to serve alcohol.

Sec. 7:9.3 Limited Uses

The purpose of this section is to establish additional regulations that apply to uses that are considered to be permitted, subject to the additional requirements identified.

Sec. 7:9.3.1 Bed and Breakfast

Bed and Breakfasts may be established subject to the requirements identified below:

A. Shall be located in an owner-occupied structure that is at least 50 years old or that is located in a designated historic district or at a designated historic landmark; and,
B. Shall have no more than ten guestrooms.

Sec. 7:9.3.2 Country Club

Country clubs may be established subject to the requirements identified below:

A. Shall be located on sites of at least five acres; and

B. Parking areas shall be no closer to side or rear property lines than 50 feet.

Sec. 7:9.3.3 Equestrian Facility

Equestrian Facilities may be established subject to the following requirements:

A. Shall not be located in any recognized residential subdivision; and,
B. Shall require a minimum of one acre for the first horse, mule, or donkey plus a minimum of ½ acre for each additional horse, mule, or donkey.

Sec. 7:9.3.4 Farmer's Market

Farmer's markets may not be established in recognized residential subdivisions.

Sec. 7:9.3.5 Manufactured Home

Manufactured Homes may be located on a parcel or tract subject to the requirements identified below:

A. Shall have no more than one such home on a parcel or tract;
B. Shall be located on parcels with 100 feet of frontage on a City-maintained road or be located on a parcel with dedicated access through a recorded instrument to a City-maintained road that is no more than 200 away from the property; and,
C. Shall be located at least 100 feet from the street and 25 feet from abutting properties unless the property owner has the signed and notarized consent of the abutting property owner to place the home closer to the property line; however, this signed and notarized consent shall not permit the home to be located within five feet of the property line.

Sec. 7:9.3.6 Short-Term Rental (Owner Occupied)

Short Term Rentals may be established subject to the requirements identified below:

A. No person or entity shall operate or advertise a short-term rental without the owner of the property first having registered to remit sales, use and occupancy taxes or use an online platform registered to remit sales, use and occupancy taxes;
B. Shall limit rental to one bedroom less than the total in the dwelling unit;
C. Shall be owner occupied (Proof of Homestead Exemption) with owner present on property at the same time as the rental occupants;
D. Short-term rentals operating prior to adoption of these regulations providing evidence demonstrating operation which is satisfactory to the Planning Director and City Attorney, are allowed to continue with the limitations below:
    1. Must obtain or show proof of an occupational license to remit sales, use and occupancy taxes or prove a registered online platform is utilized to remit sales, use and occupancy taxes; and,
    2. No expansion of the use is allowed.
E. Short-term rentals shall lose the ability to operate if three violations are reported and adjudicated during one year. Any future operation must adhere to A, B, and C above after one year of the third violation.
F. Enforcement of these regulations shall begin 9 months after the date of adoption.

Sec. 7:9.3.7 Short-Term Rental (Non Owner Occupied)

Short Term Rentals may be established subject to the requirements identified below:

A. No person or entity shall operate or advertise a Short-Term Rental without the owner of the property first obtaining a permit issued by the Building Department and Inspection, and an occupational license to remit sales, use and occupancy taxes or use a registered online platform is utilized to remit sales, use and occupancy taxes; Permit is valid unless the short-term rental ceases operation for 1 year
B. Total occupancy shall be two persons per bedroom plus two; and
C. One parking space for each bedroom(s) used for short term rental or an Alternative Motor Vehicle Parking Arrangement is approved.
D. Short-term rentals operating prior to adoption of these regulations providing evidence demonstrating operation which is satisfactory to the Planning Director and City Attorney, are allowed to continue with the limitations below:
    1. Must obtain or show proof of an occupational license to remit sales, use and occupancy taxes or prove a registered online platform is utilized to remit sales, use and occupancy taxes; and,
    2. No expansion of the use is allowed.
E. Short-term rental shall lose the ability to operate if three violations are reported and adjudicated during one year. Any future operation must adhere to A, B, and C above after one year of the third violation.
F. Enforcement of these regulations shall begin 9 months after the date of adoption.

Sec. 7:9.3.8 Group Homes

A. Prior to issuance of a building permit, zoning certificate or certificate of occupancy for a proposed operator shall provide the Planning Director with construction (if any) and detailed operational plans including the number of proposed residents, staffing, and the services and programs to be provided.

B. The Planning Director shall not authorize the issuance of a building permit, zoning certificate or certificate of occupancy for a group home unless:
    1. The proposed facility meets and is consistent with the definition of a group home.
    2. The structure and facilities are physically adequate for the number of proposed residents and their particular disability(ies) and meet all applicable building, fire and safety codes and provisions of the Interim UDC.
    3. The proposed facility will be designed, constructed, operated, and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the residential neighborhood.
    4. The proposed facility is not within 1000 feet of another group home.
    5. Any reasonable accommodation requested by the operator, including a waiver of any restriction herein, may only be granted by the Mayor, after consultation with the City Attorney.

C. Prior to issuance of a certificate of occupancy, the proposed group home operator shall provide evidence of license, certification, or registration with the appropriate state or federal agency, if required.

D. No signage, graphics, display, or other visual means shall be installed to display any identification viewable from a public street, except the address.

(Ord. No. 2025-016, 4-22-2025)

Sec. 7:9.4 Conditional Uses

The purpose of this section is to establish additional regulations that apply to uses that require a conditional use permit.

Sec. 7:9.4.1 Bed and Breakfast

Bed and Breakfasts may be established subject to the requirements identified below:

A. Shall be located in an owner-occupied house that is at least 50 years old or that is located in a designated historic district or at a designated historic landmark;
B. Shall have no more than four guestrooms; and,
C. Shall have frontage on a street designated on the Major Street Plan if located in a recognized residential subdivision that is not a designated historic district or landmark.

Sec. 7:9.4.2 Commercial Recreation, Outdoor

Outdoor Commercial Recreation may be established subject to the following requirements:

A. Shall not be located in a recognized residential subdivision;
B. Shall be located on property two or more acres in area; and
C. Indoor accessory buildings shall not exceed a total of 2,500 square feet.

Sec. 7:9.4.3 Day Care, Child or Adult

Day Cares may be established subject to the requirements identified below:

A. Shall not be located in a recognized residential subdivision;
B. Shall not serve more than ten individual people;
C. Shall provide a six foot wooden fence between any outdoor recreation areas and abutting residential properties; and,
D. Shall be located in an owner-occupied house.

Sec. 7:9.4.4 Equestrian Facility or Stable

Equestrian Facilities may be established subject to the following requirements:

A. Shall not be located in any recognized residential subdivision; and,
B. Shall require a minimum of one acre for the first horse, mule, or donkey plus a minimum of ½ acre for each additional horse, mule, or donkey.

Sec. 7:9.4.5 Home Occupation

Home Occupations may be established subject to all the following requirements:

A. Visits must occur between 7:00 am and 7:00 pm and must be by appointment only.
B. A minimum of one individual must occupy the dwelling as their primary place of residence.

C. No signage shall be erected.
D. Nothing shall be done to make the building appear in any way as anything but a dwelling.
E. Minimum lot area of 22,500 square feet.
F. Not allowed in a recognized residential subdivision.

Sec. 7:9.4.6 Sand and Gravel Mining

Sand and Gravel Mining may be authorized subject to the following requirements:

A. A minimum of five contiguous acres shall be required.
B. All excavation of dirt, sand, or gravel shall be at least:
    1. One thousand (1,000) feet from any residential dwelling;
    2. Three hundred (300) feet from any road right-of-way;
    3. One hundred (100) feet from any designated Wild and Scenic River or any tributary to a designated Wild and Scenic River;
    4. Fifty (50) feet from any abutting property lines, though this distance may be reduced to 25 feet if the neighboring property owner does not object; and,
    5. Outside any designated floodway.
C. All sorting, crushing, loading, and equipment storage shall be located at least 300 feet from any residential dwelling or road right-of-way.
D. Scales and related equipment shall be located at least 100 feet from any road right-of-way.
E. A street yard buffer equivalent to an L4 buffer (without a wall) shall be required to ensure screening of all mining operations from the street. Existing vegetation, if preserved, may be used to meet this requirement.
F. The entire area proposed for mining operations shall be fenced for security.
G. All access roads shall be maintained with a dust-free surface for a distance of 100 feet from any road right- of-way or adjacent property lines.
H. An area on the site, located at least 50 feet from any abutting property line, shall be designated for the storage of topsoil removed during mining operations so that the soil is available for use in the reclamation of the site.
I. Excavation activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.
J. A reclamation plan, showing how the area of excavation will be restored with slopes no greater than 4:1 (four feet horizontal to one foot vertical) upon cessation of mining and providing a plan for revegetation of the site, shall be provided as part of any application.
K. A bond in the amount of $500 per acre of the area proposed for excavation to ensure reclamation of the site shall be provided to the Planning Department if the use permit is approved before any excavation activity is begun.
L. The site shall be subject to inspection at least twice annually to ensure compliance with the approved use permit. If the inspection indicates noncompliance, a stop work order shall be issued and the bond forfeited in addition to any other penalties that might be pursued by the City.

Sand and gravel mining operations previously authorized through the approval of a Natural Resource Overlay District shall be considered as conforming to the requirements below provided that they operate in a manner conforming with the site plan approved as part of their original approval.

Sec. 7:9.4.7 Snowball Stand

Snowball Stands may be established subject to the requirements identified below:

A. Shall not be located in a recognized residential subdivision unless the property has frontage on a street designated on the Major Street Plan;
B. Shall have only one wall sign no larger than 20 square feet in area per street frontage; and,
C. Shall offer no products for sale other than snowballs.

Sec. 7:9.5 Accessory Uses and Structures

The purpose of this section is to provide general regulations, applicable to all Zoning Districts, for those use and structures that are customarily incidental and subordinate to the principal use of a property and located on the same zoning lot.

Sec. 7:9.5.1 Standards Applicable to All Uses

The standards identified below shall apply to all accessory uses and structures unless alternative standards are identified as being applicable to a specific accessory use or structure.

A. *Requires Principal Use*
   1. Accessory uses may not be established prior to the establishment of a principal use on the property, with the exception that community gardens may be located on vacant lots with the consent of the property owner.
   2. Accessory structures may not be erected prior to the erection of a principal building on any property, with the following exceptions:
      a. Fences;
      b. Construction and sales offices during the course of development; or
      c. On Rural zoned properties that are two or more acres in area.

B. *Location*
   1. Any accessory structure less than ten feet from the principal building on a property shall be considered as part of the principal building and shall not encroach into any setbacks required for the principal building.
   2. On properties used for residential purposes, accessory uses and structures located more than ten feet from the principal building shall be located in a rear yard and may not encroach into any required rear or side yard setbacks, unless the structure is less than 14 feet in height, in which case it may be located as close as two feet from a side lot line and five feet from a rear lot line.
   3. On properties used for office purposes, accessory uses and structures located more than ten feet from the principal building shall be located in a rear yard and at least two feet from a side or rear lot line and outside of any required buffers.

C. *Maximum Rear Yard Coverage and Size*. On a residentially used property:
   1. The combined footprint of all accessory structures may cover no more than 30 percent of the rear yard; and
   2. Other than in the REA and Rural districts, no individual accessory structure may exceed 1,000 square feet in area.

(Ord. No. 2025-013, 4-8-2025)

Sec. 7:9.5.2 Standards Applicable to Specific Accessory Uses and Structures

A. *Accessory Dwellings*
   1. Where permitted. Accessory dwellings may be permitted on lots that are developed with a single family home in the A2, A2.7, A3.1, A3.2, A3.3, A4, A5, NO and NC zoning districts.
   2. Maximum number. Only one accessory dwelling may be permitted on a lot.
   3. Location. Accessory dwellings shall be located in rear yards at least ten feet from all rear and side lot lines and outside any required buffers.
   4. Process. A conditional use permit shall be required to locate an accessory dwelling on any parcel.

B. *Community Garden*. A community garden may be established on any parcel provided that the owner of the property consents to its establishment.

C. *Farm Stand*. A farm stand may be established on any parcel where Agriculture is a permitted use, but may only sell the product(s) produced on the site.

D. *Fences and walls*
   1. *Material*
      a. Chain link fences may be permitted in all areas of the city other than the Downtown character area.
      b. Electric and barbed wire fences may be permitted in the Rural character area for the purpose of controlling livestock.
      c. Concertina wire fences shall be prohibited throughout the city.
      d. Walls containing more than 50 percent exposed standard concrete masonry blocks shall not be allowed, whether painted or not.
   2. *Height*
      a. Fences or walls may be a maximum height of eight feet.
      b. Fences or walls greater than four feet in height may not be located within any front or corner side yard unless the fence or wall is less than 30 percent solid, providing a minimum of 70 percent transparency.
      c. Chain link fences up to ten feet in height may be permitted in M zoning districts.
      d. Open wire fences up to ten feet in height may be permitted around recreational facilities such as tennis and badminton courts.
   3. *Location*
      a. Fences and walls must be located a minimum of 15 feet from the edge of any street and a minimum of 5 feet from the backside of any sidewalk.

b. Fences or walls may not be located within any required drainage, utility or similar servitude without the consent of the entity in whose favor the servitude has been granted.

E. *Garage Sales*. Up to three such sales may occur in any 12 month period on any residentially used property.

F. *Home Office*. A home office may be allowed on any residentially used property subject to the following limitations:
1. No retail use may be established that could result in customers coming to the property;
2. No signage shall be erected;
3. No person other than a resident of the dwelling shall be employed;
4. Nothing shall be done to make the building appear in any way as anything but a dwelling; and,
5. Only mechanical equipment typically associated with use in a single family dwelling shall be used for the business.

G. *Outdoor Kitchen*. One outdoor kitchen may be allowed per dwelling provided that it:
1. Shall be:
   a. Located:
      (1) In the rear yard;
      (2) At least three feet from any side lot line; and
      (3) At least ten feet from any rear lot line; and
   b. Open on at least two sides, so that it is outside and not conditioned, though it may be screened; and
2. May be roofed.

H. *Portable Storage Containers*
1. Portable storage containers may be placed on a residentially used property for a maximum of 30 days, provided that all building setback requirements are met, unless the property has valid building permits, in which case the container may remain on the property so long as the building permits remain valid, or in the event of extenuating circumstances such as a fire, flood, or hurricane.
2. Portable storage containers may be placed in the front yard of a residentially used property for a period not to exceed 15 days, provided that at least seven days have elapsed since the last 15 day period during which a portable storage container was located on the property. This exception shall only be applied three times in any 12 month period on any given property.
3. All portable storage containers shall display a permit not to exceed one square foot in area that is clearly visible from the right-of-way that includes the container identification number, date of its placement on the property, date that removal will be required, and a local telephone number.

(Ord. No. 2025-013, 4-8-2025)

Chapter 10
OVERLAY DISTRICTS

Sec. 7:10.1 Overlay Districts

Sec. 7:10.1.1 General

Overlay districts are areas where some additional requirements are superimposed on a base zoning district or some of the requirements of the base zoning district have been modified. In every overlay district, the requirements of the base zoning district shall apply unless specifically modified by the provisions of the overlay district.

Sec. 7:10.1.2 Types of Overlay Districts

The following overlay districts exist within the City of St. George:

A. Reserved

B. Design Overlay Districts (Sec. 7:10.3)
   1. Design Standards (Sec. 7:10.3.2)
   2. Bluebonnet Boulevard (Sec. 7:10.3.3)

C. Historic Overlay Districts (Sec. 7:10.4)

Sec. 7:10.2 Reserved

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:10.3 Design Overlay Districts

Sec. 7:10.3.1 Enforcement and Review

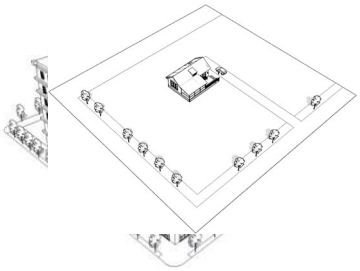
A. *New Construction*. For new construction, Planning Department staff shall certify compliance prior to issuance of building permits.

B. *Existing Development*. For existing structures, Planning Department staff shall certify compliance prior to issuance of Certificates of Occupancy.

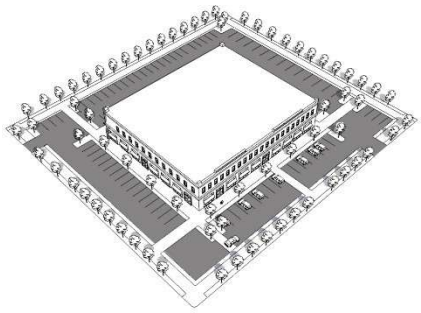
Sec. 7:10.3.2 Design Standards

A. *Purpose and Intent*. To provide a range of development standards that promote and encourage consistency in the quality of design throughout the City, the comprehensive plan includes a map that divides the City of St. George into character areas: Downtown, Urban/Walkable, Suburban and Rural, with different design standards assigned to each area. Each of these areas is further described as follows:

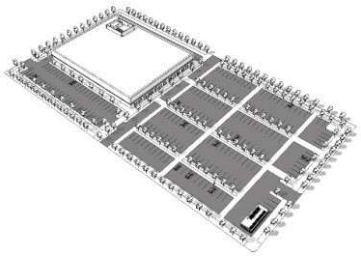
1. *Downtown*. The Downtown area represents the historic core of the City of St. George that is developed with the highest intensity uses in the city as well as the older neighborhoods immediately adjacent to it. It includes pedestrian-oriented and bikeable areas within downtown or other pedestrian- oriented areas with similar densities as downtown.



2. *Urban/Walkable Areas*. Urban areas represent the small lot residential neighborhoods that largely developed within the city limits of St. George prior to 1949 and the commercial areas that serve these neighborhoods. They include pedestrian- oriented and bikeable areas with transit service that have lower planned density than downtown St. George. They include some areas that are currently largely auto-oriented that have a high potential for walkability and bicycling and transit service.



3. *Suburban Areas*. Suburban areas include much of the large-lot residential development of the city, which are predominantly auto- oriented with limited opportunities for pedestrian activity. Suburban areas have the potential for enhanced pedestrian commercial areas, and sidewalks that connect to schools, public facilities and those commercial areas.

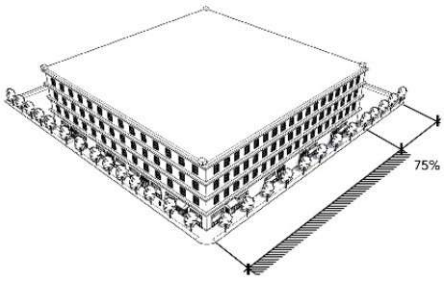


4. *Rural Areas*. Rural areas are located in outlying parts of the city that are not likely to be developed or redeveloped in the near-term. These areas typically have streets that are not curbed or guttered and large acreage lots that may be used for agricultural purposes.

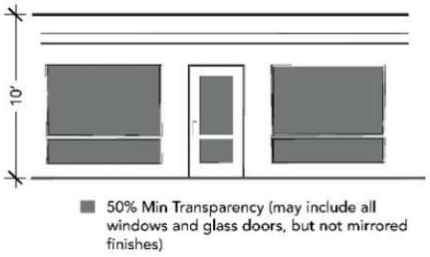
B. *Applicability*. These design standards should be used in the development of any overlay districts within the city.

C. *Downtown Design Standards*. The downtown area represents the historic core of the City of St. George that is developed with the highest intensity uses in the city as well as the older neighborhoods immediately adjacent to it. It includes pedestrian-oriented and bikeable areas within downtown or other pedestrian- oriented areas with similar densities as downtown.

1. *Building Placement*
   a. *Primary Frontage*. A minimum of 75% of the primary street frontage for any development shall have buildings within ten feet of the front property line with the principal entrance oriented to that frontage. When site constraints preclude strict compliance with this requirement, the building line shall be measured one foot behind the line created by that constraint. On a corner lot or a lot with frontages on multiple streets, the Planning Director shall determine the primary street frontage considering the following:



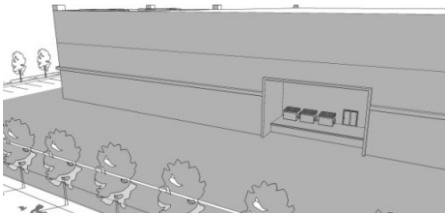
      (1) The street classification of all streets;
      (2) The prevailing orientation of other buildings in the area;
      (3) The length of the block face on which the building is located; and,
      (4) The location of any alley.
   b. *All Other Frontages*. A minimum of 50% of the side and rear street frontages shall have buildings or walls or hedges, at least four feet in height, within ten feet of the respective property line.
2. *Building Design*
   a. *Primary Frontage*. To provide visual connection between activities inside and outside the building, 50% of the building façade between two and ten feet in height, as measured from the adjacent sidewalk, shall be made of windows or doors that are transparent, the bottom of which may not be more than four feet above the adjacent sidewalk. Windows shall not be mirrored or have glass tinted darker than 40% in order to meet this requirement.



   b. *All Other Building Frontages*. All other street-facing facades, other than those facing an alley, shall comply with either of the standards listed below.
      (1) Meet the primary frontage requirement above; or,
      (2) Have at least five of the following elements incorporated into the street-facing facade:
         (a) Masonry (except for flat, non-decorative concrete block);
         (b) Concrete or masonry plinth at the base of the wall;
         (c) Belt courses of a different texture and color;
         (d) Projecting cornice;
         (e) Decorative tile work;
         (f) Medallions;
         (g) Opaque or translucent glass;
         (h) Artwork or wall graphics;
         (i) Lighting fixtures;
         (j) Green walls; or,
         (k) Architectural elements not listed above, if approved.

c. *Building Orientation*. Buildings shall have their primary entrance facing the primary street. The primary entrance shall be readily apparent as a prominent architectural component and visible from the street.

3. *Site Design*
   a. *Parking Areas*
      (1) *Surface Parking*. All off-street surface parking shall be located to the side or rear of the primary building and shall be screened from the sidewalk by a wall or plantings between two and four feet in height. Parking areas shall comprise 40% or less of the street frontage for the lot or tract and, on corner lots, may not be located at the street corner.
      (2) *Structured Parking*
         (a) *Parking structure facades*. Parking structure facades along street frontages shall complement and be integrated into the design of the principal building.
         (b) *Parking structure ground floor uses*. Active uses shall be required on 30% of the ground floor frontage of parking structures facing the street. Ground-story spaces should be flexible enough to accommodate a variety of uses.
   b. *Pedestrian ways*. Pedestrian amenities such as benches, trash receptacles, galleries, arcades, awnings, and outdoor seating may be allowed in the right-of-way subject to approval by the Engineering Director.
   c. *Screening*. All utility areas (refuse, service areas, mechanical equipment, exposed storage areas, machinery, truck loading areas, utility buildings, and other similar structures) shall be incorporated as part of the building and shall be visually integrated with the building architecture. If located on the roof, mechanical equipment shall be screened from view of these areas at ground level using materials compatible with the building façade.



   d. *Signs*
      (1) *Permanent signage*
         (a) *Types*. Only the following types of signage shall be allowed:
            i. Awning signs;
            ii. Marquee signs;
            iii. Projecting signs;
            iv. Roof signs;
            v. Suspended signs; and,
            vi. Wall signs
         (b) *Size*
            i. Signs with their lowest point no higher than 20 feet above the ground shall be no more than one square foot of building sign per linear foot of building along primary street frontage.
            ii. Signs with their lowest point higher than 20 feet above grade may be as large as ten percent of the total area of the building face on which they

are located, provided that they do not block any windows or other openings of the building.

(2) *Temporary signage*. A-frame sandwich board signs may be six square feet per sign face in area. A maximum of one such sign per entrance on the public street frontage in which the business advertised is located shall be allowed during business hours provided that they are brought inside at closing and are not placed to block Americans with Disabilities Act access.

e. *Lighting*

(1) *Placement*. All lighting shall be building mounted at a maximum height of 12 feet with the exception of poles/structures in parking areas, plazas and public spaces. Pole- mounted lights shall be no taller than the heights listed below:
(a) Fifteen (15) feet, for non-directional lighting; or,
(b) Thirty (30) feet, for directional (or full cut-off) lighting.

(2) *Shielding*. Light shall be shielded from adjacent properties to ensure that no more than five foot candles, as measured on a lighting plan, extend across the property line.

(3) *Access Lighting*. All pedestrian access points shall be provided with building-mounted lighting and shall be visible from off site.

f. *Fences and Walls*

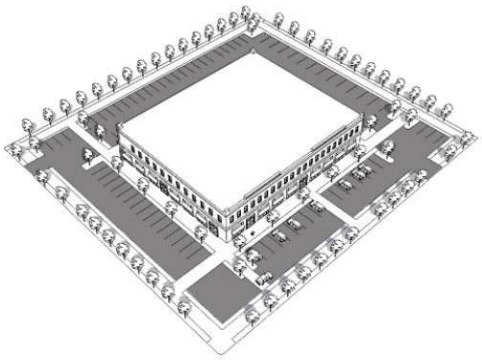
(1) *Materials*. Fences and walls, other than those required for screening, shall be constructed of wood, decorative metal, or masonry (other than unfinished or painted concrete block). The structural support members of wooden perimeter fences shall be located on the interior of the fence and shall not be visible from adjacent properties.

(2) *Height*. Fences located in front yards may not be higher than four feet in height unless they are constructed to permit 50% visibility into the yard or are required for screening.

D. *Urban/Walkable Areas*. Urban areas represent the small lot residential neighborhoods that largely developed within the city limits of St. George prior to 1949 and the commercial areas that serve these neighborhoods. They include pedestrian-oriented and bikeable areas with transit service that have lower planned density than downtown St. George. They include some areas that are currently largely auto- oriented that have a high potential for walkability and bicycling and transit service.

1. *Building Placement*

a. *Primary Frontage*. A minimum of 50% of the primary street frontage for any development shall have buildings within 60 feet of the front property line with the principal entrance located on that frontage. When site constraints preclude strict compliance with this requirement, the building line shall be measured one foot behind the line created by that constraint. On a corner lot or a lot with



frontages on multiple streets, the Planning Director shall determine the primary street frontage considering the following:
(1) The street classification of all streets;
(2) The prevailing orientation of other buildings in the area;
(3) The length of the block face on which the building is located; and,
(4) The location of any alley.

b. *All Other Frontages*. A minimum of 50% of the side and rear street frontages shall have buildings or walls or hedges, at least four feet in height, within 10 feet of the respective property line.

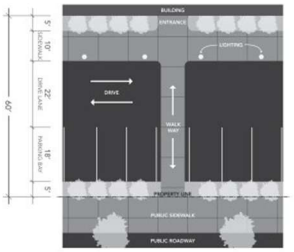
2. *Building Design*

a. *Primary Frontage*. To provide visual connection between activities inside and outside the building, 25% of the building façade between two and ten feet in height, as measured from the adjacent sidewalk, shall be made of windows or doors that are transparent, the bottom of which may not be more than four feet above the adjacent sidewalk. Windows shall not be mirrored or have glass tinted darker than 40% in order to meet this requirement.

b. *All Other Building Frontages*. All other street-facing facades, other than those facing an alley, shall comply with either of the standards listed below.
(1) Meet the primary frontage requirement above; or,
(2) Have at least five of the following elements incorporated into the street-facing facade:
(a) Masonry (except for flat, non-decorative concrete block);
(b) Concrete or masonry plinth at the base of the wall;
(c) Belt courses of a different texture and color;
(d) Projecting cornice;
(e) Decorative tile work;
(f) Medallions;
(g) Opaque or translucent glass;
(h) Artwork or wall graphics;
(i) Lighting fixtures;
(j) Green walls; or,
(k) Architectural elements not listed above, if approved.

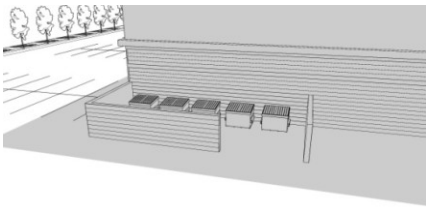
c. *Building Orientation*. Buildings shall have their primary entrance facing the primary street. The primary entrance shall be readily apparent as a prominent architectural component and visible from the street.

3. *Site Design*
   a. *Parking Areas*



      (1) *Surface Parking*. No more than one row of parking spaces shall be allowed in the front of a building on its primary frontage.
      (2) *Structured Parking*
         (a) *Parking structure facades*. Parking structure facades along street frontages shall complement and be integrated into the design of the principal building.
         (b) *Parking structure ground floor uses*. Active uses shall be required on 30% of the ground floor frontage of parking structures facing the street.
   b. *Pedestrian ways*
      (1) Where a sidewalk(s), multi-use path(s), or public transportation stop exists on the perimeter of a lot, a designated pedestrian access way shall connect the sidewalk, path or transportation stop to the primary entrance of the building. Pedestrian paths to buildings through parking lots shall be a minimum of eight feet wide and clearly marked with paint, paving material, or other physical identification.
      (2) A mid-block pedestrian passage may be required when the face of the block exceeds 1,500 feet, unless site restrictions do not permit its creation. Such passage shall be located roughly perpendicular to the longest block face and at least 500 feet from any cross street.
      (3) Pedestrian amenities such as benches, trash receptacles, galleries, arcades, awnings, and outdoor seating may be allowed in the right-of-way subject to approval by the Engineering Director.
   c. *Transit Support*. Developments over 2.5 acres in size shall coordinate with CATS and, if required, provide appropriate transit supportive elements.
   d. *Screening*

      (1) Loading docks shall be fully screened from the street or from adjacent residential property with screening that is a minimum of eight feet in height and complementary to the principal building architecture.
      (2) Mechanical equipment and dumpsters shall be screened from view of all street frontages and adjacent properties with materials the same or a complimentary color and/or style as the building. If located on the roof, mechanical equipment shall be screened from view of these areas at ground level using the same color and/or a style compatible with the building façade.
   e. *Signs*
      (1) *Permanent signage*
         (a) *Types*. Only the following types of signage shall be allowed:
            i. Awning signs;
            ii. Marquee signs;
            iii. Monument signs;



iv. Projecting signs;
v. Roof signs;
vi. Suspended signs; and,
vii. Wall signs

(b) *Size*

i. Monument signs shall be limited to a maximum of ten feet in height.
ii. All other signs shall be no more than one square foot of building sign per linear foot of building along primary street frontage provided that their lowest point is no higher than 20 feet above the ground.
iii. Signs with their lowest point higher than 20 feet above grade may be as large as ten percent of the total area of the building face on which they are located, provided that they do not block any windows or other openings of the building.

(2) *Temporary signage*. A-frame sandwich board signs may be six square feet per sign face in area. A maximum of one such sign per entrance on the public street frontage in which the business advertised is located shall be allowed during business hours provided that they are brought inside at closing and are not placed to block Americans with Disabilities Act access.

f. *Lighting*

(1) *Height*. Light fixtures shall no taller than the heights listed below:
(a) Fifteen (15) feet, for non-directional lighting; or,
(b) Thirty (30) feet, for directional (or full cut-off) lighting

(2) *Shielding*. Light shall be shielded from adjacent properties to ensure that no more than 0.5 foot candles, as measured on a lighting plan, extend across the property line of adjacent residentially zoned properties and no more than five foot candles, as measured on a lighting plan, extend across the property line of all other adjacent properties.

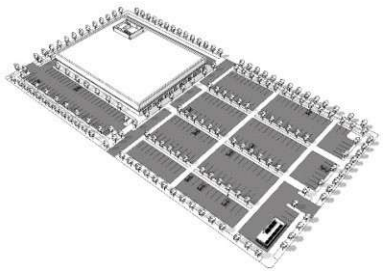
(3) *Pedestrian Lighting*. Pedestrian lighting (free-standing or wall-mounted) shall be provided at one light for every 75 feet of street frontage or per an approved pedestrian lighting plan.

g. *Fences and Walls*

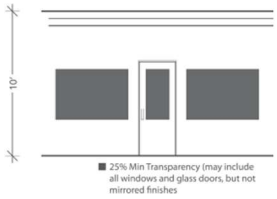
(1) *Materials*. Fences and walls, other than those required for screening, shall be constructed of wood, decorative metal, or masonry (other than unfinished or painted concrete block). The structural support members of wooden perimeter fences shall be located on the interior of the fence and shall not be visible from adjacent properties.

(2) *Height*. Fences located in front yards may not be higher than four feet in height unless they are constructed to permit 50% visibility into the yard or are required for screening.

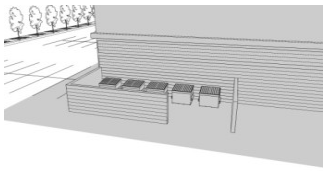
E. *Suburban Design Standards*. Suburban areas include much of the large-lot residential development of the city, which are predominantly auto- oriented with limited opportunities for pedestrian activity. Suburban areas have the potential for enhanced pedestrian commercial areas, and sidewalks that connect to schools, public facilities and those commercial areas.



1. *Building Design*. Street facing walls greater than 20 feet in length, other than those facing an alley, shall comply with either of the standards listed below:
   a. Have windows that are transparent, covering at least 25% of the building facade that lies between zero feet and ten feet above grade. Windows shall not be mirrored or have glass tinted darker than 40% in order to meet this requirement; or,



   b. Have at least five of the following elements incorporated into the street-facing facade:
      (1) Masonry (except for flat, non-decorative concrete block);
      (2) Concrete or masonry plinth at the base of the wall;
      (3) Belt courses of a different texture and color;
      (4) Projecting cornice;
      (5) Decorative tile work;
      (6) Medallions;
      (7) Opaque or translucent glass;
      (8) Artwork or wall graphics;
      (9) Lighting fixtures;
      (10) Green walls; or,
      (11) Architectural elements not listed above, if approved.
2. *Site Design*
   a. *Pedestrian ways*
      (1) A minimum eight foot wide designated pedestrian access way through the parking lot to the primary entrance of the building shall be provided and clearly marked.
      (2) Where a sidewalk(s), multi-use path(s), or public transportation stop exists on the perimeter of a lot, a designated pedestrian access way shall connect the sidewalk, path or transportation stop to the primary entrance of the building.
      (3) Pedestrian amenities such as benches, trash receptacles, galleries, arcades, awnings, and outdoor seating may be allowed in the right-of-way subject to approval by the Engineering Director.
   b. *Screening*
      (1) Loading docks shall be fully screened from the street or from adjacent residential property with screening a minimum of eight feet in height and complementary to the principal building architecture.



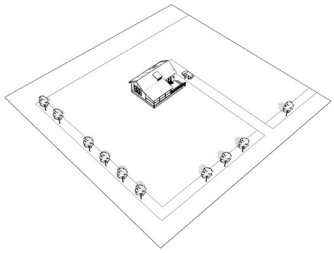
(2) Mechanical equipment and dumpsters shall be screened from view of all street frontages and adjacent properties with materials the same or a complementary color and/or style as the building. If located on the roof, mechanical equipment shall be screened from view of these areas at ground level using materials the same color and/or a style compatible with the building façade.

c. *Fences and Walls*

(1) Fences and walls, other than those required for screening, shall be constructed of vinyl coated chain-link, vinyl, wood, decorative metal, or masonry (other than unfinished or painted concrete block). The structural support members of wooden perimeter fences shall be located on the interior of the fence and shall not be visible from adjacent properties.

(2) *Height*. Fences located in front yards may not be higher than four feet in height unless they are constructed to permit 50% visibility into the yard or are required for screening.

F. *Rural Design Standards*. Rural areas are located in outlying parts of the city that are not likely to be developed or redeveloped in the near-term. These areas typically have streets that are not curbed or guttered and large acreage lots that may be used for agricultural purposes.



1. A minimum eight foot wide designated pedestrian access way through the parking lot to the primary entrance of the building shall be provided and clearly marked.
2. Where a sidewalk(s), multi-use path(s), or public transportation stop exists on the perimeter of a lot, a designated pedestrian access way shall connect the sidewalk, path or transportation stop to the primary entrance of the building.

Sec. 7:10.3.3 Bluebonnet Boulevard Design Overlay

A. *Purpose*. To provide guidelines for development activity within the Bluebonnet Boulevard Design Overlay as shown on the official zoning map along Bluebonnet Boulevard from Claycut Bayou to Airline Highway. This overlay is to strengthen the physical and economic character of the neighborhood by mitigating or avoiding incompatibility of buildings or services.

B. *Boundaries*. The boundaries of this overlay district may be altered only with the affirmative vote of 2/3 of the members of the St. George City Council.

C. *Permitted Uses*. On the publicly owned lots located within the overlay, the use shall be limited to green space or access to a publicly dedicated right of way.

D. *Utilities*
   1. *Lighting*
      a. Lighting mounted on buildings or fences shall be no more than seven feet above the ground.
      b. Pole lighting is allowed in parking areas. Pole lighting is limited to 18 feet in height and may not be located in required buffers
      c. Any external pole mounted lighting must be oriented inward, toward the development or structures, to minimize intrusion into surrounding property. All external lighting must be shielded, bulb recessed and directional.

E. *Signage*
   1. *Permitted Signs*. Except as provided below, and subject to the general requirements of the Unified Development Code only monument signs and wall signs are allowed in the Bluebonnet Boulevard Design Overlay, provided however, in no event shall the dimensions of the sign exceed the size limitations based on the zoning classification of a lot set forth generally in the Unified Development Code and provided, further, however that pylon signs shall be allowed along Jefferson Highway if otherwise permitted under the Unified Development Code.
   2. No billboards are allowed.
   3. *Electronic Message Centers*. Electronic message centers shall not be allowed.

F. *Off-Street Parking*. All parking lots must have a concrete curb and gutter configuration. "Pin-on" parking bumper and/or parking blocks may be installed, but must be permanently affixed.

G. *Landscape and Trees*. A building constructed or re-constructed within the Bluebonnet Boulevard Design Overlay shall, in addition to complying with the Unified Development Code requirements imposed based on the zoning classification of the lot upon which the building is constructed or reconstructed, shall comply with the following additional landscaping requirements. In the event the UDC requires additional affirmative landscaping obligations, the more burdensome provision shall apply.
   1. *Street Planting Area*. A street planting area is required within the ten foot front yard on Bluebonnet Boulevard and Jefferson Highway. The minimum requirements for the street planting area include one Class "A" tree or three Class "B" trees for every 50 linear feet of public street frontage, or fraction thereof, measured at the property line. Seventy-five (75) percent of the required trees must be evergreens and may be located anywhere within the street planting area that will also be planted with shrubs and ground cover plantings to the extent that 40 percent of the street planting area is planted with vegetation other than turf grass. Corner lots with frontage onmore than one street must provide a street planting requirement along the entire street frontage.
   2. *Buffers*. Buffers shall include a fence with a minimum height of eight feet.

H. *Utility Screening*. All air-conditioning compressors will be roof mounted or screened and refuse collection must be kept in a dumpster, enclosed by a six foot opaque, wood or masonry fence. Dumpsters may not be located in buffers.

Sec. 7:10.4 Historic Overlay Districts

Sec. 7:10.4.1 Enforcement and Review

All development within a historic overlay district that is visible from a public right-of-way shall require a Certificate of Appropriateness (COA) prior to undertaking any work. The Planning Department staff should be consulted prior to any work.

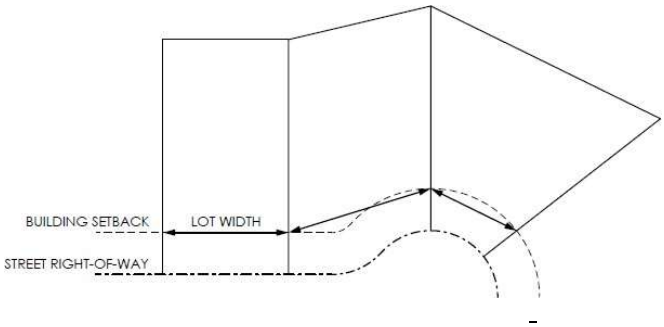
Chapter 11
DIMENSIONAL REGULATIONS

Sec. 7:11.1 Measurement and Computations

Sec. 7:11.1.1 Lot Standards

A. *Lot Width*. Lot width shall be measured as a straight line between the side lot lines at the point of the front setback of the principal building or structure.

Figure 7:11.1
Lot Width



B. *Lot Area*. Lots platted after September 18, 2001, with private streets, must meet the minimum lot area requirements without including the private street area.

C. *Exceptions to Lot Standards*
1. These requirements shall not apply to:
   (a) Land in subdivisions previously legally recorded, except in the case of re-subdivision;
   (b) Subdivisions in which a building exists on each proposed lot, provided that the property owner certifies on the plat that all such existing buildings were constructed prior to December 19, 1949, and provided that such plat is submitted to the Planning Director for signature prior to filing with the Clerk of Court;
   (c) Subdivisions of property documented through an act of sale prior to December 19, 1949;
   (d) The subdivision of land to be used for orchards, forestry, or the raising of crops, provided that the owner certifies on the plat that such land is to be used solely for orchards, forestry, or the raising of crops and shall not include any building sites; or
   (e) Small parcels of land sold to or exchanged between abutting property owners, where such sale or exchange does not create additional lots.
2. *Rural Zoned Parcels*. Rural zoned parcels created prior to 1941 on which more than one single family residential structure was permitted prior to 1992 and remains standing may be subdivided to have only one single family structure on each lot regardless of the lot width, provided that the minimum lot area is provided.

3. *Lots without Access to the Wastewater Suburban Transportation Network or a Community Sanitary Sewer Treatment Facility*
   (a) Subdivisions proposing five lots or fewer shall provide lots with a minimum width of at least 100 feet and minimum area of 22,500 square feet with approved sewage disposal system drainage to suitable ditches as provided in Chapter 15, Floodways, Floodplains, Drainage and Water Quality.
   (b) Subdivisions proposing between six and 50 lots shall provide lots with a minimum area of 75,000 square feet with effluent from an approved sewage disposal system draining to open ditches as provided in Chapter 15, Floodways, Floodplains, Drainage and Water Quality.

Sec. 7:11.1.2 Yards

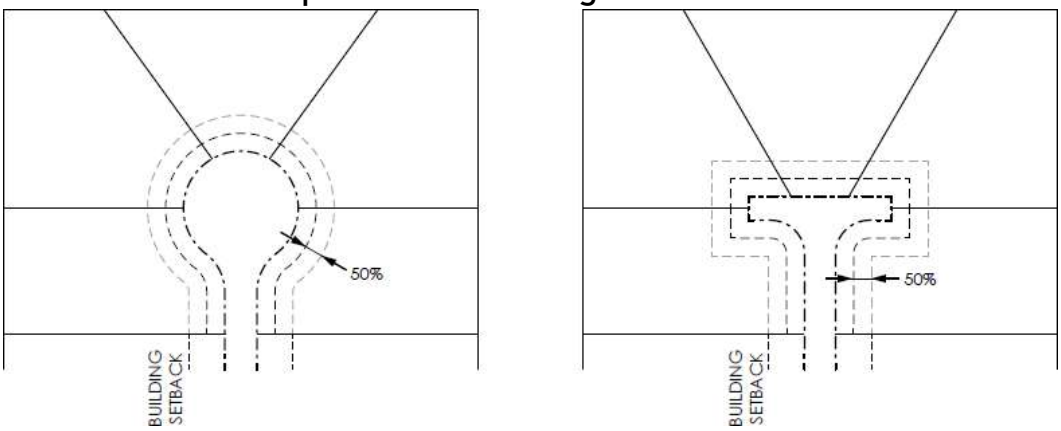
A. *General Standards*
   1. Required yards shall be measured from abutting property lines or street rights-of way.
   2. Required yards shall be unobstructed by buildings, structures, or objects constructed or located in a fixed location on the ground except as allowed under Sec. 7:11.1.2.B, Encroachments into Yards.
   3. Required yards for one lot or building shall not be considered as providing the yard for another building or lot.
   4. The standard yard requirements described in Tables 11.A, Single Family Development Standards; 11.B, Two-Family Development Standards; 11.C, Multi-Family Development Standards; 11.D, Semi-Detached Development Standards; 11.E, Townhouse Development Standards; 11.F, Zero Lot Line Development Standards; or 11.G, Nonresidential Development Standards; shall apply to all newly created lots other than those exempted under the provisions of Sec. 7:11.1.2.C, Exceptions to Yard Requirements.
   5. When a lot has zoning of multiple zoning districts, the deepest front yard requirement shall be applied to the entire lot.
   6. Through lots, lots with frontage on two non-intersecting streets, shall provide a front yard on each street.
   7. On corner lots, the front yard shall be the yard with the narrowest dimension fronting on a street.
   8. Additional setbacks for front loaded garages or carports can be found in Sec. 7:17.5.2, Locational Standards for Parking Areas.

B. *Encroachments into Yards*
   1. Belt courses, eaves, cornices, and ornamental features may encroach up to one-half the yard depth, but not more than four feet.
   2. Open fire escapes, fire proof outside stairways, balconies, and chimneys and flues may encroach into side and rear yards for a distance of not more than five feet.
   3. Open, unenclosed porches (not glassed in) may encroach up to ten feet into a front or side yard and up to 15 feet in a rear yard, provided that they are kept at least three feet from an abutting property line.

4. Terraces or patios that do not extend above the level of the ground floor, may encroach into a required rear or side yard, provided that they are kept at least two feet from the abutting property line.

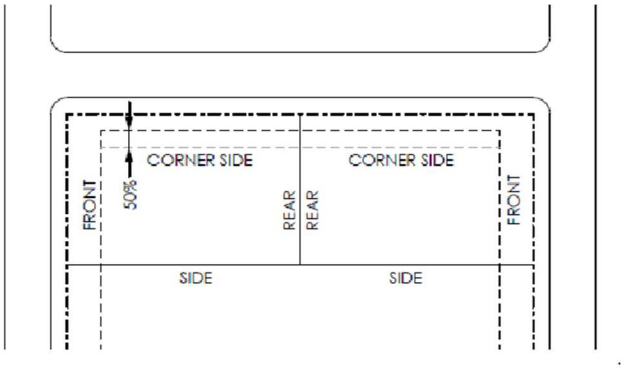
C. *Exceptions to Yard Requirements*
   1. *Major Street Plan Setbacks*
      a. No building or required off-street parking shall be erected, reconstructed, or structurally altered within the setbacks for major streets as designated on the Major Street Plan or the setback established by the Zoning District in which a property is located, whichever is greater.
      b. Excess off-street parking and structures such as fences, walls, and signs may be located within the setbacks designated on the Major Street Plan through the approval of a waiver granted by the Planning Director and the submittal of an executed hold–harmless agreement approved by the City Attorney.
   2. Within the Central Business District, no yards shall be required.
   3. *Front Yard Exceptions*
      a. Front yard requirements of less than 20 feet shall not apply to any lots within an existing subdivision created prior to July 21, 1999. Such lots shall conform to the yard requirements established at the time the subdivision was created.
      b. Front yard requirements on turning circles and t-turnarounds, may be reduced by 50 percent as shown in Figure 7:11.2, Front Yard Requirements in Turning Circles and T- Turnarounds.

Figure 7:11.2
Front Yard Requirements on Turning Circles and T-Turnarounds



   4. *Corner Side Yard Exceptions*
      a. Corner side yards on lots in subdivisions created prior to 1994 shall conform to the yard requirements established at the time the subdivision was created.
      b. Corner side yards may be reduced by 50 percent on blocks that are only two lots deep, as shown in Figure 7:11.3, Corner Side Yards.

Figure 7:11.3
Corner Side Yards



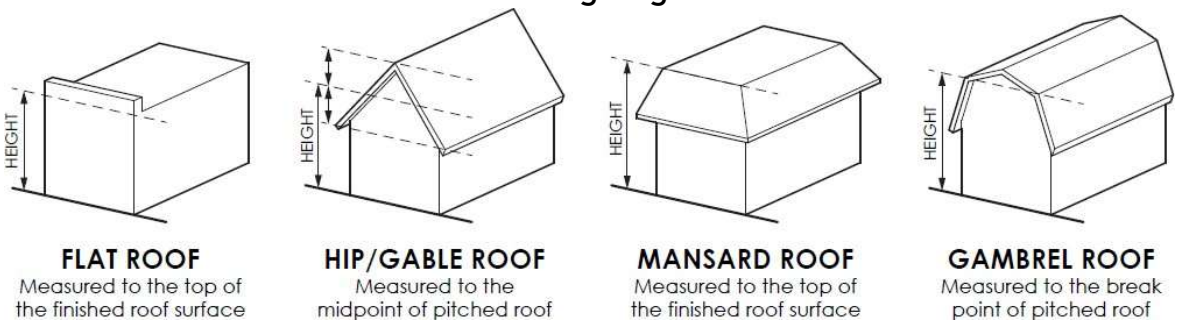
c. Corner side yards may be reduced to as little as five feet if application of the requirements would reduce the buildable width of the lot to less than 28 feet. In such cases, the corner side yard shall be determined by subtracting the side yard requirement and 28 feet from the total lot width.

Sec. 7:11.1.3 Structure Height

A. *General Provisions*

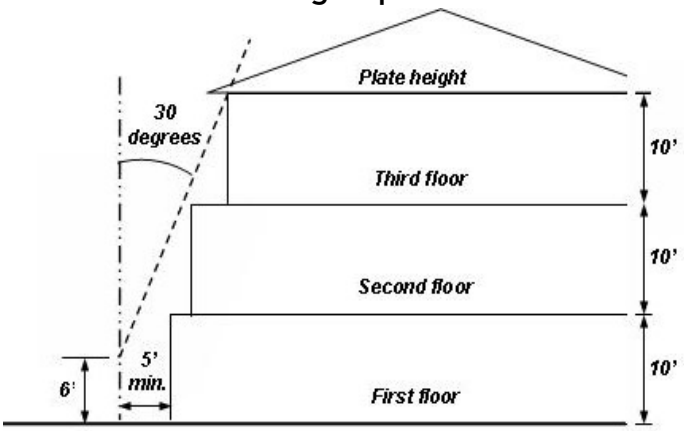
1. Structures shall not exceed the heights Tables 11.A, Single Family Development Standards; 11.B, Two-Family Development Standards; 11.C, Multi-Family Development Standards; 11.D, Semi-Detached Development Standards; 11.E, Townhouse Development Standards; 11.F, Zero Lot Line Development Standards; or 11.G, Nonresidential Development Standards; shall apply to all newly created lots other than those except as provided in Sec. 7:11.1.3.B, Exceptions.
2. Height shall be calculated by the vertical distance from the average of the finished ground level to the finished roof surface of a flat roof or the point at the average height of a roof having a pitch; except for mansard roofs, which shall be measured to the highest finished surface. For buildings with more than one facade along the street, each building facade shall be measured independently. Height for any building with multiple roof levels shall be determined by the highest roof level.
3. The average finished ground level shall be calculated by averaging the spot elevations for all building corners on a single structure. Multiple, unattached structures on the same site shall have independently-calculated average grade for the purposes of measuring the height of each individual structure.

Figure 7:11.4
Building Height



B. *Exceptions*. The height limits provided in Sec. 7:11.1.3.A, Structure Height, may be modified, as described below:
   1. *Structures Totally Exempt from Height Restrictions*. Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, flagpoles, monuments, stacks, stage towers, scenery lofts, tanks, water towers, ornamental towers, spires, grain elevators, or necessary mechanical appurtenances are exempt from height regulations.
   2. *Additional Height Allowances*. A building may be increased in height one foot for each one foot that it is set back from all yard requirements.
   3. Within Regional Centers, and Employment Centers as shown on the Future Land Use Map of the Comprehensive Plan, buildings at least 150 feet from any property zoned RE/A, R, A1, A2, A2.1, A2.5, A2.6, or A2.7 shall be allowed to be 180 feet in height as indicated in Table 7:11.C, 11.E, and 11.G. Additional height can be obtained by stepping the building back at least five feet for every additional 10 feet of height proposed, as indicated in Figure 7:11.5, Building Stepbacks.

Figure 7:11.5
Building Stepbacks



   4. Within the Central Business District (CBD), buildings shall be allowed to be 180 feet in height subject to review by Planning Department staff. Buildings proposing heights no greater than this shall not require a public hearing before the Planning Commission, regardless of their square footage or number of residential dwelling units. Buildings greater than 180 feet in height may be permitted, subject to the

approval of the Planning Commission following a public hearing. In determining whether to approve such additional height, consideration shall be given to the provision of the following:

a. Publicly accessible open space, such as plazas and parks, that includes seating;
b. Publicly accessible structured parking above that required for the building; and,
c. Architectural details that ensure light reaches the street and/or provide for greater articulation and fenestration to create public interest.

Sec. 7:11.2 Development Standards

Sec. 7:11.2.1 Single Family Development Standards

The provisions of Table 7:11.A, Single Family Development Standards, shall apply to all single family residential development.

Table 7:11.A
Single Family Development Standards

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area	Minimum Yards (in Ft.)				Max Height (in feet)	Notes
			Front	Side	Corner Side	Rear		
Single Family Residential Districts								
RE/A3	100	3 acres	100	25	15	25	35	
RE/A1	100	1 acre	100	25	15	25	35	
A1	75	10,500 sq. ft.	15	8	15	25	35	
R	50	1 acre	15	25	15	25	35	• With Ag/Rural Future Land Use
	50	6,000 sq. ft.	15	5	15	25	35	
A2	60	7,500 sq. ft.	15	5	15	25	35	
A2.7	50	6,000 sq. ft.	15	5	15	25	35	
A2.9	50	6,000 sq. ft.	15	10	15	25	35	
Multi-Family Residential Districts								
A3.1	60	3,800 sq. ft.	20	5	20	25	35	
A3.2	60	7,500 sq. ft.	20	10	20	25	35	
A3.3	60	6,000 sq. ft.	20	10	20	20	35	
A4	100	6,000 sq. ft.	20	5	20	25	45	
Neighborhood Districts								
NO	50	6,000 sq. ft.	20	5	20	25	35	
NC	50	6,000 sq. ft.	20	5	20	25	35	
Inactive Districts								
A5	100	12,000 sq. ft.	10	50	10	50	75	
B1	50	6,000 sq. ft.	20	5	20	25	45	

Sec. 7:11.2.2 Two-Family Development Standards

The provisions of Table 7:11.B, Two-Family Development Standards, shall apply to all two family residential development.

Table 7:11.B
Two-Family Development Standards

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq.Ft.)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Two-Family Residential Districts								
A2.9	60	7,500	20	10	20	25	35	
Multi-Family Residential Districts								
A3.1	60	7,200	20	5	20	25	35	
A3.2	60	7,200	20	10	20	50	35	
A3.3	60	7,200	20	10	20	20	35	
A4	60	7,200	20	5	20	25	45	
Inactive Districts								
A5	60	7,200	20	5	20	25	35	
B1	60	7,200	20	5	20	25	45	

Sec. 7:11.2.3 Manufactured Home Development Standards

A. *In the Rural Zoning District*. Manufactured homes may be located on parcels meeting the in the Rural zoning district, subject to the following conditions:
   1. Only one manufactured home may be located on a lot.
   2. Lot Width – 100 feet, if the lot has frontage on a City-maintained road. Smaller lot widths may be allowed if access to the property is by a servitude of passage provided that manufactured homes utilizing such a servitude shall be no more than 200 feet from a City-maintained road.
   3. Lot Area
      (a) Within the Rural Character Area – one acre
      (b) In any other Character Area – 10,500 square feet
   4. Yards
      (a) Front – 100 feet, unless access is from a servitude of passage, in which case the setback may be reduced to 25 feet
      (b) Corner side – 100 feet
      (c) All other – 25 feet, unless the abutting property owner consents to a smaller setback, in which case the manufactured home may be located as close as five feet from the property line.

B. *In a Manufactured Home Park*. Manufactured homes may be located in an approved manufactured home park in the Heavy Commercial (HC1, HC2, and C2) districts.

Sec. 7:11.2.4 Multi-Family Development Standards

A. The provisions of Table 7:11.C, Multi-Family Development Standards, shall apply to all multi-family development.

B. Side yards for multi-family uses in any zoning district abutting an A1, A2.1, A2.5, A2.6, or A2.7 zoning districts shall be a minimum of 20 feet.

C. Rear yards for multi-family uses in any zoning district abutting an A1, A2.1, A2.5, A2.6, or A2.7 zoning districts shall be a minimum of 20 feet.

Table 7:11.C
Multi-Family Development Standards

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq. Ft.)	Max Density (DU/Ac)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
				Front	Side	Corner Side	Rear		
Multi-Family Residential Districts									
A3.1	60	3,800	11.5	20	5	20	25	35	
A3.2	60	6,000	17.4	20	10	20	25	35	
A3.3	60	6,000	29.0	20	10	20	20	35	
A4	60	6,000	43.6	10	5	10	20	45	
Office Districts									
GOL	60	7,500	29.0	10	5	10	20	50	• Limited to 50 percent of total floor area • Upper floors only
GOH	60	7,500	29.0	10	5	10	20	75	• Limited to 50 percent of total floor area • Upper floors only • See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers
Commercial Districts									
LC1	50	6,000	18.0	10	5	10	20	45	
LC2	60	7,500	29.0	10	5	10	20	45	
LC3	60	7,500	29.0	10	5	10	20	45	
HC1	60	7,500	29.3	10	5	10	20	75	• See Section 11.1.3.B.3 for building height in Regional and Employment Centers

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq. Ft.)	Max Density (DU/Ac)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
				Front	Side	Corner Side	Rear		
HC2	60	7,500	29.3	10	5	10	20	75	• See Section 11.1.3.B.3 for building height in Regional and Employment Centers
C5	N/A	6,000	N/A	N/A	N/A	N/A	N/A	180	• See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers
Special Purpose Districts									
C-AB-1	60	7,500	29.0	10	5	10	20	45	
C-AB-2	60	7,500	29.0	10	5	10	20	45	
Inactive Districts									
A5	100	12,000	87.1	10	50	10	20	165	
B1	50	6,000	46.3	20	5	20	20	45	
C1	60	7,500	29.3	10	N/A	10	20	45	• See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers
C2	60	7,500	29.3	10	N/A	10	20	45	• See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers

Sec. 7:11.2.5 Semi-Detached Development Standards

A. The provisions of Table 7:11.D, Semi-Detached Development Standards, shall apply to all semi- detached residential development.

B. Side yard requirements shall apply on one side only.

Table 7:11.D
Semi-Detached Development Standards

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Two-Family Residential Districts								
A2.9	30	3,000 sq. ft.	10	5	5	20	35	
Multi-Family Residential Districts								
A3.1	60	3,800 sq. ft.	20	5	20	25	35	
A3.2	60	7,500 sq. ft.	20	10	20	50	35	
A3.3	60	6,000 sq. ft.	20	10	20	20	35	
A4	100	6,000 sq. ft.	20	5	20	25	45	

Sec. 7:11.2.6 Townhouse Development Standards

A. The provisions of Table 7:11.E, Townhouse Development Standards, shall apply to all townhouse development.

B. Side yard requirements shall only apply at the end of a row of townhouses.

Table 7:11.E
Townhouse Development Standards

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq. Ft.)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Single Family Residential Districts								
A2.5	20	2,000	10	5	10	20	35	
Commercial Districts								
C5	N/A	1,200	N/A	N/A	N/A	N/A	180	• See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers
Inactive Districts								
A5	18	1,440	20	5	20	25	45	
B1	18	1,440	20	5	20	25	45	

Sec. 7:11.2.7 Zero Lot Line Development Standards

A. The provisions of Table 7:11.F, Zero Lot Line Development Standards, shall apply to all zero lot line residential development.

B. Side yard requirements shall apply on one side only.

C. Yards for Zero Lot Line homes shall not be eligible for variance by the Board of Adjustment.

Table 7:11.F
Zero Lot Line Development Standards

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq.Ft.)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Single Family Residential Districts								
A2.1	40	5,500	15	5	15	25	35	
A2.6	30	3,800	15	5	15	20	35	

Sec. 7:11.2.8 Nonresidential Development Standards

A. The provisions of Table 7:11.G, Nonresidential Development Standards, shall apply to all nonresidential development.

B. Alcoholic Beverage (NC-AB, C-AB-1, C-AB-2) Districts: the footprint of the serving area on lots meeting the dimensional requirements of an underlying commercial zoning district.

Table 7:11.G
Nonresidential Development Standards

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Multi-Family Residential Districts (continued)								
A3.2	60	7,500 sq. ft.	20	10	20	25	35	
A3.3	60	6,000 sq. ft.	20	10	20	20	35	
A4	100	6,000 sq. ft.	20	5	20	20	45	
Neighborhood Districts								
NO	50	6,000 sq. ft.	20	5	20	25	35	
NC	50	6,000 sq. ft.	20	5	20	25	35	
NC-AB	N/A	N/A	20	5	20	25	35	See Sec. 7:11.2.8 B
Office Districts								
GOL	60	7,500 sq. ft.	10	N/A	10	N/A	50	
GOH	60	7,500 sq. ft.	10	N/A	10	N/A	75	• See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers
Commercial Districts								
LC1	50	6,000 sq. ft.	10	N/A	10	N/A	45	
LC2	60	7,500 sq. ft.	10	N/A	10	N/A	45	• See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers
LC3	60	7,500 sq. ft.	10	N/A	10	N/A	45	• See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
HC1	60	7,500 sq. ft.	10	N/A	10	N/A	75	• See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers
HC2	60	7,500 sq. ft.	10	N/A	10	N/A	75	• See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers
C5	N/A	6,000 sq. ft.	N/A	N/A	N/A	N/A	180	• See Sec. 7:11.1.3.B.3 and 4 for building height in the CBD, Regional Centers, and Employment Centers
Warehouse Districts								
CW1	75	10,500 sq. ft.	25	N/A	10	N/A	45	
CW3	75	10,500 sq. ft.	25	N/A	10	N/A	45	
Industrial Districts								
M1	100	15,000 sq. ft.	25	N/A	10	N/A	N/A	
M2	200	5 acres	25	100	10	100	N/A	• Side and rear yards only apply when those yards abut a residential zoning district • When abutting a residential zoning district, building height shall be determined by the distance the building is located from the property line, with 7 feet of building height permitted for every one foot above the required setback
Special Purpose Districts								
C-AB-1	N/A	N/A	10	N/A	10	N/A	N/A	See Sec. 7:11.2.8 B
C-AB-2	N/A	N/A	10	N/A	10	N/A	N/A	See Sec. 7:11.2.8 B
X	60	7,500 sq. ft.	10	N/A	10	N/A	N/A	
Design Districts								
BDD	See Chapter 8, Zoning Districts, Sec. 7:8.4.11							
Inactive Districts								
A5	100	12,000 sq. ft.	10	50	10	25	75	
B	50	6,000 sq. ft.	20	5	20	25	45	
B1	50	6,000 sq. ft.	20	5	20	25	45	
C1	60	7,500 sq. ft.	10	N/A	10	N/A	45	
C2	60	7,500 sq. ft.	10	N/A	10	N/A	45	
CW	75	10,500 sq. ft.	25	N/A	10	N/A	45	

Chapter 12
OPEN SPACE

Sec. 7:12.1 Purpose

The purpose of these regulations is to ensure that development include provisions for open space in ways that protect natural areas, and provide land for the use and enjoyment of the development's residents, employees, or users. Standards are intended to:

A. Mitigate adverse impacts from development such as noise, glare, and heat;
B. Preserve and protect natural areas and features;
C. Improve stormwater infiltration and reduce flooding;
D. Protect water quality;
E. Provide opportunities for passive and active recreation; and,
F. Improve aesthetic quality.

Sec. 7:12.2 Applicability

These requirements shall apply in the following types of development approved after September 30, 2019:

A. All single family residential developments, including zero-lot line developments, of six or more lots with an average buildable lot size less than 20,000 square feet;
B. All two-family developments proposing six or more lots;
C. All townhouse developments proposing six or more lots;
D. All manufactured home parks;
E. All multi-family residential developments proposing more than 25 dwelling units; and,
F. All mixed use developments providing residential development consistent with any of the standards listed above, with the open space based only on the area of the residential portion of the development.

Sec. 7:12.3 Required Open Space Section

Sec. 7:12.3.1 Generally

The following areas shall not be considered as open space:

A. Any area with a horizontal dimension less than ten feet;
B. Public street rights-of-way or private street servitudes;
C. Parking areas, including all landscape islands;
D. Yards of private residences; and,
E. Land occupied by buildings, unless designated for or considered accessory to active recreational uses such as playing fields, tennis courts, basketball courts, golf clubs, swimming pools, or equipped play areas.

Sec. 7:12.3.2 Area Required

A. Open space shall be provided as a percentage of the gross area of the proposed development in accordance with the provisions of Table 7:12.A, Open Space Requirements.

Table 7:12.A
Open Space Requirements

Character Area	% of Area Required for Open Space	
	Manufactured Home Parks	Other Residential Development
Rural	N/A	None
Suburban	10%	15% (Developments greater than 10 ac)
		7 % (Developments from 3-10 ac)
		5% (Developments less than 3 ac)
Urban/Walkable	10%	5%
Downtown	N/A	5%

B. *Exception*. The amount of open space required may be reduced in any development that provides additional stormwater controls providing more detention than that generally required by the provisions of Chapter 15, Floodways, Floodplains, Drainage, and Water Quality. The amount of the reduction shall be determined by the extent to which detention is increased, with the amount of open space reduced by one percent for every five percent decrease in the rate of run-off from the site.

Sec. 7:12.4 Uses

Required open space may be comprised of the uses described in Table 7:12.B, Uses of Open Space. The percentages in the table reflect the percentage of required open space that may be composed of the use listed. Uses are listed in the table in the order of priority.

Sec. 7:12.5 Ownership and Management

Within subdivisions, land designated as open space shall be held in ownership by an owners' association.

Table 7:12.B
Uses of Open Space

Open Space Use	Suburban	Urban/ Walkable	Downtown	Comments
Undisturbed natural features, such as wetlands, streams, riparian buffers, and flood high hazard areas	100%	100%	100%	

Open Space Use	Suburban	Urban/ Walkable	Downtown	Comments
Stormwater management facilities	25%	50%	50%	May be increased to 100% in all Character Areas, if designed to support passive recreation by providing access with pedestrian or bicycle paths and benches.
Preserved tree canopy	100%	100%	100%	At least 75% of the root protection zone of all trees must be protected from development or compaction
Plazas and courtyards	N/A	50%	100%	At least 200 sf in area with seating provided
Landscape buffers	100%	100%	100%	
Areas designated for active recreation (playing fields, tennis or basketball courts, golf clubs, swimming clubs, equipped play areas)	50%	50%	50%	Areas shall have at least one direct common access to a street, bikeway, or walkway
Utility servitudes that are available for passive recreational activities such as walking, running, and biking	50%	0%	50%	

Chapter 13
TRANSPORTATION

Sec. 7:13.1 Blocks

Unless required by topography or at the discretion of the Planning Director, no block shall be longer than 1,500 feet between intersecting street centerlines. Blocks over 750 feet in length shall require approval by the Engineering Director. Such blocks shall require signs and crosswalks in accordance with the *Manual on Uniform Traffic Control Devices* or other approved traffic calming device near the center of the block.

Sec. 7:13.2 Street and alley widths

A. Street rights-of-way shown on the Major Street Plan shall conform to the widths designated on that plan as adopted by the St. George City Council on recommendation of the Planning Commission.

B. Minimum widths of rights-of-way and private streets shall be as shown for street cross sections illustrated in Appendix J or alternatives approved by the Engineering Director. In cases where the subdivision includes or adjoins an existing street of less than the minimum width required and the Engineering Department determines that the subdivision creates a need for additional right-of-way, it may require the dedication of additional right-of-way width to conform to the requirements.

C. Major Subdivisions with only one means of vehicular access from an existing public street shall provide travel lanes at least 12 feet in width from the public street until it meets another street that provides an existing means of egress within the proposed subdivision.

D. All street turn radii shall require approval by the Engineering Director.

E. A cul-de-sac or a "T-turnaround" as described in Figures 13.1 and 13.2, of this section, shall be required at the end of dead-end streets that provide access to subdivided lots when the dead- end streets exceed 250 feet or the width of two abutting lots whose sole means of access is the dead end street, whichever is less. Any other non-standard designs will be considered and may be approved on a case-by-case basis by the Engineering Director. T-turnarounds shall be prohibited on streets longer than 500 feet. All T-turnarounds shall have signage to prohibit parking within the turnaround area. The minimum pavement size of a “T-turnaround” is 20 feet by 80 feet and, unless otherwise approved by the Engineering Director, the required right-of-way is 35 feet by 90 feet.

F. The Engineering Director will determine whether provisions shall be made for the construction, extension, or widening of public streets or drives where justified by the anticipated traffic generation and circulation.

Figure 7:13.1
Typical Cul-de-Sac

CUL-DE-SAC
A = 26 ft. F.O.C.
B = 24 ft. F.O.C. to F.O.C.
C = 13 ft. F.O.C. (With Utilities)
C′ = 9.5 ft. F.O. C. (W/O Utilities)
D = 63 ft. (With Utilities)
D′ = 59.5 ft. (W/O Utilities)

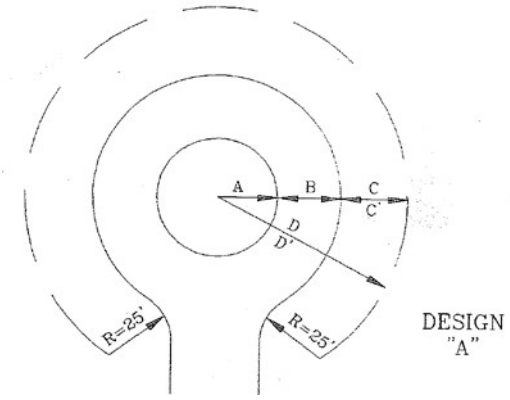
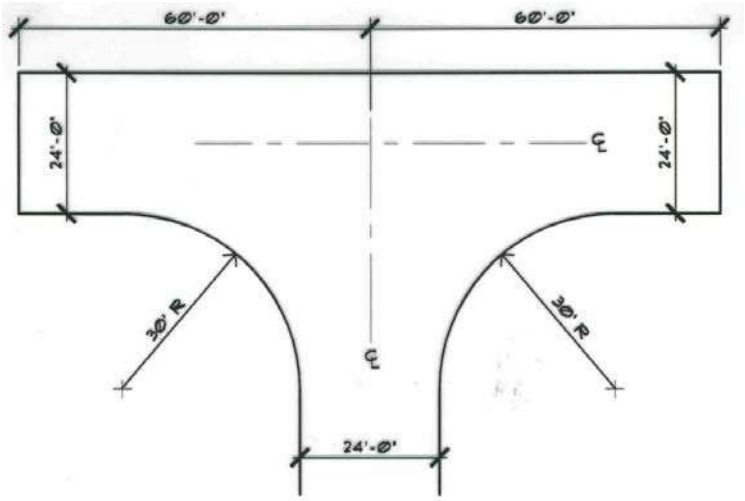


Figure 7:13.2
Typical T-Turnaround



Sec. 7:13.3 Access and Connectivity

A. *Purpose*. The purpose of regulating the amount and nature of vehicular access and connectivity is to:
   1. Balance the need for providing access to individual private properties with the need to preserve an adequate level of safety and capacity on the streets providing access; and
   2. Ensure adequate vehicular connections for the safe and efficient movement of people and goods, and for public safety and emergency response.

B. *Access to Arterial Streets*
   1. *Management*. To support the function of arterial streets which grants priority to the movement of through traffic, the Engineering Director is authorized to manage access to arterial streets, including by:

a. Limiting the number of access points from a single development; or
b. Requiring cross-access between adjacent developments with public streets.

2. *Secondary Access*. For public safety and convenience, and to the extent permitted by the arterial's owner, more than one (1) access shall be provided to an arterial for any:
   a. Single family residential development with thirty (30) or more homes; or
   b. Other development projected to generate more than three-hundred (300) trips per day.
3. *Residential Subdivisions*. Where a residential subdivision borders on or contains an existing or proposed arterial, the Engineering Director may require that access to the arterial be limited by any means deemed appropriate by the Engineering Director to protect the public healthy, safety, and welfare, with the following as examples:
   a. Lots backing onto the arterial and fronting onto a parallel street, with no access provided from the arterial; or
   b. A marginal access or service road separated from the arterial by a planting strip and having access at suitable points.

C. *New Streets*. Major subdivisions, site plans requiring Zoning Commission approval, and Planned Districts shall:
   1. *Major Street Plan*. Consider donating right-of-way for new street alignments as shown on the Major Street Plan, unless the Engineering Director determines that this is not feasible or desirable.
   2. *Continuations and New Connections*. Continue existing streets from and project new streets to adjoining areas, either by construction of the street or dedication of public right-of-way as determined by the Engineering Director at intervals generally consistent with those shown in Table 7:13.3.A, Required Street Connections, except that the Planning or Zoning Commission may choose to not require new connections when:
      a. Adjoining land is already subdivided with lots less than a half acre or otherwise cannot be further subdivided; or
      b. Natural features or development restrictions preclude the future extension of the new street connection.

Table 7:13.3.A
Required Street Connections

Character Area	Minimum Interval Between Potential Connections
Rural	0.50 miles
Suburban	0.25 miles
Urban/Walkable	0.20 miles

(Ord. No. 2025-005, 2-25-2025)

Sec. 7:13.4 Street names

Any street, whether public or private, shall adhere to the following requirements:

A. All proposed street names shall be reviewed by the Engineering Department, Information Services, Communications District and Planning Commission staff prior to being approved and assigned. Duplications of street names already existing in the City or Parish shall not be permitted. The street name is defined as the unique name absent any prefixes or suffixes.

B. Street names may only contain alphabetical characters A through Z, Arabic numerals 0 through 9, and grammatical characters as approved.

C. Street names which are homonyms of existing street names shall not be permitted.

D. Suitable street name signs approved by the Engineering Director shall be placed by the developer at all street intersections and all private streets serving multiple lots at locations designated by the Engineering Director.

E. No derogatory or obscene terms may be used for street names.

F. A street crossing a roadway which serves as an address origin point shall be further delineated with the appropriate cardinal direction prefixes (north, south, east, west) for ease of addressing. Roads constituting address origins are:
   1. For streets running in a north-south direction
      a. North Boulevard from the Mississippi River east to Foster Drive
      b. Florida Boulevard from Foster Drive east to the Amite River
   2. For streets running in an east-west direction, no cardinal direction shall be used between the north end of the Baton Rouge Barge Canal and Terrace Street. Outside this area, the origination points shall be:
      a. From the north end of the Baton Rouge Barge Canal: Scenic Highway to Samuels Road and then Samuels Road to the Parish line
      b. From south of Terrace Street: Highland Road to Perkins Road

G. Cardinal directional prefixes and suffixes shall not be used for any street or thoroughfare that does not cross those roadways which comprise the origin points for the uniform grid address numbering system.

H. All streets shall have an approved Street Name Suffix or Prefix type, a list of which may be found in Appendix J.

I. In the event that a street makes a directional change of at least ninety degrees, the street name may change if approved by Departments listed in Sec. 7:13.4(1). A directional change of ninety degrees is defined as a horizontal curve where a reduction in the design speed is required (i.e. a sharp turn vs. a sweeping curve)

J. Existing street names shall be continued along a continuous right of way unless broken by intersections with streets shown on the Major Street Plan.

Sec. 7:13.5 Street name change procedures

A. *Street Name Change Application*. Once a final plat has been recorded and streets dedicated, an application to change the name of a street shall be required. Such applications shall be submitted to the Planning Department.

B. *Petition of Owners along Street*. A petition of a majority of property owners along the entire length of the street to be re-named agreeing to the proposed re-naming shall be included with the application.

C. *Fees*
   1. The designated application fee shall be paid to the Planning Department.
   2. The applicant shall be responsible for the cost of replacing existing street signs. If the request is approved, the cost shall be determined by the Engineering Department.

D. *Public Notice and Inter-departmental Coordination*
   1. In addition to the agencies listed in Sec. 7:13.4, Street Names, prior to advertising for public hearing, the Planning Department shall also notify the following agencies of the proposed street re-naming: Fire Department, Police Department, Sheriff's Office, U.S. Postal Services, and utility companies servicing the City of St. George.
   2. The Planning Department will advertise and display a legal notice of the proposed street re-naming in the Official Journal of the City of St. George at least ten days prior to the public hearing.

E. *Public Hearings*
   1. *Planning Commission*. The Planning Commission shall hold a public hearing on the proposed street re-naming. The Planning Commission shall forward its recommendation to the St. George City Council.
   2. *St. George City Council*. The proposed street re-naming shall be placed on the agenda of the St. George City Council for public hearing introduction and will then be heard at the next regularly scheduled St. George City Council Zoning Meeting. Final action on re-naming of any public and/or private street rests with the St. George City Council upon completion of public hearing. If the street name is changed, the Planning Department shall notify the agencies as listed in Sec. 7:13.5.D.1, of the new street name.

Sec. 7:13.6 Street Addressing

A. All address numbers shall be assigned in accordance with the City of St. George Address System that divides the city into address block ranges.

B. Odd numbers shall be established in ascending order on the north and east sides of all roadways with even numbers established in ascending order on the south and west sides. The point of origin for the grid system shall be the intersection of River Road and North Boulevard.

C. For multi-tenant buildings, dependent addresses consisting of a letter or number shall be appended to the primary address number assigned to the building.

D. Every property owner holder shall number or have numbered with Arabic numbers not less than three inches in height every residential, commercial, or industrial building. On new buildings, address numbers, the number to be assigned shall be visible from the street on which the property is addressed and shall be posted before final inspection and no certificate of occupancy shall be granted before the building is numbered. Address numbers shall be assigned by the Planning Department.

E. Nothing in this section shall be construed to require a change in any municipal number presently assigned.

Sec. 7:13.7 Street construction standards

A. *Materials*
   1. *Typical*. The determination as to the material type and thickness of the pavement and base course shall be made by the Engineering Director based on the recommendations of the professional engineer of record and results of soil analysis in the particular area involved using the standards described in the most current version of City of St. George engineering standards and specifications. The Engineering Department reserves the right to require street standards and specifications so as to provide adequate construction to carry the traffic which can reasonably be anticipated to use such existing or proposed collector street or entrance street.
   2. *Pavement Alternatives*. The Engineering Director may permit shell or gravel streets for residential uses in the Rural Zoning District provided the proposed homes are located on individual lots of at least one acre if the first 50 feet of the street is paved.

B. *Signs at Private Streets*. At the entrance to any subdivision development with private improvements, a sign shall be placed stating the limits of public maintenance within the development. The construction plans for all private improvements required by the preliminary plan approval, shall be submitted to the Engineering Department for review and approval prior to construction.

Sec. 7:13.8 Sidewalks and Pedestrian Ways

A. *General Requirements*
   1. A sidewalk constructed to the standards of the Engineering Department that connects to existing sidewalks extending to the subject development shall be provided along a street (other than an alley), unless an alternative pedestrian circulation system is approved by the Planning Commission, as described in Table 7:13.B, Sidewalk Applicability, except as provided in Sec. 7:13.8.C, Exceptions.

Table 7:13.B
Sidewalk Applicability

Street Type	Rural Area	Suburban Area	Urban/Walkable/Downtown Areas
Major/Minor Arterials	Both Sides	Both Sides	Both Sides
Collectors	None	Both Sides	Both Sides
Local Street (Non-Residential)	None	Both Sides	Both Sides
Local Street (Residential)	None	Both Sides	Both Sides
Alleys	None	None	None

B. All pedestrian ways shall meet the requirements of the Americans with Disabilities Act.

C. *Exceptions*
   1. Sidewalks shall not be required along State roads where DOTD does not allow a sidewalk to be constructed and the City fails to obtain a hold harmless agreement.
   2. Sidewalks shall not be required when documentation is provided that sidewalks will be constructed through a scheduled and funded City or State roadway project along the location where sidewalks would otherwise be required.
   3. Sidewalks shall not be required adjacent to an unpaved road.
   4. Developments with no more than 20 lots in the Suburban Character Area shall require sidewalks on only one side of the street if the development has only one point of access and no future access points are possible.
   5. Developments with single loaded streets in the Suburban Character Area shall require sidewalks only on one side of the street.

D. *Waivers*. The Planning Commission may waive sidewalk location requirements in the following circumstances:
   1. *Suburban Character Area*. Single family residential development of five lots or less that is more than ¼ mile from an existing accessible sidewalk, multi-use path, commercial node, school, park, community center, or library may have the requirement waived in its entirety.
   2. *All Character Areas*. An alternative location or surface for a pedestrian way may be approved in order to save significant trees, maintain drainage ways, or when an alternative pedestrian system that provides connections throughout the development is proposed.

E. Plats and site plans shall illustrate the location of sidewalks and pedestrian ways where required.

Sec. 7:13.9 Traffic Impact Analysis

A. *Intent*. The intent of this Section is to provide the information necessary to allow decision-makers to assess the transportation implications of traffic associated with a proposed development, to address the transportation-related issues associated with development

proposals that may be of concern to neighboring residents, business owners and property owners, and to provide a basis for negotiation regarding improvements and funding participation in conjunction with an application for development.

B. *Purpose of a TIA*. The purpose of a traffic impact analysis (TIA) is to:
   1. Evaluate traffic operations and impacts at site access points under projected peak period traffic loads;
   2. Evaluate the impact of site-generated traffic on affected intersections in the vicinity of the development site;
   3. Evaluate the impact of site-generated traffic on the quality of traffic flow within a reasonable distance of the site of development;
   4. Evaluate the impact of the proposed development on neighborhood collector or local streets in the vicinity of the site;
   5. Ensure that site access and other improvements needed to mitigate the traffic impact of the development meet commonly accepted engineering design standards;
   6. Ensure that adequate facilities for pedestrians, transit users and bicyclists have been provided; and
   7. Identify transportation infrastructure needs and related costs created by the development and cost sharing on needed improvements.

C. *TIA Required*. A TIA:
   1. Shall be required when there are:
      a. *Threshold 1*. Less than 40 peak hour trips, AM or PM, and shall include:
         (1) The proposed trip generation and distribution with source of information; and
         (2) Sight distance evaluation at proposed driveway or road intersection locations;
      b. *Threshold 2*. 40 or more peak hour trips, AM or PM, and shall include:
         (1) The proposed trip generation and distribution with source of information;
         (2) Sight distance evaluation at proposed driveway or road intersection locations;
         (3) Capacity analysis for existing and proposed conditions at intersections within the study area established during a traffic scoping meeting;
         (4) Left turn lane, right turn lane, and signal warrants at the development driveways or road intersections;
         (5) Recommendations for mitigating improvements to maintain or improve the existing Level-of-Service, as well as recommendations for driveway or road intersection locations and configurations; and
         (6) Summary of the crash history within the study area and recommendations to improve safety conditions; or
      c. *Higher thresholds*. At the discretion of the Engineering Director, a higher TIA threshold of study may be required if other factors significantly influence traffic movements or safety, including:
         (1) High-crash areas;
         (2) Areas currently experiencing excessive traffic congestion;
         (3) Areas currently undergoing substantial growth;
         (4) High volumes on surrounding roads affecting access to a proposed development;

(5) Lack of existing left turn lanes on adjacent roadways;
(6) Inadequate sight distance at access points;
(7) Proximity of proposed access points to existing drives or intersections; or
(8) Developments that include drive-through operations.

2. May be waived by the Engineering Director when it is determined that a TIA is not necessary to determine needed transportation improvements or that no unsafe or hazardous conditions will be created by the development as proposed.

D. *Evaluation Standards*. The following standards shall be used to evaluate the findings of a TIA:
1. *Safety*. Access points shall be designed to provide adequate sight distances and appropriate facilities to accommodate acceleration and deceleration of site traffic.
2. *Number of access points*. The spacing of access points shall comply with applicable parish, state and American Association of State Highway and Transportation Officials ("AASHTO") standards.
3. *Curb space use plan*. Details shall be provided on curb space use on public streets along the edge of the development site when it is intended that such areas be used for parking, parking space access, delivery and loading zones, passenger zones, taxi cab stands, bus stops, fire zones and/or other official/emergency zones. This review shall include a description of existing conditions prior to development, and proposed changes resulting from the development, including a description of any loss or gain in curb space use by the activities intended.
4. *Internal circulation*. On-site vehicle circulation and parking patterns shall be designed so as not to interfere with the flow of traffic on any public street and shall accommodate all anticipated types of site traffic.
5. *Neighborhood collector or local street impact*. Average daily traffic ("ADT") on neighborhood collector or local streets shall be within the ranges spelled out in the thoroughfare plan for the class of street involved. No non-residential development shall increase the traffic on a neighborhood collector or local street with at least three-hundred (300) average daily trips by more than twenty-five (25) percent.
6. *Level of service*. For collector or local streets, a level of service ("LOS") "C" or better shall be maintained. On any arterial or higher order street a LOS "D" or better shall be maintained. Where the existing LOS is below these standards, the TIA shall identify those improvements required to ensure that development related traffic demands result in no net reduction in LOS, and identify additional improvements needed to raise the level of service to the standards on the arterial or higher order street to the adopted LOS standard.

E. *Process*. The following steps provide a general expectation for the preparation, review, and consideration of a TIA in the development process:
1. The Engineering Director shall determine when a TIA is required, based on the criteria in C above and the stage of development.
2. The City shall perform all TIAs to ensure consistency and comprehensiveness, and for this shall charge a fee as adopted in this UDC.

3. The Engineering Department shall review the TIA, generally in accordance with the evaluation standards in D above, and shall recommend either:
   a. Approval of the application for development, which may be contingent on the applicant making improvements or addressing items required to mitigate traffic and access issues and impacts, which may include:
      (1) Reducing the size, scale, scope or density of the development to reduce traffic generation;
      (2) Dividing the project into phases and authorize only one (1) phase at a time until traffic capacity is adequate for the next phase of development;
      (3) Dedicating right-of-way for street improvements;
      (4) Constructing new streets and intersection improvements;
      (5) Expanding the capacity of existing streets;
      (6) Redesigning ingress and egress to the project to reduce traffic conflicts;
      (7) Altering the use and type of development to reduce peak hour traffic;
      (8) Reducing background (existing) traffic;
      (9) Eliminating the potential for additional traffic generation from undeveloped properties in the vicinity of the proposed development; or
      (10) Integrating non-vehicular design components (e.g., pedestrian and bicycle paths or transit improvements) to reduce trip generation; or
   b. Denial of the application for development.

(Ord. No. 2025-005, 2-25-2025)

Chapter 14
UTILITIES

Sec. 7:14.1 Outdoor Lighting

Sec. 7:14.1.1 Generally

A. *Intent and Purpose*. This section addresses a critical component of community design by promoting effective, efficient, and attractive outdoor site lighting. The intent of this ordinance is to prevent excessive glare and unwanted light trespass, ensuring that all light emanating from a particular development is confined to that development site. The design criteria and review process establish overall lighting performance standards and provide flexibility in meeting site specific outdoor lighting needs.

B. *Applicability*. The provisions of this section shall be applicable to all properties located within the City of St. George.

Sec. 7:14.1.2 Site Lighting

A. *General Requirements*
   1. *Luminaire Requirements*
      a. *Luminaire Design*. Any luminaire with a lamp with an initial output rating greater than 10,000 lumens shall be either:
         (1) Full cutoff type fixture; or,
         (2) Shielded and adjustable.
      b. *Luminaire Height*
         (1) Any luminaire with a lamp with an initial output rating of less than 10,000 lumens may be mounted at any height.
         (2) Any luminaire with a lamp with an initial output rating of 10,000 lumens or greater may be mounted up to a height of 35 feet provided that the luminaire is not aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or on streets.
         (3) Maximum height of pole mounted fixtures shall not exceed 35 feet.
   2. *Illumination Levels*
      a. *Generally*. The average levels of illuminance for all applications for buildings designed for human occupancy except one or two family dwellings shall conform to the requirements of the Louisiana State Fire Marshal as described in the Louisiana Commercial Buildings Energy Conservation Code pursuant to LRS 40:1730.41-48.
      b. *Exception for Banking Facilities with Automated Teller Machines or Night Depositories*. The levels of illuminance for this specific application shall be a minimum of ten foot candles at the face of the facility and extending in an

unobstructed direction outward five feet with an average of two foot candles within 50 feet of the facility as required by LRS 6:1365.

3. *Light Measurement*. Light level measurements shall be made at a point eight feet outside the boundaries of the property upon which the outdoor luminaire is installed. Measurements shall be made with the light-registering portion of the meter held at ground level with the measuring instrument held in the horizontal plane parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent. Measurements shall be taken with a light meter that has been calibrated within the previous two years. Light levels shall be calculated and measured in maintained foot candles, unless specified otherwise.
2. *Light Trespass*. The maximum level of light trespass shall be:
   a. Abutting single family or two family residential property – ½ foot candle at the edge of the property; and,
   b. Abutting multifamily and nonresidential property -- two foot candles at the edge of the property line.

B. *Exceptions*. The following lighting is exempt from the provisions of this section:
1. *Police or Fire Departments or other Emergency Services*. All temporary emergency lighting needed by a governmental entity, including the police or fire departments, performing any emergency services.
2. *Federal Regulatory Agencies*. All hazard warning luminaries required by Federal Regulatory Agencies, except that all luminaries used must be red and specific to the warning task required.
3. *Airport Lighting*. Lighting that is required for the safe and efficient movement of aircraft during flight, takeoff, landing, and taxiing.
4. *Radio, Communication and Navigation Towers*. All lighting used for radio, communication, and navigation towers, provided the owner or occupant demonstrates that the Federal Aviation Administration regulations can only be met through the use of lighting that does not comply with the provisions of this chapter.
5. *Outdoor Performance Areas*. Outdoor nighttime performance events (concerts, athletic contests, etc.) have unique lighting needs. Illumination levels vary, depending on the nature of the event. To ensure adequate lighting for such events while reducing glare and unwanted illumination of surrounding streets and adjacent properties, lighting fixtures shall be specified, mounted, and aimed so that their beams fall within the primary playing area and immediate surroundings, and no direct illumination is directed off the site.
6. *Uplighting*. The following features may be illuminated through uplighting, provided that the lighting fixtures are located, aimed, or shielded to minimize light spill into the night sky:
   a. National, state, municipal or foreign nation flags located on poles independent of other structures;
   b. Trees; and,
   c. Architectural details.

C. *Certification of Compliance*. The applicant for a building permit shall certify that the applicable provisions of this section will be satisfied. All site plan and subdivision plats must have a notation on the plat stating that the proposed development will comply with these provisions.

D. *Temporary Lighting*
   1. *Generally*. Any temporary outdoor lighting that conforms to the requirements of this section shall be allowed. Nonconforming temporary outdoor lighting may be permitted by the Building Official after considering:
      a. The public and/or private benefits that will result from the temporary lighting;
      b. Any annoyance or safety problems that may result from the use of the temporary lighting; and,
      c. The duration of the temporary nonconforming lighting.
   2. *Searchlights*. The operation of permanent searchlights is prohibited. Temporary use of searchlights may be permitted by the Building Official provided that the light shall not be:
      a. Located within 500 feet of a residential area; and,
      b. Allowed to operate after 12:00 a.m.

E. *Prohibited Lighting*. The use of laser source light or any similar high intensity light is prohibited.

F. *Nonconforming Luminaries*
   1. *Nonconforming Luminaries*. A light trespass shall only be deemed to occur if the Building Official receives a complaint from a third party residential property owner within 100 feet of the property line and determines that there is a violation. In these situations, all offending outdoor lighting fixtures located on the subject property with an initial output rating of greater than 10,000 lumens that do not conform to this section shall be required to be shielded, redirected, or adjusted so that no more than two foot candles of light fall eight feet outside the boundaries of the property upon which the outdoor luminaire is installed. This level shall be measured 25 feet outside the boundaries of the property upon which the outdoor luminaire is installed. Ownership where at least 50 percent of ownership is common shall be deemed as one tract.
   2. *Nonconforming Luminaries Causing Hazardous Glare*. Nonconforming luminaries with a lamp or lamps with an initial output rating greater than 10,000 lumens that are aimed, directed, or focused such as to cause or create glare perceptible to persons operating motor vehicles on public ways shall be shielded or redirected so that the luminaries do not cause a potential hazard to motorists or cyclists if determined to be hazardous by the Building Official.

Sec. 7:14.1.3 Street Lighting

A. *General Requirements*
   1. *Luminaire Requirements*
      a. *Luminaire Design*
         (1) Lighting shall conform to the recommendations of the Illuminating Engineering Society of North America as described in its publication *Recommended Practice 8, Roadway Lighting* (ANSI-IES RP-8-18).
         (2) All street lighting fixtures shall be a full cut-off type fixture. If necessary, fixtures shall include "house side shields" to minimize light directed to the rear of the fixtures.
      b. *Luminaire Height*
         (1) The maximum height of pole mounted fixtures intended to light the street shall not exceed 30 feet.
         (2) Mounting heights of fixtures designed to light bicycle paths or pedestrian paths, but not streets, shall not exceed 15 feet.
      c. *Alternatives*. The design for an area may suggest the use of street lighting fixtures of a particular "period" or architectural style, or there may be existing historical fixtures to be retained. In such cases, alternative fixtures may be used if approved by the Engineering Director and Entergy with any additional costs associated with use of the alternative fixture absorbed by the neighborhood.
   2. *Light Level*. Light levels shall be calculated using the illumination method specified in the Illuminating Engineering Society of North America's publication *Recommended Practice 8, Roadway Lighting* (ANSI-IES RP-8-18), and measured in maintained foot candles, unless specified otherwise.

B. *Street Lights within Subdivisions*
   1. *Residential Subdivisions*
      a. A licensed Professional Engineer in electrical engineering shall design the lighting systems. Equipment used shall be manufactured specifically for street light application, and repair parts shall be available for the projected life of the installation. Any equipment other that the standard equipment used by the franchised servicing utility shall require that utility's approval prior to that utility's accepting maintenance and operation. The maximum spacing of lighting fixtures shall be 180 feet and the minimum shall be 60 feet. The minimum initial lumens shall be 100 watt high pressure sodium or the equivalent. The engineer shall ensure that the degree of illumination in divided or boulevard type streets is consistent with the degree of illumination required by this paragraph for undivided streets.
      b. The provisions of this section shall not be construed to impose a duty on either the City of St. George or a franchised servicing utility as to the public, regardless of the activity in which any member(s) of the public is engaged.
   2. *Commercial and Industrial Subdivisions*. In commercial and industrial subdivisions, street light illuminations shall meet all requirements set for the by the Illuminating

Engineering Society of North America as described in its publication *Recommended Practice 8, Roadway Lighting* (ANSI-IES RP-8-18).

C. *Installation Prohibited until Approval Obtained*. No street lighting facilities shall be installed by any person or by any utility company within dedicated rights-of-way in any approved subdivision until and unless an application has been submitted to and approved by the Engineering Department.

D. *Notice to Remove Facilities*. If any person or any utility company shall install street lighting facilities in any subdivision in violation of the provisions of this chapter, the Engineering Director shall give such person or utility company ten days written notice to remove the facilities from the rights- of-way, and upon the failure of such person to so remove the facilities, the Engineering Director may remove them without further notice. All costs of removal shall be chargeable to the owner of or to the person installing such facilities, as the case may be. This provision shall be supplemental and in addition to the penalties hereinafter provided.

Sec. 7:14.2 Wireless Communication Facilities

Wireless transmission and relay equipment located in or on existing structures shall be exempt from the following requirements and may be permitted by right.

Sec. 7:14.2.1 General Requirements Applicable to All Wireless Communication Towers

All wireless communication towers shall comply with the following requirements:

A. Shall be located on properties meeting all dimensional requirements;
B. Shall be located at least 20 feet from any street right-of-way;
C. Shall not be located within 1,320 feet of any previously approved or existing wireless communication tower or any building taller than the proposed wireless communication tower, unless a waiver is granted by the Zoning Commission upon the applicant demonstrating that the previously approved tower or building cannot accommodate the applicant's technical needs;
D. Shall provide a solid wall or fence at least six feet in height or an alternative fence surrounded by an evergreen hedge composed of plant material at least four feet in height at time of planting that will grow to six feet in height at maturity around the equipment enclosure;
E. Shall not use any metal buildings; and,
F. Shall include the following information as part of any application:
    1. Identification of the owners of all antennae and equipment proposed to be located on the site;
    2. A site plan demonstrating compliance with all requirements;
    3. A map showing the location of all of the applicant's existing facilities serving any property with the parish; and,
    4. The following certifications:
        a. That there are no City-owned sites in the area of the proposed facility that can accommodate the applicant's needs;

b. That the proposed equipment and antennae cannot be accommodated on any existing structure reasonably available within the search area;
c. That the tower is designed to withstand winds in accordance with the most current version of Structural Standards for Antenna and Support Structures (ANSI/TIA 222-G);
d. That the proposed facility will comply with all Federal Communication Commission regulations; and
e. That the proposed tower complies with all Federal Aviation Administration requirements, including lighting requirements.

Sec. 7:14.2.2 Wireless Communication Towers Subject to the Following Limiting Conditions

Wireless communication towers may be established in the zoning districts listed in Table 7:14.A, Wireless Towers Allowed by Right subject to the height and setback requirements shown.

Table 7:14.A
Wireless Towers Allowed by Right

Districts	Maximum Height	Minimum Wireless Tower Setback
LC1, LC2, LC3, C1,	120 feet Unless a greater height is approved through a waiver by the Zoning Commission upon a demonstration that the tower is designed to accommodate additional antennae and wireless transmission and relay equipment	1½ x tower height
HC1, HC2, C5, CW1, CW3, C2, CW, CW2	250 feet Unless a greater height is approved through a waiver by the Zoning Commission upon a demonstration that the tower is designed to accommodate additional antennae and wireless transmission and relay equipment	1½ x tower height
M1	None	200 Feet
M2	none	25 feet

Sec. 7:14.2.3 Wireless Communication Towers Requiring Planning Commission Approval

Wireless communication towers may be established in the REA-3, REA-1, A1, Rural, A2, A3.1, A3.2, A3.3, A4, and B1 zoning districts through the approval of a conditional use permit subject to the requirements identified below:

A. Shall not exceed 85 feet in height, except in the Rural district. In the Rural district, a maximum height of 300 feet may be approved by the Zoning Commission upon a demonstration that the tower is designed to accommodate additional antennae and wireless transmission and relay equipment following a public hearing;
B. Shall be located at least one and one-half times the height of the tower from abutting property lines under different ownership; and,
C. Shall not be located within any recognized residential subdivision.

Chapter 15
FLOODWAYS, FLOODPLAINS, DRAINAGE AND WATER QUALITY

Sec. 7:15.1 Statutory Authorization, Findings of Fact, Statement of Purpose, General Provisions, and Amendments

Sec. 7:15.1.1 Statutory Authorization

The Legislature of the State of Louisiana has in Louisiana Revised Statutes 38:84 et seq. delegated the responsibility to local governmental units to adopt regulations designed to minimize flood losses. Therefore, the St. George City Council does ordain as provided this chapter.

Sec. 7:15.1.2 Findings of Fact

A. The flood hazard areas of the city are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.

B. These flood losses are created by extreme weather events and the cumulative effect of obstructions in floodplains that cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, flood-proofed to otherwise be protected from flood damage.

Sec. 7:15.1.3 Statement of Purpose

A. It is the purpose of this chapter to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions by provisions designed to:
   1. Protect human life and health;
   2. Minimize expenditure of public money for costly flood control projects;
   3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
   4. Minimize prolonged business interruptions;
   5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in floodplains;
   6. Provide for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas; and,
   7. Ensure that potential buyers are notified that property is in a FEMA Special Flood Hazard Area.

Sec. 7:15.1.4 General Provisions

In order to minimize the adverse environmental impacts caused by increased run-off, urban heat island effects, and non-point source pollution, Best Management Practices (BMPs) as described in Appendix K shall be used as prescribed in this Chapter.

Sec. 7:15.1.5 Amendments

The St. George City Council may amend this Chapter upon its own motion or upon petition without Planning Commission approval.

Sec. 7:15.2 Definitions

Definitions of terms used in this chapter may be found in Chapter 19.

Sec. 7:15.3 Establishment of Development Permit

A development permit shall be required to ensure conformance with the provisions of this chapter.

Sec. 7:15.4 Compliance

No structure or land shall be located, altered, or have its use changed without full compliance with the terms of this chapter and other applicable regulations.

Sec. 7:15.5 Abrogation and Greater Restrictions

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance conflict or overlap whichever imposes the more stringent restrictions shall prevail.

Sec. 7:15.6 Interpretation.

In the interpretation and application of this chapter, all provisions shall be considered as minimum requirements, liberally construed in favor of the governing body, and deemed neither to limit nor repeal any other powers granted under State statutes.

Sec. 7:15.7 Basis for Establishing Special Flood Hazard Areas

The term "special flood hazard area(s)" shall hereon refer to both items written in this section unless specified otherwise.

Sec. 7:15.7.1 FEMA Special Flood Hazard Areas

The Federal Emergency Management Agency (FEMA) special flood hazard areas (FEMA SFHA) identified by the Federal Emergency Management Agency in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for East Baton Rouge Parish and Incorporated Areas," dated June 19, 2012, with accompanying Flood Insurance Rate Maps (FIRMs) for East Baton Rouge Parish and Incorporated Areas dated May 2, 2008 and revisions as made June 19, 2012, and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance. As future studies based on more recent data and methodology become available, including but not limited to FEMA approved data, this new data shall replace the older studies.

Sec. 7:15.7.2 Community Defined Special Flood Hazard Areas

The Community Defined special flood hazard areas (CD SFHA) estimate areas flooded during the future 100-year storm event and are identified by East Baton Rouge Parish based on scientific and engineering analysis by the methodology described in the Stormwater Management Plan Modeling Design Criteria document. The location and extent of the CD SFHA, as well as Community Defined Flood Elevations (CD FE), are maintained on the EBR GIS website. The initial CD SFHA and CD FE maps on the EBR GIS website shall be dated APRIL 1, 2023 and have an effective date of APRIL 1, 2023. As future studies based on more recent data and methodology become available, including but not limited to FEMA approved data, this new data shall replace the older studies at the discretion of the Floodplain Administrator.

Sec. 7:15.8 Warning and Disclaimer of Liability

The degree of flood protection required by this chapter shall be considered the reasonable minimum for regulatory purposes and ~~is~~ based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made there under.

Sec. 7:15.9 Designation of the Floodplain Administrator

The Engineering Director is hereby appointed the Floodplain Administrator to administer and implement the provisions of this chapter and relevant sections of 44 Code of Federal Regulations (CFR) (Emergency Management and Assistance - National Flood Insurance Program Regulations) pertaining to floodplain management.

Sec. 7:15.10 Duties and Responsibilities of the Floodplain Administrator

The duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

A. Maintain and hold open for public inspection all records pertaining to the provisions of this chapter;
B. Review permit applications to determine whether proposed building sites, including the placement of manufactured homes, will be reasonably safe from flooding;
C. Review, approve, or deny all applications for development permits required by adoption of this chapter;
D. Review permits for proposed development to assure that all necessary permits have been obtained from those federal, State, or local governmental agencies (including permits issued under Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334) from which prior approval is required;
E. Make the necessary interpretation, where interpretation is needed as to the exact location of the boundaries of the special flood hazard areas FEMA SFHA and CD SFHA (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), as well as Stream Setbacks;

F. Notify, in riverine situations, adjacent communities and the State coordinating agency, the State Department of Transportation and Development, prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency;
G. Review and approve or deny all applications requiring an Offsite Drainage Assessment in accordance with Sec. 7:15.24, Floodplain Conveyance Zones, to minimize impacts to the flood-carrying capacity within the altered or relocated portion of any drainage way;
H. Obtain, review, and reasonably utilize any FEMA base flood elevation data and floodway data available from a federal, State, or other source and Community Defined flood elevation and floodplain conveyance zones in order to administer the provisions of Sec. 7:15.18, Flood Prevention, through Sec. 7:15.23, Floodways, of this chapter when base flood elevation data has not been provided in accordance with Sec. 7:15.7, Basis for Establishing Special Flood Hazard Areas;
I. Require that no new construction, substantial improvements, or other development (including fill) be permitted within Zones A, Al-30 and AE on the FIRM when a regulatory floodway has not been designated, unless, it is demonstrated that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the floodplain;
J. Apply for a conditional FIRM revision through FEMA under the provisions of 44 CFR Chapter 1 Section 65.12 of the National Flood Insurance Program Regulations, before approving certain development in Zones A1-A30, AE, and AH on the FIRM that increases the water surface elevation of the base flood by more than one foot;
K. Provide a flood zone determination for the site of any application of a building or development permit. This determination will provide the FEMA flood zone designation, FEMA base flood or adjacent base flood elevation, CD SFHA designation, Community Defined Flood Elevation (CD FE) and record inundation value for the site; and
L. Review, approve, or deny all applications for a waiver of freeboard or variance of the National Flood Insurance Program (NFIP) requirements in accordance with the procedures defined in Sec. 7:15.12, Variance Procedures, of this chapter.

Sec. 7:15.11 Permit Procedures

A. An application for a development permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include but not be limited to plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed changes in topography or land alterations, existing and proposed structures, and the project location in relation to special flood hazard areas. Additionally, the following information is required:
   1. Elevation (in relation to mean sea level) of the lowest floor (including the basement) of all new and substantially improved structures;
   2. Elevation (in relation to mean sea level) to which any nonresidential structure shall be flood proofed;

3. A certificate from a registered professional engineer or architect that the nonresidential flood proofed structure shall meet the flood proofing criteria of Sec. 7:15.21, Specific Standards; and,
4. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

B. Approval or denial of a development permit by the Floodplain Administrator shall be based on all of the provisions of this chapter and the following relevant factors:
1. The danger to life and property due to flooding or erosion damage;
2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
3. The danger that materials may be swept onto other lands and potentially injure others;
4. The safety of access to the property in times of flood for ordinary and emergency vehicles;
5. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems;
6. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
7. The necessity to the facility of a waterfront location, where applicable; and,
8. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.

Sec. 7:15.12 Variances and Waivers

A. The Board of Appeals shall hear and render judgment on requests for variances from the requirements of this chapter. Waivers of local freeboard requirements shall be heard and may be granted by the Floodplain Administrator.

B. The Board of Appeals shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this chapter. Variances shall be reviewed regularly twice a month upon notice posted on the official government website with the day and time established by the Floodplain Administrator. These requests must be filed at least three working days in advance of the scheduled review meeting on forms provided by the Engineering Department. A variance filing fee will be charged for each variance request and must accompany the application.

C. Any person or persons aggrieved by the decision of the Board of Appeals may appeal such decision in the courts of competent jurisdiction.

D. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

E. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State inventory of historic places without regard to the procedures set forth in the remainder of this chapter.

F. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to, and surrounded by, lots with existing structures constructed below the base flood level providing the relevant factors for the approval or denial of a development permit in Sec. 7:15.11.B. have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance shall increase.

G. Upon consideration of the factors noted above and the intent of this chapter, the Board of Appeals may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this chapter Sec. 7:15.1.3, Statement of Purpose.

H. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

I. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

J. Variances from the requirements in 15.25, Stream Setbacks, may upon application be considered and approved, conditionally approved, or denied by the Board of Appeals in accordance with this Chapter; however, the following additional provisions shall apply:

   Where a parcel was platted prior to the effective date of the ordinance from which the Stream Setbacks were derived, and its shape, topography or other existing physical condition prevents land development consistent with this chapter, and the Engineering Director finds and determines that the requirements of this article prohibit the lawful use of the property by the owner, the Board of Appeals may upon application grant a variance from the Stream Setback requirements, provided that any such approval of a variance shall require mitigation measures to offset the effects of any proposed land development on the parcel for which the variance is approved, as determined by the Engineering Director.

K. *Requirements for Granting Variances and Waivers*
   1. *Variance of NFIP Requirements*
      a. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
      b. Variances shall only be issued upon:
         (1) Showing a good and sufficient cause;
         (2) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and,

(3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense; create nuisances; cause fraud on or victimization of the public; or conflict with existing local laws or ordinances.

c. Any application to which a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

2. *Waiver of Local Freeboard Requirements*
   a. Waivers to the local freeboard requirement as identified in Sec. 7:15.21.E, Minimum First Floor, shall only be issued for the minimum elevation necessary, considering the flood hazard, to afford relief and maintain the objectives of this chapter.
   b. Waivers may be issued to restrict the elevation of a mobile home to four feet or less above the identified lowest natural ground where practicable.
   c. Waivers may be issued upon determination:
      (1) The 100-year base flood, the flood with a one percent chance of occurring in any given year, elevation plus freeboard results in an elevation in excess of the 500-year flood, the flood with a 0.2% chance of occurring in any given year, elevation; or,
      (2) The 1993 amended FIRM increased the base flood elevation by two feet or more and the proposed construction or substantial improvement is within an existing recognized development.
   d. Waivers shall not be issued where:
      (1) An approval would allow the increase or expansion of an activity that is not permitted within the zoning requirements of the site;
      (2) An approval is based solely on an economic gain or loss;
      (3) An approval is for a hardship which was self-created; or,
      (4) An approval would damage the rights and property values of adjacent properties.
3. *Waiver of Specific Water Pollutant Treatment by Best Management Practices*. Waivers of requirement to treat specific water pollutants using specific best management practices (BMPs) may be issued upon the developer providing documentation that proves the specific pollutant does not exist on the site and will not be generated by specific activities proposed to occur on the site post construction; and, the Department of Development concurs in the documentation.
4. *Watershed Specific Mitigation*. Stormwater discharge, which is not practicable to fully treat as defined in this chapter and the Stormwater Management Manual, shall either be treated in an off-site facility or be given the option of paying a stormwater off-site management fee. The Engineering Department will employ a methodology for calculating the fee that is based upon post construction stormwater runoff, first flush quantities and expected pollutants. The stormwater off-site management fee collected shall be placed in a mitigation account to be used to mitigate the impacts in the same watershed as the development site that arise from off-site discharge of stormwater runoff. Information relating to sites that are paying fees shall be evaluated in planning for capital improvement projects.

L. Variances may be issued for new construction, substantial improvements, and for other development necessary for the conduct of a functionally dependent use provided that:
   1. The criteria outlined in Sec. 7:15.12.J, Requirements for Granting Variances and Waivers, are ~~is~~ met; and,
   2. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

Sec. 7:15.13 Stormwater Management Plan

Sec. 7:15.13.1 Applicability

In order to comply with Federal and State regulations for urban stormwater, a Stormwater Management Plan (SMP) will be required for development and redevelopment projects that require demolition or complete removal of existing structures or impervious surfaces at a site and replacement with new development. Maintenance activities such as top-layer grinding and re- pavement as well as interior remodeling projects shall not be considered redevelopment for purposes of this section. Utility trenches in streets shall not be considered redevelopment unless more than 50 percent of the street width is removed and re-paved.

Sec. 7:15.13.2 Requirements

The developer shall prepare and submit to the Engineering Department, an SMP that recommends specific drainage and stormwater runoff quality improvements. The SMP shall be consistent with the Drainage Impact Study (DIS) as described in Sec. 7:15.15, Drainage Impact Study, and/or the Water Quality Impact Study (WQIS) as described in Sec. 7:15.17, Water Quality Impact Study, when either or both of these are required. Specific stormwater runoff quality improvements and drainage improvements and impacts must be addressed in the SMP, regardless of the need for a WQIS or a DIS.

A. *Exemptions*. The following development activities shall be exempted from the requirement of preparing an SMP:
   1. All development in duly authorized subdivisions and master planned developments created with an approved SMP that includes both a WQIS and a DIS, provided that they comply with the SMP prepared for the subdivision or master planned development at the time of the original approval.
   2. All single-family residential development on existing lots of record within subdivisions created before April 1, 2008.

B. *Content*. The SMP shall include:
   1. A map of the location of the subject property and adjacent developments and infrastructure.
   2. A description and map of existing site conditions, including land cover, contours, soil types, and estimated pollutant load, and existing site drainage patterns, including all drainage features, wetlands, and special flood hazard areas.
   3. A description and site plan of the proposed development, including land cover noting impervious surfaces, contours, longitudinal slope of roadways, empirically expected

pollutant load, and proposed drainage ways and stormwater BMPs, including green infrastructure opportunity footprint areas associated with proposed transportation improvements, as described in Paragraph 5 below.

4. A description of the specific proposed drainage ways and stormwater BMPs, including a prioritization chart for green infrastructure opportunity areas as defined in Paragraph 6 below, and how they meet the requirements for drainage and water quality as described in Sections 15.14, Drainage, and 15.16, Water Quality, respectively.
5. Green infrastructure opportunity areas associated with transportation improvements shall be identified using the following methodology:
   a. Green infrastructure systems shall be sited within the sidewalk, roadway shoulder, roadway parking lane, or roadway median areas and placed directly upstream of existing inlets where feasible to maximize drainage capture. Footprints shall not extend into travel lanes.
   b. Green infrastructure systems shall consider the proximity to adjacent structures, foundations, utilities, streetlights, and other street furniture that will remain during construction. At a minimum, green infrastructure practices shall be cited at a horizontal distance of at least five feet from the adjacent buildings.
   c. The loading ratio, or ratio of contributing impervious drainage area to footprint area, is a critical component of green infrastructure design. Conceptual green infrastructure systems shall be designed for a loading ratio of 10:1 to 25:1.
   d. Green infrastructure solutions for transportation projects need to consider maintenance responsibilities, especially when solutions are within public right of ways. Any planting should not be dependent upon irrigation for needed water unless an HOA or some other entity will pay for water and irrigation maintenance. Curb openings, depressed medians, etc., and other design features should be used to direct rainwater to plantings as needed based on species of plant.
6. Green infrastructure opportunity areas for transportation improvements shall be prioritized based on the following priority chart with highest priority given to the opportunity areas with the highest weighted score. For example, a drainage area of 13,000 SF would carry a weighted score of 0.60 because the scoring weight is 30% and medium priority drainage areas have a value of two (30% x 2 = 0.60).

Description	**Scoring Weight**	**Lowest Priority (Value = 1)**	**Medium Priority (Value = 2)**	**Highest Priority (Value = 3)**
Drainage Area	30%	5,000 SF – 10,000 SF	10,000 SF – 15,000 SF	> 15,000 SF
Loading Ratio	40%	25:1 – 35:1	18:1 – 25:1	> 18:1
Street Slope	30%	4% - 5%	2% - 4%	> 2%

7. Example green infrastructure typologies and design considerations for transportation improvements can be found in Chapter 11 of the MOVEBR Infrastructure Enhancement and Traffic Mitigation Program Design Guidelines:

https://movebr.brla.gov/assets/documents/designguidelines/MOVEBR%20Design%20Guide lines%20Rev_1_Final_042920-web.pdf.

8. A description of how the proposed drainage ways and stormwater BMPs will be maintained.

Sec. 7:15.14 Drainage

Adequate provisions shall be made for the management of stormwater subject to the approval of the Engineering Department.

A. *Stormwater Management Plan*. As provided in Sec. 7:15.13, Stormwater Management Plan, the developer shall prepare and submit to the Engineering Department a Stormwater Management Plan that recommends specific on-site drainage improvements to provide adequate capacity for a 2-, 10-, 25-, and 100- year (the fifty, ten, four, and one percent annual-exceedance probability [AEP]) storm events. The SMP shall be consistent with the issues and recommendations presented in the DIS, when it is required. All drainage improvements shall be planned in accordance with the criteria for drainage as specified by the Engineering Department.

B. *Drainage Ways*
   1. No person shall perform construction activity or deepen, widen, fill, reroute, or change the location of any existing drainage way without first obtaining written permission from the Engineering Department. Plans for such activity in any drainage way shall comply with the criteria of the Engineering Department and all State and federal regulations. At its sole discretion, the Engineering Department may require that such plans be submitted to the Department for review. All work shall be approved by, and be subject to inspection by, the Engineering Department.
   2. Wherever drainage ways exist or are provided within the development, rights-of-way or servitudes shall be dedicated on either side of such drainage ways for maintenance and construction. The width of such dedicated rights-of-way or servitudes shall be determined based upon established criteria after review and approval by the Engineering Department of the drainage requirements of the development and the SMP for drainage in consultation with the engineer designing the development. Lots created along drainage ways shall not encroach on drainage rights-of-way, and all rights-of-way shall be excluded from lot area. Special servitudes may be required for outfall purposes.

C. *Contour Map*. A contour map shall be prepared for the area comprising the development and any additional area required by the Engineering Department. The additional area shall include all watersheds that drain into the property to be developed. The map of the additional area may be prepared from USGS datum or datum filed at the Engineering Department, if it is available.

D. *Drainage of Contributing Watersheds*. In the design of the drainage for a development, provisions must be made to adequately convey water from contributing watersheds. All drainage ways shall be constructed to meet current drainage needs but shall have

adequate servitudes for the future needs of contributing watersheds, as determined by the Engineering Department. The Engineering Department, at its discretion, may require that overland flow checks be provided demonstrating no increase in the 2-, 10-, 25-, and 100-year peak water surface elevations at all inflow locations to the property.

E. *Floodplain Management*. All proposed developments shall be reviewed by the Engineering Department such that:
   1. All such proposals are consistent with the need to minimize flood damage;
   2. All public utilities and facilities such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage;
   3. Adequate drainage is provided so as to reduce exposure to flood hazards; and,
   4. All necessary permits required by federal or State laws have been obtained, including those required by Section 404 of the Federal Water Pollution Control Act (33 USC 1334).

Sec. 7:15.15 Drainage Impact Study

The purpose of this section is to ensure that existing drainage conditions at proposed sites are evaluated and the potential impacts of proposed improvements to drainage in the vicinity are determined. To ensure that this is done, two copies of the required DIS of the proposed development and surrounding affected areas shall be submitted to the Engineering Department. The development may not be approved until the DIS has been reviewed and approved by the Engineering Department.

A. *Exemptions*. The following development activities shall be exempted from the requirements of preparing a DIS:
   1. Development on a site in which the area of impervious surface does not exceed 20 percent of the developed site area. The total impervious area shall include all buildings, driveways, sidewalks, streets, parking areas, lakes, ponds, and similar facilities. All undeveloped open space and common areas shall be clearly identified.
   2. Additions or modifications to existing developments which result in no more than a ten percent increase in existing impervious area and which have existing engineered or subsurface (not natural) public storm drainage facilities designed to accommodate runoff from the existing site.

B. *Waivers*. Developers may request that the Engineering Department approve a waiver of the DIS. If such a request is granted, no detailed DIS shall be required for the development. A waiver must be requested in writing and contain sufficient information regarding the specific details of the proposed development. A waiver may be considered for approval provided:
   1. Sufficient information is submitted by the developer indicating that the runoff from the proposed development is consistent with and discharges to a previously approved development having adequate drainage facilities is a part of an approved larger plan of development with an approved drainage study, or is served by a network of subsurface public storm drainage facilities engineered to accommodate the runoff from the developed site.

C. *Development Location and Description*: The DIS shall comply with the following minimum requirements:
   1. *Location*. Describe the location of the subject property Township and Range, identifying adjacent developments, major drainage outfalls, streets, highways, lot and block page number, and provide a vicinity map.
   2. *Description*. Describe the predominant existing land use and future land use in the project watershed (Comprehensive Land Use Data, aerial photos, etc.). Describe the proposed development, soil types, vegetative cover, and watershed slopes. Provide an estimate of percent of impervious area for pre- and post-development conditions. Provide photos of existing channels, ditches, natural drains, and drainage structures.

D. *Watershed Map*. Delineate drainage boundaries, indicate the acreage, and show the slope of basins, and peak 2-, 10-, 25-, and 100-year runoff rates at entry and exit locations of the development. The watershed map should indicate the location of existing channels, ditches, natural drains, proposed major drainage structures, channel realignments, and cross section location.

   The latest published Elevation Product (3DEP) dataset from the USGS's The National Map (TNM) (https://apps.nationalmap.gov/downloader) or approved comparable dataset may be used as the base for the watershed map.

E. *Hydrologic Design*
   1. The DIS shall indicate existing conditions for peak 2-, 10-, 25-, and 100-year flow rates at the development's stormwater inflow and outflow locations.
   2. The Drainage Impact Study shall indicate post-construction conditions for the peak 2-, 10-, 25-, and 100-year flow rates at the development's stormwater inflow and outflow locations.
   3. The post-construction peak flow rates at all stormwater outflow points from the property shall not exceed the existing conditions peak flow rates for the 2-, 10-, 25-, and 100-year storm events.
   4. If ponds or sub-surface detention systems are used in design for routing of flows, the peak - 2-, 10-, 25-, and 100-year storm events (the fifty, ten, four, and one percent AEP storms) shall be used in the design of the detention pond capacity and outfall structure(s) to achieve no increase in the peak flow rate for each event. The interior sub-surface conveyance system shall be designed for the ten year storm. Storms which surcharge the subsurface system, up to and including the 10-year storm, shall be routed to the detention pond. Detention ponds shall have a designated weir to direct outflow for storms greater than the 100-year storm.
   5. Developments shall not create a new point-source discharge or a new non-point source discharge onto adjacent properties of lower ground elevations without appropriate drainage servitudes.

F. *Hydraulic Capacities*
   1. On-site capacity .Indicate the capacity of any existing drainage outfall facility (ditch, canal, culvert, bridge, or similar) within the proposed development site and the required type, size, and capacity of any proposed outfall facilities.
   2. Off-site capacity. Determine the capacity of existing downstream outfall facilities (ditches, canals, culverts, bridges, or similar) that will be utilized to convey flow from the downstream limits of the proposed development to the first public outfall as identified on the EBR stream segment data layer maintained by the City of St. George as part of the City of St. George geographic information system. An inventory of downstream structures including the size, type, invert elevation, and cover topping elevation should be made. Channel cross sections at the upstream and downstream limits of the proposed development at structure locations and at intermediate canal locations shall be required to adequately define existing channel capacities.

      Where the proposed development is located an extended distance from an indexed stream, the study may be terminated at a point where the total area drained exceeds the project area by five times for single family A1-zoned residential developments and ten times for all other developments.

G. *Special Site Conditions*. Special conditions that may exist at the proposed development site should be clearly identified including but not limited to such items as:
   1. FEMA SFHA (including Firm Zones A and AE) and CD SFHA
   2. Regulatory Floodways
   3. Floodplain Conveyance Zones
   4. Drainage Servitudes
   5. Stream Setbacks
   6. Fill placement locations and mitigation requirements
   7. Existing and Potential wetland sites
   8. Churches
   9. Schools
   10. Cemeteries
   11. Landfills and hazardous waste sites
   12. Parks

H. *Conclusions and Recommendations*. The DIS should clearly identify the results and conclusions of the study and provide recommendations of any required action(s) so that surrounding properties experience no adverse impact.

Sec. 7:15.16 Water Quality

The purpose of this section is to ensure that water quality is not impaired because of development or redevelopment and that BMPs, are implemented according to the SMP.

A. *Stormwater Management Plan*. The developer shall prepare and submit to the Engineering Department an SMP that documents proposed specific on-site water quality improvements to treat or retain on site all first flush stormwater pollutants that originate from the site post-

construction, or as otherwise required by Total Maximum Daily Loads (TMDLs) Stormwater Permit Requirements developed by the United States Environmental Protection Agency (EPA) and the Louisiana Department of Environmental Quality (LDEQ). All on-site water quality improvements shall be planned and maintained in a manner approved by the Engineering Department.

B. *Construction Phase Site Stormwater Control*. For all development activities a Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Engineering Department for review. The SWPPP shall describe the types and placement of BMPs that will be utilized to retain sediment on site, to prevent erosion and sedimentation as a result of construction, and to control other sources of pollution at the construction site that may cause adverse impacts on the quality of stormwater runoff from the construction site. This plan shall also describe how stormwater will be treated during the construction phase of the project in order to prevent pollution from entering any drainage ways or conveyances. This SWPP shall be consistent with all federal and State requirements.

C. *Post-Construction Water Quality Management in New Development and Redevelopment*. For all developments or redevelopments that require demolition or complete removal of existing structures or impervious surfaces at a site and replacement with new development, all first flush stormwater pollutants that originate from the site post-construction, shall be treated or retained on the site or as otherwise required by TMDLs or stormwater permit requirements developed by the EPA and LDEQ. All stormwater BMPs constructed on-site must meet EPA standards and specifications for implementation and maintenance.
   1. The SMP shall describe the types of BMPs that will be on the site after construction is complete with specific locations of each and estimated capacity for pollutant load reduction.
   2. The SMP shall ensure long-term operation and maintenance of the BMPs that have been designed and implemented to minimize water quality impacts from stormwater discharges from the project site.
   3. An inspection report, prepared by a licensed professional engineer or other qualified person approved by the Floodplain Administrator shall be provided to the City of St. George by the person(s) or entity(ies) responsible for the development on a schedule approved by the Floodplain Administrator. The report shall be consistent with the SMP maintenance plan and describe the conditions and recommended maintenance requirements of all components of the SMP, including ponds, swales, and subsurface manufactured water quality features. It shall also describe the condition of the BMP and any proposed corrective actions required. Corrective actions shall be completed within 90 days of the submittal of the inspection report with evidence that the work has been completed and provided to the Engineering Department.

Sec. 7:15.17 Water Quality Impact Study

The purpose of this section is to ensure that the potential for water quality impacts to existing surface water and/or groundwater resources are evaluated as part of any development or redevelopment project. Two copies of the required WQIS of the proposed development and

surrounding affected areas shall be submitted to the Engineering Department reflecting the requirements of this section. The development shall not be approved until the WQIS has been reviewed and approved by the Engineering Department.

A. *Exemptions*. The following development activities shall be exempted from the requirements of preparing a WQIS, but shall comply with the stormwater BMPs described in an SMP:
   1. Residential Sites with a developed area of less than one acre.
   2. Farming or agricultural activities.

B. *Existing Site Conditions and Location*
   1. *Site Location*. Describe the location of the subject property using the street address and the latitude and longitude.
   2. *Watershed and Subwatersheds*. Describe the watersheds and subwatersheds both on- and off-site.
   3. *Total Maximum Daily Loads*. List all TMDLs established by the EPA and LDEQ for applicable affected waterbodies. If TMDLs have not been established, all first flush stormwater pollutants that originate from the site post-construction shall be treated or retained on the site.
   4. *Soils and Topography*. Provide the following:
      a. Site contours at maximum two-foot contour intervals;
      b. General land slopes; and,
      c. Soil types and characteristics.
   5. *Land Cover*. Show existing land cover on a current aerial photo and in a table with square footage of land cover area and percent of total site. Types of land cover to be listed include, but are not limited to the following:
      a. Forest;
      b. Paving (list by type);
      c. Meadow;
      d. Crops;
      e. Buildings;
      f. Water bodies; and,
      g. Wetlands.

C. *Proposed Development Conditions*
   1. *Watershed and subwatersheds*. Describe the impact of development on watersheds and subwatersheds both on- and off-site.
   2. *Land Cover*. Show proposed development land cover on a current aerial photo and in a table with square footage of land cover area and percent of total site. Types of land cover to be listed include**,** but are not limited to the following:
      a. Forest;
      b. Paving (list by type);
      c. Meadow;
      d. Crops;
      e. Buildings;

f. Water Bodies; and,
g. Wetlands.

3. *Land Cover Comparison Table*. Provide a table comparing existing land cover with proposed development land cover. Types of land cover and empirically expected contaminants from the land cover, uses, and activities to be listed include, but are not limited to the following:
   a. Auto-oriented use areas, including roadways, parking areas, and heavy equipment and maintenance areas (oil, grease, Freon, heavy metals, other chemicals);
   b. Lawn, plantings, and golf course maintenance (oil, grease, pesticides, herbicides, nutrients, other chemicals);
   c. Roofs and gutters (organic materials, roofing materials, coatings, heavy metals);
   d. Food preparation (organic material, grease, other chemicals);
   e. Commercial activities (oil, heavy metals, other chemicals);
   f. Residential activities (organic materials, pesticides, herbicides, other chemicals); and,
   g. Light industrial (oil, grease, coatings, heavy metals, other chemicals).

D. *Proposed Water Quality Treatment*. Provide the following information to identify how stormwater will be treated to protect water quality:
   1. Stormwater Treatment Train;
   2. BMPs, identifying the following:
      a. Sizes;
      b. Water capacity;
      c. Function;
      d. Percent of empirically expected pollutant reductions; BMPs shall reduce the pollutant load in site stormwater runoff by treating or retaining all first flush stormwater pollutants that originate from the site post-construction or as otherwise required by EPA and LDEQ TMDLs.
      e. Operation and maintenance;
      f. Control and containment per special activity; and,
      g. Measures for BMP maintenance.
   3. Water flows per subwatershed (in cubic feet per second)

E. *Study Conclusions and Recommendations*. Provide a table of the empirically expected percent removal of each pollutant by type per BMP for expected impact to affected waters.

Sec. 7:15.18 Flood Prevention

The flood hazard areas of the City of St. George are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety, and general welfare. These flood losses are created by extreme weather events and the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by such critical facilities vulnerable to floods and hazardous to other lands that are inadequately elevated, flood-proofed, or otherwise protected from flood damage.

The following sections provide the measures used to protect life and property from the hazards attributable to flooding.

Sec. 7:15.19 Methods of reducing flood losses

In order to accomplish its purposes, this chapter uses the following methods:

A. Restrict or prohibit uses that are dangerous to health, safety, or property in times of flood or cause excessive increases in flood heights or velocities;
B. Require that uses vulnerable to floods including facilities, which serve such uses, be protected against flood damage at the time of initial construction;
C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
D. Control filling, grading, dredging, and other development which may increase flood damage; and
E. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

Sec. 7:15.20 General Standards

In all special flood hazard areas, the following provisions are required for all new construction and substantial improvements:

A. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy;
B. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
C. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
D. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding in accordance with Sec. 7:15.21.E, Minimum First Floor Elevation;
E. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
F. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters; and
G. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
H. All subdivision proposals and manufactured home parks shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.

Sec. 7:15.21 Specific Standards

An applicant shall submit a fee to the Engineering Department for a flood zone determination to be used in the preparation of the FEMA approved certificate of elevation. Where base flood elevation data has been provided, the following provisions shall be required:

A. *Residential Construction*. New construction and substantial improvement of any residential structure shall have the lowest floor (including the basement and mechanical equipment) elevated to meet the requirements of Sec. 7:15.21.E., Minimum First Floor Elevation. (Other utilities see 15.20.D.) A registered professional engineer, architect, or land surveyor shall submit a FEMA approved certificate of elevation certification to the Floodplain Administrator indicating that this standard is satisfied.

B. *Nonresidential Construction*. New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including the basement and mechanical equipment) elevated to meet the requirements Sec. 7:15.21.E., Minimum First Floor Elevation, or, together with attendant utility and sanitary facilities, be designed so that below this level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications and plans for the construction and shall certify that the design and methods of construction are in accordance with accepted standards of practice. A record of such certification including the specific elevation (in relation to mean sea level or NAVD) to which such structures are flood proofed shall be maintained by the Floodplain Administrator.

C. *Enclosures*. Solid fences, walls and landscaping features constructed or placed within the drainage system, as shown on the final plat, and new construction, attached garage and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
    1. A minimum of two openings on separate walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided and all required net area shall be below the FIRM base flood elevation;
    2. The bottom of all openings shall be no higher than one foot above grade;
    3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters; and
    4. Any variance of the requirements of this subsection must be approved by the Floodplain Administrator.

D. *Manufactured Homes*.
    1. All manufactured homes to be placed within Zone A shall be installed using methods and practices that minimize flood damage. For the purpose of this requirement,

manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over the top, or frame, ties to ground anchors in addition to applicable State and local anchoring requirements for resisting wind forces.

2. All manufactured homes that are placed or substantially improved within Zones A1-30, AH, AE, B, C, and X on the community's FIRM on sites outside of a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of a flood, shall be elevated on a permanent foundation such that the bottom of the longitudinal structural I beam of the manufactured home is elevated to one foot or more above the base flood elevation and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
3. Manufactured homes placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-A30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (D)(2), above, shall be elevated so that either:
    a. The bottom of the longitudinal structural I beam of the manufactured home is at least one foot above the base flood elevation; or,
    b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
4. All mobile home park owners submitting construction documents for a mobile home park shall, prior to approval, submit a common certificate of elevation for the mobile home park and a final plat of the mobile home park site. The final plat shall show the elevation of each manufactured home pad and the required lowest floor elevation. As a prerequisite, the applicant shall submit a fee to the Engineering Department for the flood zone determination to be used in preparation of the certificate of elevation.
5. All manufactured homes placed or substantially improved must submit, prior to authorization of utilities and/or occupancy, a completed official certificate of elevation pursuant to Sec. 7:15.21.E, Minimum First Floor Elevation.
6. Recreational vehicles placed on sites within Zones A1-30, AH, and AE on the FIRM shall either:
    a. Be on the site for fewer than 180 consecutive days;
    b. Be fully licensed and ready for highway use; or,
    c. Meet the permit requirements of Sec. 7:15.11, Permit Procedures, and the elevation and anchoring requirements for manufactured homes. A recreational vehicle may be considered ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

E. *Minimum First Floor Elevation*.
   1. All new residential and nonresidential development, as well as substantial improvements, in the FEMA SFHA and CD SFHA shall have the lowest floor located at least one foot above the highest of the following: the FEMA BFE, CD FE, the record inundation, the highest cross-sectional point at the lowest street cross-section along the frontage of the property, or the top of the lowest first upstream or downstream sanitary sewer manholes to the service connection;
   2. All new residential and nonresidential development in Zones B, C, and X shall have the lowest floor elevation located at least one foot above the highest of the following: the nearest adjacent FEMA BFE, the record inundation, the highest cross-sectional point at the lowest street cross- section along the frontage of the property, or the top of the lower of the first upstream or downstream sanitary sewer manholes to the service connection;
   3. The above requirements regarding elevation above the highest cross-sectional point at the lowest street cross-section along the frontage of the property shall not apply when the approved drainage schematic demonstrates that:
      a. The street pavement will not serve as the drainage collector system; or,
      b. Drainage will not be conveyed toward the street;
   4. Rather than the above requirements regarding elevation above sanitary sewer manholes the lowest floor elevation may be as low as six inches above the top of the lower of the first upstream or downstream sanitary sewer manhole providing that the following requirements are met:
      a. A sanitary sewer backwater check valve and a sewer clean out:
         (1) Is installed in the building sanitary sewer line and located on the applicant's property but outside of the street rights-of-way and utility servitudes; and
         (2) The requirements of the State-mandated Plumbing Code are met.
      b. The property owner shall be responsible for perpetually maintaining the sanitary sewer backwater check valve in proper operating condition.
      c. The property owner shall sign a waiver of local freeboard that shall serve to place on notice all future owners and shall make public record of such waiver and the property owners' assumption of all liability pursuant to the granting of a waiver for the requirements regarding sanitary sewer manholes. This agreement shall be recorded by the Clerk of Court in the conveyance records; and a certified copy, with recording data and filing date, shall be furnished to the Engineering Department before a building permit may be issued.
   5. The lowest floor elevation may be lower than six inches above the top of the lower of the first upstream or downstream sanitary sewer manhole provided that the above provisions are met and approval is granted by the Floodplain Administrator.

F. *Use of Fill Material Restrictions*. Unless otherwise provided no fill shall be permitted in FEMA SFHAs and/or CD SFHAs unless the fill is mitigated by excavation and meets the requirements in this section.
   1. *Exemptions*:
      a. *Building pads for slab on grade construction*. Fill mitigation is not required if the combined area of all buildings on the lot is no more than 3,500 square feet and the

average height of fill is no more than 24 inches or the distance between natural grade and higher of the FEMA BFE and CD FE Base Flood Elevation.

b. *Building pads for manufactured homes and pier/column construction*. Fill mitigation is not required if the average height of fill for the building pad is no more than 18 inches above natural grade under the elevated structure to facilitate drainage. The building pad shall be transitioned back to natural grade within five feet of the outside limits of the footprint of the elevated structure.

c. Fill restrictions shall not apply to improvement and reasonable transition grading on existing tracts or lots of five acres or less located within existing recognized subdivisions that have not experienced any reported inundation of structures constructed after July 2, 1979.

2. *Transition of driveways into carports or garages*. The driveway from the street and driveway from the structure connections to the start of transition shall be constructed in such a manner that the finished driveway grade is at or below the natural grade prior to construction. Appropriate drainage facilities shall be provided to prevent the redirection of runoff water onto adjacent properties or the blockage of surface sheet runoff.

   Fill restrictions shall not apply to improvement and reasonable transition grading on existing tracts or lots of five acres or less located within existing recognized subdivisions that have not experienced any reported inundation of structures constructed after July 2, 1979.

3. No encroachments, including fill for development or other purposes, new construction, substantial improvements or other type of developments, will be allowed unless a technical evaluation demonstrates that the proposed encroachments will not reduce the ability of the floodplain to store or convey stormwater. Additionally, encroachment shall not increase the existing FEMA BFE and/or CD FE, whichever is higher. A technical evaluation shall include any one or a combination of the following methods:
   a. For developments with proposed on-site fill and excavation construction (no imported or off- site fill), a before and after development construction grading plan shall be provided to show no decrease in the existing flood volume storage capacity below the FEMA BFE and/or the CD FE, whichever is higher along with the following restrictions.
      (1) Fill shall not be used to restrict the existing channel cross-sectional area.
      (2) For channels with intermittent flow, the excavation site shall drain to the existing adjacent channel.
      (3) For channels with continuous flow, the excavation sites shall drain to the existing channel.
      (4) For mitigation purposes, no credit shall be given for that portion of the excavation that is lower than the existing channel.
      (5) For cases in which an area or pond is utilized for both on-site stormwater detention and fill mitigation, no fill mitigation credit shall be given for that portion of the excavation required to detain the increase in runoff volume

(e.g., cubic feet) from the existing to proposed development conditions for the 100-year event.

(6) For developments requiring imported or off-site fill in addition to the excavation, grading, and fill requirements outlined above, an Offsite Drainage Assessment (See Sec. 7:15.24.B, Designation of Floodplain Conveyance Zones) shall be performed to show no increase in the CD FE.

(7) Use of off-site fill mitigation credits. Sites that have been graded and stabilized in a manner that provides additional floodplain storage may be approved by the Engineering Department to establish fill mitigation credits that may be used by developments where an Offsite Drainage Assessment (See 15.24.B) has been performed to show no decrease in the existing flood volume storage capacity below the FEMA BFE and/or the CD FE, whichever is higher. Floodplain storage volume used for mitigation purposes shall be considered as a three-dimensional space between ground elevation (or static water surface elevation for a wet pond) and the FEMA BFE and/or the CD FE, that can be filled and emptied during flood events and used to offset fill placement between pre-development ground elevation and the FEMA BFE and/or the CD FE. All sales of fill mitigation credits shall be recorded in the East Baton Rouge Clerk of Courts Office and disclosed to the Engineering Department prior to the issuance of permits. The owner of the fill mitigation credits, through his licensed design professional, shall be responsible for tracking the balance of credits. All fill mitigation credit areas shall be dedicated within a servitude which shall not be developed and shall be perpetually maintained to provide floodplain storage volume. The maximum amount of time an excavated fill mitigation credit area established after March 1, 2018, may continue to sell credits shall be 10 years from the recordation of the sale of the initial credits, or until a new effective FIRM base flood elevation is established, whichever occurs first.

G. No building shall be constructed over an existing identified natural drain as determined by the Engineering Department.

H. The surface of parking lots and streets in subdivisions of more than five lots, shall not be constructed lower than two feet below the FEMA BFE and/or CD FE, whichever is higher. Street curb elevations shall be no lower than the hydraulic grade line of the ten percent storm. Parking spaces that are in excess of the required minimum spaces that do not provide emergency vehicle access to buildings can be built lower than the grade requirements herein.

I. When the subsurface stormwater systems are available and designed to accommodate the flow of stormwater runoff:
   1. Except in single-family residential developments, all paved parking areas shall be graded and sloped so that the storm water runoff is conducted to trench drains or catch basins that are connected to the stormwater system.

2. No sheet flow from paved parking areas on lots greater than one-third acre, but less than five acres, shall be allowed to drain directly into the street or street catch basins.
3. Sheet flow from paved parking areas on lots greater than five acres, in addition to the foregoing requirements, shall be directed into a storm drain and catch basin system designed for this area which shall be connected to the existing stormwater system, or if the aforesaid system is inadequate, it shall be designed to include an on-site detention/retention area for stormwater runoff. The design of stormwater facilities shall be submitted to the Engineering Department for approval.

   The Engineering Department may grant a waiver of the provisions of this subsection when it is demonstrated that the applicable existing streets have been designed to accommodate the stormwater runoff from paved parking areas and adequate catch basins and inlets are available.

J. For new development or redevelopment which incorporates a perimeter drainage system that is designed to intercept and redirect storm water runoff away from adjacent properties, the perimeter drainage systems shall be completely constructed and functional prior to the construction of other improvements within the development or redevelopment. The perimeter drainage system shall be maintained to be fully functional for the duration of construction.

K. All drainage systems that are designed to convey stormwater runoff from public rights-of-way or significant offsite areas (as determined by the Floodplain Administrator) shall be dedicated to the City of St. George for public maintenance. Proposed public drainage improvements shall be in the form of sub-surface storm drain pipe, built in accordance with City of St. George standard specifications and details. No open-channel conveyance systems shall be accepted for public maintenance.

L. Detention ponds shall be designed and constructed for ease of public maintenance access. A public drainage servitude through the center of the pond shall be provided for the City of St. George to ensure positive drainage is maintained within the servitude. It shall be the responsibility of the person(s) or entity(ies) responsible for the development to keep all other portions of the ponds dredged, and the banks maintained, in accordance with the recommendations included in the Stormwater Management Plan approved by the Engineering Department.

M. All new development shall pose no adverse impact by redirecting or increasing pre-development storm water runoff into adjacent properties. No permits for development shall be issued until the Engineering Department verifies the permit documents are accompanied by a grading plan that addresses post-development storm water runoff. Prior to issuance of a certificate of occupancy for a building, or approval of a final plat, the Engineering Department shall verify the post- development stormwater runoff plan has been implemented.

Sec. 7:15.22 Standards for Areas of Shallow Flooding (AO/AH Zones)

Located within the FEMA SFHAs are areas expected to experience shallow flooding during the one percent storm event. These areas, which are designated as AO or AH on the FIRM, have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by-ponding or sheet flow; therefore, the following provisions shall apply:

A. All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified).
B. All new construction and substantial improvements of nonresidential structures:
    1. Shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified); or
    2. Together with attendant utility and sanitary facilities, shall be designed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.
C. A registered professional engineer or architect shall submit ~~a~~ certification to the Floodplain Administrator that the standards of this section are satisfied.
D. Adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures shall be provided.

Sec. 7:15.23 Floodways

Floodways located within FEMA SFHAs, are designated as regulatory floodways. Since these are extremely hazardous areas due to the velocity of floodwaters, which carry debris, potential projectiles, and erosion potential, the following provisions shall apply:

A. Encroachments, including fill, new construction, substantial improvements, and other development, shall be prohibited within regulatory floodways, unless, it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

B. If Sec. 7:15.23.A, above, is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Sections 15.18, Flood Prevention, through 15.23, Floodways.

C. Under the provisions of 44 CFR Chapter 1, Section 65.12 of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations provided that the community first applies for a conditional FIRM and floodway revision through FEMA.

D. *Permitted Uses*. The following uses may be allowed within the limits of the regulatory floodway provided that they are not prohibited by any other ordinance or zoning restriction:
   1. Agricultural uses such as general farming, pasturing, outdoor plant nurseries, horticulture, forestry, and sod farming;
   2. Nonstructural industrial and commercial uses such as loading areas, parking areas, and landing strips;
   3. Nonstructural public and private recreational uses such as golf courses, tennis courts, driving ranges, ball fields, archery ranges, picnic grounds, parks and gardens, biking and hiking trails, and horseback riding;
   4. Uses or accessory structures essential for historic preservation providing they comply with the provisions of Sections 15.24.A and 15.24.B;
   5. Extraction of sand, gravel, or other natural resources;
   6. Functionally water-dependent uses such as docks, piers, dams, utility, and pipeline crossings; and
   7. Public utilities, streets, and bridges provided that any associated fill complies with the provisions of Sec. 7:15.21.F, Use of Fill Material Restricted, and the fill does not encroach into the channel area within the limits of mean annual high-water.

Sec. 7:15.24 Floodplain Conveyance Zones

In addition to regulatory floodways, the City of St. George shall establish Floodplain Conveyance Zones using hydraulic and hydrologic modeling and analysis. The Floodplain Conveyance Zones are areas determined to be critical to the conveyance and storage of flood water discharges. As such, the following provisions shall apply:

A. *Exemptions*
   1. The exemptions for the Use of Fill Materials Restrictions in Sec. 7:15.21.F shall also apply to this Section.
   2. Preliminary plats, site plans or development plans approved prior to APRIL 1, 2023 may allow for improvements within the conveyance zone area, in accordance with documents approved by the governing authority;

B. *Designation of Floodplain Conveyance Zones*. Floodplain Conveyance Zones shall be established by the City of St. George and made available on the EBRGIS Open Data website: https://data.brla.gov/. The initial Floodplain Conveyance Zones map shall be dated APRIL 1, 2023 and have an effective date of APRIL 1, 2023. The Floodplain Conveyance Zones are identified using the City existing conditions 2D models as areas which are critical to the conveyance and storage of flood discharges and which, for the 100-year event, have a flood depth of at least 0.5 feet and/or a velocity of at least 0.5 feet per second with a depth of at least 0.25 feet.

C. *Offsite Drainage Assessment*. For any proposed development within a Floodplain Conveyance Zone, the City of St. George shall perform or have performed an Offsite Drainage Assessment (ODA) to assess the proposed development's flood impacts outside of and beyond the proposed boundaries of the development. Proposed development shall demonstrate no increase the existing peak water surface elevations for the 2-, 10two-, ten-,

25-, and 100-year storm events. No increase shall be defined as an increase in water surface elevation of less than 0.00 feet in the post-construction simulations as compared to the pre-construction simulations.

Sec. 7:15.25 Stream Setbacks

The purpose of these regulations is to protect natural and overland drainage ways by establishing a barrier between stream corridors and development to: protect the physical integrity of stream ecosystems; preserve habitats; improve water quality; protect structures; control erosion and run-off; preserve the potential for recreational enhancements; and preserve space for future channel improvements, restoration, or naturalization activities.

A. *Establishment of Stream Segments and Stream Setbacks*
   1. *Major Stream Segments*. Stream segments shall include all streams identified in the "Major Stream Segments" map on the EBRGIS Open Data website.
   2. *Stream Setbacks*. Stream setbacks shall be established around all identified stream segments. Stream setback widths shall be determined by taking one-half of the average width from top of bank to top of bank, for the length of the stream segment running through the property, or its abutting property line. The minimum setback shall be 35 feet or the existing drainage servitude, whichever is greater, and the maximum setback shall be 100 feet. Stream segments, dimensions, and setbacks shall be confirmed and formally designated on any subdivision plat or development plan.

B. *Applicability*. The provisions of this section shall be applicable to all new development located within the City of St. George. Exempt development types include any of the following:
   1. Preliminary plats, site plans or development plans approved prior to APRIL 1, 2023 may allow for improvements within the stream setback area, in accordance with documents approved by the governing authority;
   2. Minor or major utilities, as approved by Engineering Director; or
   3. Activities associated with restoration and enhancement of a stream corridor, as approved by the Engineering Director.

C. *Development Standards*
   1. *Allowable Improvements*. Development shall be limited to improvements that have No Adverse Impact on the stream corridor. Improvements shall be related to recreation, public enjoyment, and protection of the stream corridor, including but not limited to the following:
      a. Conservation uses, wildlife sanctuaries, nature preserves, forest preserves, fishing areas, and passive areas of parklands;
      b. Bicycle and pedestrian trails, limited to a maximum width of 12 feet;
      c. Crossings (paved and unpaved) for pedestrian, bicycle, golf cart, and other similar uses, limited to a maximum width of 12 feet;
      d. Recreational fields, parkland areas, and golf course fairways;

e. Non-habitable accessory structures, such as decks, gazebos, picnic tables, play equipment, and small concrete slabs no larger than 100 square feet and 4 inches thick to accommodate such structures;
f. Fill mitigation, as defined by Sec. 7:15.21.F, and as approved by Engineering Director in accordance with Engineering Department policy; and
g. Other improvements approved by the Engineering Director that meet the intent of this section.

2. Crossing the Stream Setback shall be minimized, crossing at skewed angles shall be avoided, and the length and area disturbed shall be restricted to the maximum extent feasible.
3. Any portion of the Stream Setback shall count towards open space requirements in the Unified Development Code.

D. *Maintenance*. Unless otherwise accepted by the City of St. George, any maintenance of the Stream Setback shall be the responsibility of the property owner.

Sec. 7:15.26 Acronyms

A. Annual Exceedance Probability (AEP)

B. Base Flood Elevation (BFE)

C. Best Management Practices (BMPs)

D. Code of Federal Regulations (CFR)

E. Community Defined Special Flood Hazard Areas (CD SFHAs)

F. Community Defined Flood Elevation (CD FE)

G. Drainage Impact Study (DIS)

H. Environmental Protection Agency (EPA)

I. Federal Emergency Management Agency (FEMA)

J. First Floor (FF)

K. Flood Insurance Rate Maps (FIRMs)

L. Flood Insurance Study (FIS)

M. Louisiana Department of Environmental Quality (LDEQ)

N. National Flood Insurance Program (NFIP)

O. North American Vertical Datum (NAVD)

P. Offsite Drainage Assessment (ODA)

Q. Special Flood Hazard Areas (SFHAs)

R. Stormwater Management Plan (SMP)

S. Stormwater Pollution Prevention Plan (SWPPP)

T. Total Maximum Daily Loads (TMDLs)

U. United States Code (USC)

V. United States Geological Survey (USGS)

W. Water Quality Impact Study (WQIS)

Chapter 16
SIGNS

Sec. 7:16.1 General

Sec. 7:16.1.1 Purpose

The purpose of this chapter is to:

A. Ensure that the constitutionally guaranteed right to free speech is protected;
B. Promote and protect the public health, safety and welfare of residents and visitors to the city and parish;
C. Enhance effective visual communications;
D. Protect property values;
E. Create an attractive economic and business climate throughout the parish;
F. Enhance and protect the physical appearance of all areas of the parish;
G. Improve pedestrian and vehicular safety by reducing distractions, obstructions and hazards caused by the excessive number, excessive size or height, inappropriate means of illumination or movement, indiscriminate placement, overconcentration, or unsafe construction of signs; and,
H. Enable people to identify destinations and locations.

Sec. 7:16.1.2 Findings

In conjunction with the adoption of the purposes set forth above and the regulations in this chapter, the St. George City Council makes all of the following findings:

A. Unlike oral speech, signs may cause harm by taking up space, obstructing views, distracting motorists, displacing alternative uses of land, and endangering the safety of persons or property. The parish has a substantial and compelling interest in all of the purposes set forth above and has a substantial and compelling interest in regulating signs in such a way that the harm caused by signs might be reduced and mitigated.

B. Regulation of the size, height, number, structure, location, lighting and spacing of signs throughout the parish is necessary to protect the public safety, to ensure compatibility of signs with surrounding land uses, to enhance the economy, to protect the public investment in streets and highways, to maintain the environment of residential areas, to promote industry and commerce, to eliminate visual clutter and blight, to provide an aesthetically appealing environment, to provide ample, meaningful opportunities for persons who desire to display information by means of a sign to have their information seen and understood, and to provide for the orderly and reasonable display of advertising and other messages for the benefit of all persons in the City of St. George.

C. These regulations do not apply to every form and instance of visual speech that may be displayed anywhere within the jurisdictional limits of the City of St. George, but are

intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.

D. These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. They strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the potential extent of the harms caused by signs.

E. Some signage has a single targeted function that makes identifying such signs by description impossible without referring to the function. Whenever a sign is described, in part, by referring to the function it serves, the provisions of this chapter that limit such a sign are designed to be neutral with respect to the content of the speech appearing on it.

F. These regulations are neither intended nor designed to restrict or control signs for the purpose of promoting or stifling any messages that might appear on them.

Sec. 7:16.1.3 Applicability

A. It shall be unlawful to display, erect, place, establish, paint, or maintain a sign within the jurisdiction of the City of St. George except in conformance with the standards, requirements, limitations and procedures of this section.

B. The effect of this section is:
   1. To allow a variety of types of signs in the office, commercial and industrial districts, and a limited variety of signs in other districts, subject to content neutral standards requirements and limitations; and,
   2. To establish standards, requirements and limitations, and a permit system that honor constitutional rights and requirements.

Sec. 7:16.1.4 Substitution

Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

Sec. 7:16.1.5 Content-Neutral Administration

Notwithstanding any other provision of this chapter or of related standards referenced in this chapter, applications will be reviewed only with respect to sign structure or placement, or with reference to materials and excluding any reference to message, category, subject, topic, or viewpoint.

Sec. 7:16.2 General Requirements for Signs

Sec. 7:16.2.1 Permits and Licenses

A. *Permits*. In order to obtain a permit to erect, substantially modify, or relocate any sign under the provisions of this Unified Development Code, an applicant shall submit to the Building Official a sign permit application that provides all information required on application forms

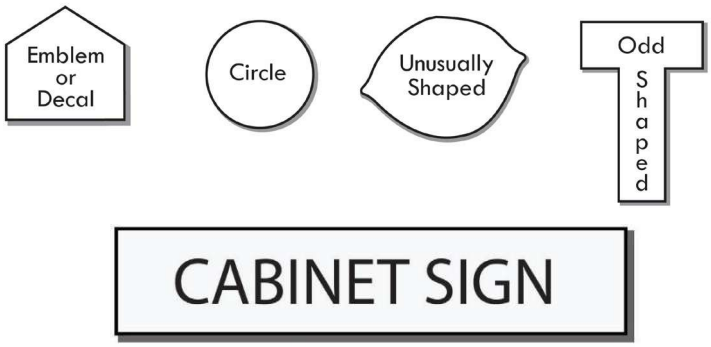
established by the Building Official, including a complete description of the proposed sign, the name, address, and telephone number of the owner of the property where the sign is proposed to be located, business for which the sign is associated, and the sign contractor or erector. If a license is required to erect the sign, the license number of the licensed sign company shall be provided.

B. *Licenses*. The licensing of sign companies shall be confirmed by the Building Official. It shall be unlawful for any person to erect, substantially modify or relocate any of the following signs without first obtaining the appropriate license.

C. If sign is a new EMC or illuminated sign, applicant must submit electrical plans from a licensed electrician.

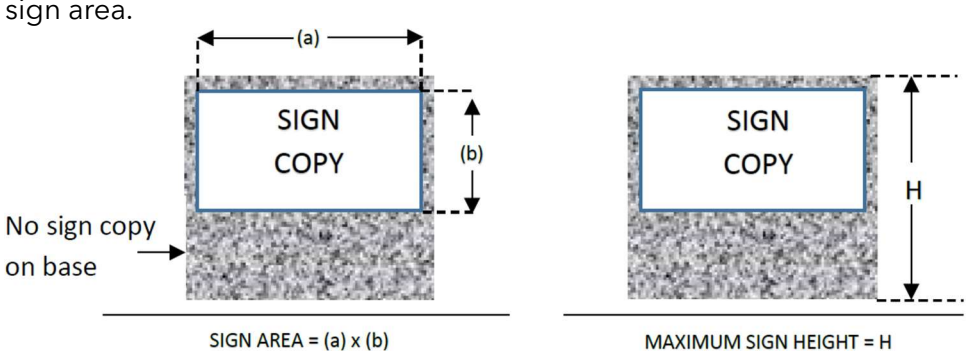
Sec. 7:16.2.2 Sign Calculation Standards

A. *Sign Area*
   1. The entire area within a single, continuous perimeter of regular geometric form enclosing the extreme limits of sign display together with any frame of other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding poles, supports or uprights.
      a. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign.
      b. Any backlit area shall be considered part of the face of the sign.
      c. Where a sign consists of individual letters, words or symbols attached to a surface, building, canopy, awning, wall or window, the sign area shall be the area of the smallest rectangle which completely encompasses all such letters, words or symbols and any accompanying background of a color different than the natural color of the wall.

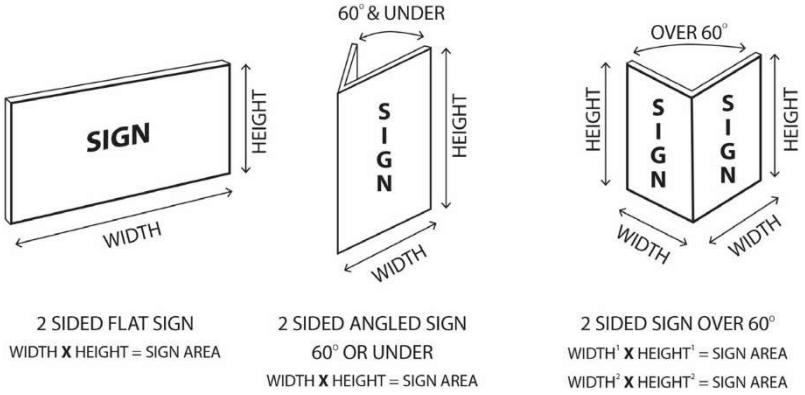


      d. For channel letter signs, mounted logos, and similar devices, the wall area between multiple elements shall not count as sign area.

e. For monument signs, the area with no letters, words or symbol shall not count as sign area.



2. Where a sign has two or more faces, the area shall be computed as the largest area projected on the vertical plane.

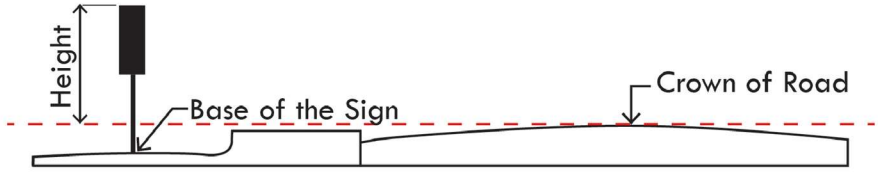


3. Signs with multiple sign faces placed in such a manner to ensure that the angle at which the two sign faces are placed does not exceed 60 degrees, shall be considered as a single face.

B. *Sign Height*. The height of a sign shall be computed as the distance from the base of the sign to the top of the highest component of the sign. Measurement shall be from the average ground elevation at the base of the sign or the crown of the abutting street, if the street is higher than the abutting site.

C. *Frontage*. For purposes of calculating sign area, each street frontage on which a property faces shall be considered separately.

Measurement from the average ground elevation at the base of the sign



Measurement from the crown of the abutting street when street, if the street is higher than the elevation at the base of the sign

Sec. 7:16.2.3 Illumination

A. Signs may be illuminated from within or from an external source, but such illumination shall be in a manner which avoids glare or reflection which in any way interferes with traffic safety.

B. Sign lighting shall not be detrimental to adjacent residential property as determined by any artificial light greater than two footcandles falling eight feet outside the boundaries of the property upon which the outdoor luminaire is installed.

C. Unless otherwise permitted within this ordinance, signs shall not be illuminated by moving lights, flickering lights, or a string of lights placed around the sign.

Sec. 7:16.2.4 Design, Construction and Maintenance

A. Signs shall be constructed of durable materials and permanently affixed to the ground or building except for those signs that, by their nature, are considered temporary.

B. Signs shall be maintained in good condition at all times and shall be kept free of cracked or peeling paint, missing or damaged sign panels or supports, and weeds, grass or vegetation that obscures the view of the sign message and adheres to all general regulations.
   1. *Abandoned Signs*. Any sign and/or its supporting sign structure which remains without a message or whose display surface remains blank or that does not meet the standard of maintenance as provided in Sec. 7:16.2.4.B, for a period of 90 days or more; or any sign which pertains to a time; event or purpose which no longer applies, shall be deemed to have been abandoned. Any sign remaining after demolition of a principal structure and any sign remaining that pertains to a business that is no longer in operation shall be deemed to be abandoned. In the event the use of any sign has been discontinued for a period of 90 days or more, as determined by the Building Official said sign shall be deemed abandoned.

2. *Notice and Removal of Abandoned Signs*. The Building Official shall notify the owner of the property on which the sign is located as well as the owner of the sign, if not the same, 15 days written notice to:
    a. Submit documentation to the Building Official to establish that the sign has not been abandoned as provided in this section; or
    b. Remove the sign as well as any support structure. Upon the failure of the owner of a sign to remove it and any support structure, the City of St. George shall remove the sign and the support structure, and the City of St. George shall be entitled to a privilege and lien upon the property for the costs of removal; in the event the property owner fails to remove the sign and any support structure as requested, a penalty in the amount established by Title 8-Building Regulations of City of St. George Code of Ordinances shall be imposed upon the property owner of the sign until the date of removal as well as any costs of removal incurred by the City of St. George.

Sec. 7:16.2.5 Placement of Signs

Signs shall be located so as not to block sight distance triangles, windows, doors, or other means of ingress and egress.

Sec. 7:16.2.6 Changeable Copy on Signs (other than Electronic Message Centers)

Changeable copy shall be allowed only on signs that are in nonresidential districts or are associated with nonresidential uses in a residential district, subject to the following:

A. In residential districts no more than 50 percent of the area of a sign shall be devoted to changeable copy.
B. In all districts except residential districts, no more than 80 percent of the area of a sign shall be devoted to changeable copy.

Sec. 7:16.2.7 Electronic Message Centers (EMC)

Signs that utilize computer-generated messages or some other electronic means of changing the face of the sign (such as incandescent lamps, LEDs, LCDs or a flipper matrix) shall be allowed only on signs that are in nonresidential districts or are associated with nonresidential uses in a residential district, subject to the following:

A. EMCs shall not exceed the size limitations of other signs permitted in the zoning district as described in Sec. 7:16.5, Permitted Signs.
B. Changes of message shall comply with the following:
    1. Each message shall be displayed for a minimum of 8 seconds in nonresidential zoning districts and 20 seconds in residential zoning districts.
    2. Changes of message shall be accomplished within two seconds.
    3. Changes of message shall occur simultaneously on the entire sign face.
    4. No flashing, dimming, or brightening of message shall be permitted except to accommodate changes of message.
C. Displayed copy shall not be animated, blinking, chasing, flashing, or have other moving effects. This provision shall not restrict the copy from changing from one message to another.

Table 7:16.A
Measurement Distance by Sign Area of an Electronic Message Center

Area of Sign (in square feet)	Distance for Measurement (in feet)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
220	148
240	155
260	161
280	167
300	173

D. EMC Illumination shall comply with the following:
   1. *Measurement Criteria*. The night-time illuminance of an EMC shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color-capable EMC, or a solid message for a single-color EMC. All measurements shall be taken as close as practical to a perpendicular plane of the sign at the distance determined by the total square

footage of the EMC as set forth in Table 7:16.A, Measurement Distance by Sign Area of an Electronic Message Center.

2. *Limits*. The difference between the off and solid-message measurements using the EMC Measurement Criteria shall not exceed 0.3 footcandles at night.
3. *Dimming Capabilities*. All permitted EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3-footcandle measurements.

Sec. 7:16.2.8 Nonconformities

A. *Nonconforming Signs*. Signs that were lawful as of the effective date of this Ordinance but are not in conformance with current requirements shall be permitted to be maintained as nonconforming signs.

B. *Nonconforming Sign Structures*. Structures for signs that are not allowed under this chapter due to height, size, or other physical requirement may remain in place so long as there is a sign maintained in good condition. If the property on which the sign structure is located remains vacant for any period longer than 24 months, the structure shall be removed.

Sec. 7:16.3 Prohibited Signs

The following signs shall be prohibited, and may neither be erected nor maintained:

Sec. 7:16.3.1 Rotating Signs

Rotating or revolving signs that have rotating or moving part(s) that revolve more than seven revolutions per minute.

Sec. 7:16.3.2 Windblown or Inflated Signs

Fluttering, spinning, windblown or inflated devices such as balloons, feather flags, pennants, and propeller discs, which do not conform to the requirements of this ordinance unless associated with a temporary sign as defined in Sec. 7:16.5.11, Temporary Signs.

Sec. 7:16.3.3 Portable Signs

Any sign not permanently attached to the ground or other permanent structure, including but not limited to signs:

A. With or without attached wheels.
B. Converted to A- or T-frame signs.
C. A-frame sandwich board signs. This provision shall not apply to moveable sidewalk signs allowed in the Downtown and Urban/Walkable Character Areas meeting the standards of Sec. 7:16.4.2, Moveable Signs on Sidewalks.

Sec. 7:16.3.4 Obsolete Signs

The structure for a sign that is not allowed under this chapter if such structure cannot be used for a legal use or does not comply with the height, size, or other physical requirements of the chapter, unless the structure is associated with a legal nonconforming sign.

Sec. 7:16.3.5 Dilapidated or Damaged Signs

A sign that has missing or broken panels, broken or damaged supports or frame, or otherwise displays inadequate maintenance, dilapidation, obsolescence or abandonment.

Sec. 7:16.3.6 Signs Constituting Traffic Hazards

Any sign that constitutes a hazard to traffic including, but not limited to, signs located within sight distance triangles.

Sec. 7:16.3.7 Signs Located in the Public Right-of-Way

Except as expressly allowed in Sec. 7:16.4, Signs Allowed in Right-of-Way, all signs, including supports, frames, and embellishments, that are located within a public right of way or attached, affixed, or painted on any utility pole, light standard, utility box or pedestal, tree, rock, or other natural object located within the public right of way or on public property, except as expressly permitted by the Engineering Director.

Sec. 7:16.3.8 All Other Unlisted Signs

All other signs that are not expressly permitted under this Chapter.

Sec. 7:16.4 Signs Allowed in Right-of-Way

Sec. 7:16.4.1 General

The following signs may be allowed within the public right-of-way in all zoning districts. Where such signs are permanent signs, they shall require a license agreement approved by the Engineering Director. Signs allowed in right-of-way shall meet all other applicable requirements of this chapter.

A. Awning, marquee, projecting and suspended signs.
B. Emergency warning signs erected by a government agency, utility company, or a contractor doing work in a public right-of-way.
C. Public signs erected by or on behalf of any governmental entity.
D. Signs erected pursuant to a temporary use permit issued by the Engineering Director, subject to such ordinances or regulations as may apply.

Sec. 7:16.4.2 Moveable Signs on Sidewalk

A. A-frame sandwich board signs may be located within the street right-of-way in the Downtown, Urban and Walkable Character Areas and shall not require a permit.

B. A moveable sign shall not be permanently attached in any way to the sidewalk, and shall not be chained or attached in any way to street furniture, other signs, street trees, other landscaping, or other fixtures or appurtenances on or in the sidewalk.

C. *Standards*
   1. Only one moveable sign may be allowed per building street frontage.
   2. The sign shall be located no more than ten feet from the main pedestrian entrance. This distance may be increased only by the minimum amount necessary to achieve the minimum width for pedestrian clearance as established in #3, below.

3. The moveable sign shall be placed to allow at least five feet of sidewalk width for unrestricted pedestrian movement.
4. Each sidewalk sign shall not exceed two and one half feet in width and four feet in height.

Sec. 7:16.5 Permitted Signs

Sec. 7:16.5.1 General

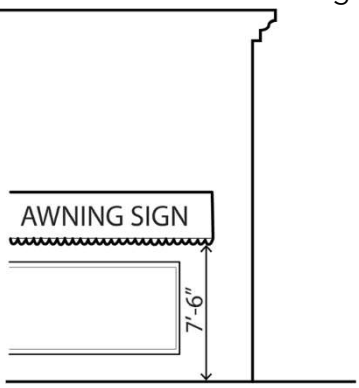
A. Upon issuance of a sign permit the following signs shall be allowed subject to the specified requirements.

B. Sites within the Rural district shall be considered as being residential unless the site serves a legal nonconforming nonresidential uses.

Sec. 7:16.5.2 Awning Signs

A. *Defined*. A sign that is painted, sewn, or affixed on an awning.

B. *Standards*. Awning signs shall be permitted for multifamily uses in all districts, nonresidential uses in residential zoning districts and in all nonresidential zoning districts subject to the following requirements:
1. The sign shall be flat against the surface of the awning.

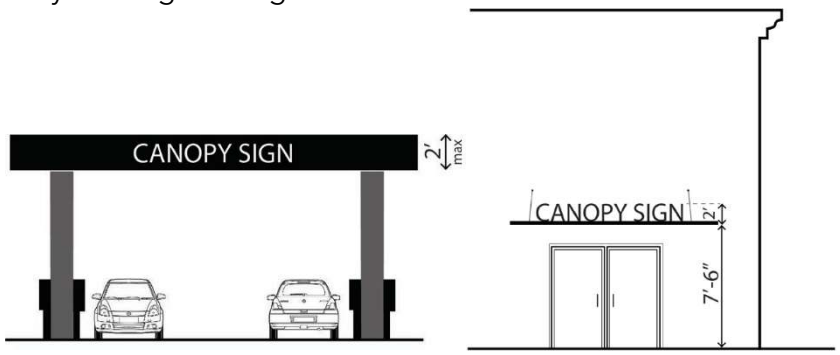


2. The sign shall maintain a clearance of seven feet six inches above a public right-of-way or required front yard.
3. The sign shall not be closer than two feet, measured in horizontal distance, from the curb line of any street.
4. The sign shall not extend more than five feet into the right-of-way unless a license agreement has been issued.
5. Any fabric awning valance may not extend more than one foot below the rigid mount of the awning.
6. The maximum sign area shall be 50 percent of the awning.
7. Only one sign may be permitted over each door or window.
8. The area of all permitted awning signs shall be included in the area of all wall signs.

Sec. 7:16.5.3 Canopy Signs

A. *Defined*. A sign on a permanent, decorative porch or walkway cover other than an awning which is attached to a building or supported by columns extending to the ground.

B. *Standards*. Canopy signs shall be permitted for multifamily uses in all districts, nonresidential uses in residential zoning districts and in all nonresidential zoning districts subject to the following requirements:
   1. The maximum sign area per canopy face shall be 50 percent of the canopy area.
   2. The height of the canopy sign shall be a maximum of two feet unless a larger sign is approved by the Engineering Director.



   3. In no case shall the sign extend beneath the vertical edge of the canopy to which it is attached.
   4. The sign area used for the computation of sign size shall be deducted from the allowable square footage for wall signs.

Sec. 7:16.5.4 Directional Signs

A. *Defined*. Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

B. *Standards*. The maximum sign area per directional sign shall be six square feet.
   1. The height of the directional sign shall be a maximum of eight feet.
   2. Directional signs may have internal or external illumination.

Sec. 7:16.5.5 Freestanding Signs

A. *Generally*
   1. Freestanding signs may be either monument or pylon signs.
   2. Only one freestanding sign shall be permitted per street frontage unless additional freestanding signs are expressly permitted. A billboard located on a property shall not preclude the ability to erect one additional freestanding sign on the frontage on which the billboard is located.
   3. Two sign faces shall be permitted per sign.

B. *Monument Signs*

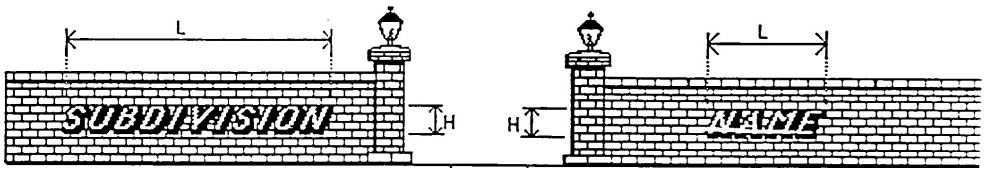
1. *Defined*. A free-standing sign, generally having a low profile where the base of the sign structure is no more than 12 inches above the lowest point of the ground adjacent to the sign, creating the appearance of a solid base.

2. *Standards*.
   a. Monument signs shall be permitted for:
      (1) Multifamily uses in all districts;
      (2) Nonresidential uses in residential zoning districts; and
      (3) In all nonresidential zoning districts.
   b. Monument sign requirements are shown in Table 7:16.B, Monument Sign Requirements.

Table 7:16.B
Monument Sign Requirements

Use and District	Maximum Area	Maximum Height
Multifamily uses in residential districts	32 sq ft	6 ft
Nonresidential uses in residential districts	24 sq ft	6 ft
All uses in neighborhood districts	24 sq ft	6 ft
All other districts	64 sq ft	10 ft or *20 ft, *if set back at least 20 ft from any road right-of-way or servitude of passage

   c. *Planting requirements*.
      (1) Plant material must cover the area within two feet from the sign base on sides parallel to the face.
      (2) All landscape must be maintained in good condition, and free and clear of trash and weeds.
   d. *Permanent Entryway Signs*. Monument signs also may be allowed as permanent entryway signs in residential and nonresidential developments subject to the following requirements in addition to the above planting requirements. Such signs shall be allowed only at the entry to the development, and within ten feet of public right-of-way that serves as internal access to the development.



(1) The number and size of permanent entryway signs shall be as shown in Table 7:16.C, Number and Area of Permanent Entryway signs.

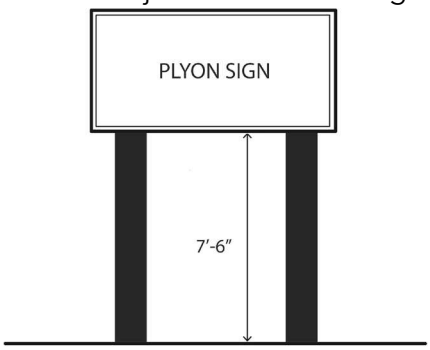
Table 7:16.C
Number and Size of Permanent Entryway Signs

District	Maximum Number	Maximum Area
Residential districts	Two at each entrance	One sq ft for every linear foot of frontage of the subdivision on the street on which the sign is proposed, with a minimum of 36 sq ft
Nonresidential districts	One for every 1,000 linear feet of street frontage	One sq ft for every linear foot of frontage of the subdivision on the street on which the sign is proposed, with a minimum of 36 sq ft

(2) *Permanent Entry Signs in Non-Residential Subdivisions*. Non-residential subdivision entry signs shall be for a unified development, as demonstrated through an approved recorded nonresidential subdivision, a development plan or approved site plan(s), even if the property has various owners.

C. *Pylon Signs*

1. *Defined*. A sign that is supported by uprights, braces, columns, poles or other vertical members that are not an integral part of a building or structure.
2. *Standards*. Pylon signs are not permitted in the Downtown Character Area or Neighborhood or Office districts. Pylon signs may be permitted in all other nonresidential zoning districts subject to the following requirements:



a. *Setback*

(1) For signs with sign areas of 32 square feet or less, a minimum setback of five feet from all property lines shall be required, except that a minimum setback of 12 feet from abutting residentially zoned properties shall be required.

(2) For signs with sign areas of more than 32 square feet, a minimum setback of ten feet from all property lines shall be required, except that a minimum setback of 20 feet from the property line of abutting residentially zoned properties shall be required.

b. Additional requirements are shown in Table 7:16.D, Pylon Sign Requirements by Frontage.

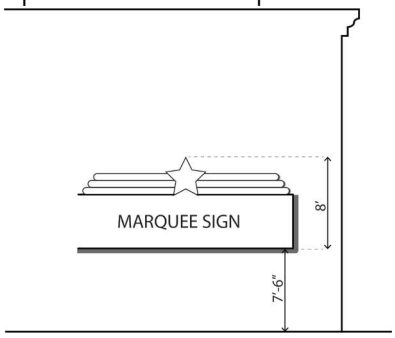
Table 7:16.D
Pylon Sign Requirements by Frontage

Frontage	Maximum Height	Maximum Area
0 to 200 linear feet of frontage	35 ft	100 sq ft
201 to 500 linear feet of frontage	35 ft	150 sq ft
501 or more linear feet of frontage	40 ft	200 sq ft

c. *Height exemption*. A pylon sign up to 50 feet in height may be permitted when:
(1) The property is within 400 feet of the right-of-way of a controlled access highway;
(2) The property is either adjacent to, or within 150 feet of, an interchange providing access to the controlled access highway; and
(3) The property is no closer than 200 feet of a residential district.

Sec. 7:16.5.6 Marquee Signs

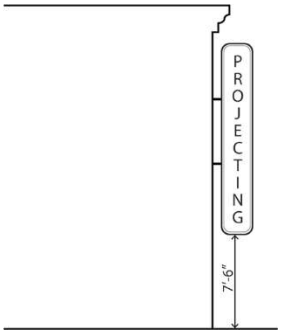
A. *Defined*. A sign attached to or painted on a marquee.



B. *Standards*. Marquee signs may be permitted in all non-residential districts and for multi-family uses in residential districts subject to the following requirements:
1. The marquee shall maintain a vertical clearance over a sidewalk of at least seven feet six inches.
2. The marquee shall be no closer than two feet, measured in horizontal distance, from the curb line of any street.
3. The message area may extend the full length of the marquee.
4. The message area shall not exceed eight feet in height.
5. The message area shall not exceed 200 square feet in area.
6. Only one marquee sign shall be allowed per establishment.

Sec. 7:16.5.7 Projecting Signs

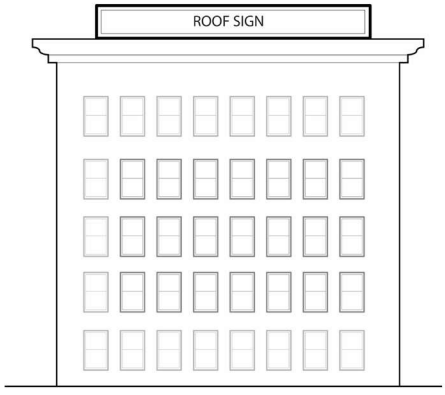
A. *Defined*. A sign attached to a building and extending away from the building face by more than 12 inches.



B. *Standards*. Projecting signs may be permitted on all nonresidential and multi-family uses, subject to the following requirements:
   1. The sign shall not extend above the top of the wall to which it is attached, except that a sign 18 inches or less in width and perpendicular to such wall may extend up to a maximum of two feet beyond the top of the wall.
   2. The sign shall maintain a clearance of seven feet six inches above a public right-of-way or required front yard.
   3. The sign shall not extend into a required front yard more than six feet or into a public right- of-way more than four feet six inches unless a license agreement has been issued.
   4. The sign shall not exceed 48 square feet in area.
   5. Only one sign shall be permitted per establishment, except that an establishment in the Downtown Character Area with more than one street frontage may have one sign per street frontage.

Sec. 7:16.5.8 Roof Signs

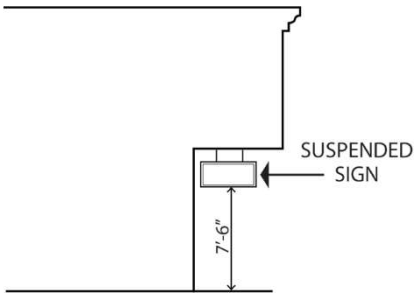
A. *Defined*. A sign that is wholly or partially fastened to and supported by or on the roof of a structure and which extends above the highest point of the roof line or parapet.



B. *Standards*. Roof signs may be permitted in the Central Business District and in Regional Centers and Employment Centers as designated on the comprehensive plan's future land use map, subject to the following requirements:
   1. A conditional use permit shall be required.
   2. Roof signs may be permitted only on buildings of 80 feet or more in height.
   3. Only one roof sign shall be permitted per structure.
   4. The maximum sign area shall be 15 percent of the largest wall area or 600 square feet in area, whichever is smaller.
   5. The amount of sign area devoted to roof signs shall be deducted from the allowable wall sign square footage.
   6. Roof signs shall not contain changeable copy or Electronic Message Centers.

Sec. 7:16.5.9 Suspended Signs

A. *Defined*. A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

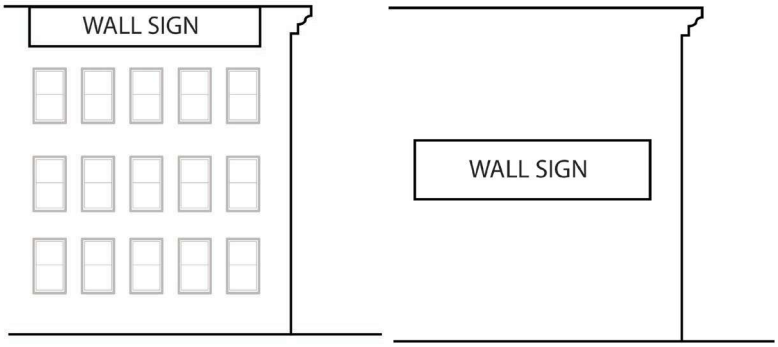


B. *Standards*. Suspended signs may be permitted in all non-residential districts and for multi-family uses in residential districts subject to the following requirements:
   1. The sign shall be no closer than two feet, measured in horizontal distance, from the curb line of any street.
   2. The sign shall maintain a vertical clearance over a sidewalk of at least seven feet six inches.
   3. The sign area shall not exceed three square feet.
   4. Only one sign shall be allowed per establishment or per exterior wall per establishment.

Sec. 7:16.5.10 Wall Signs

A. *Defined*. A sign applied to or mounted on the wall, window or door of a building or a structure, the display surface of which is approximately parallel to the wall; a sign mounted on the roof of a building that does not project above the highest point of the roofline.

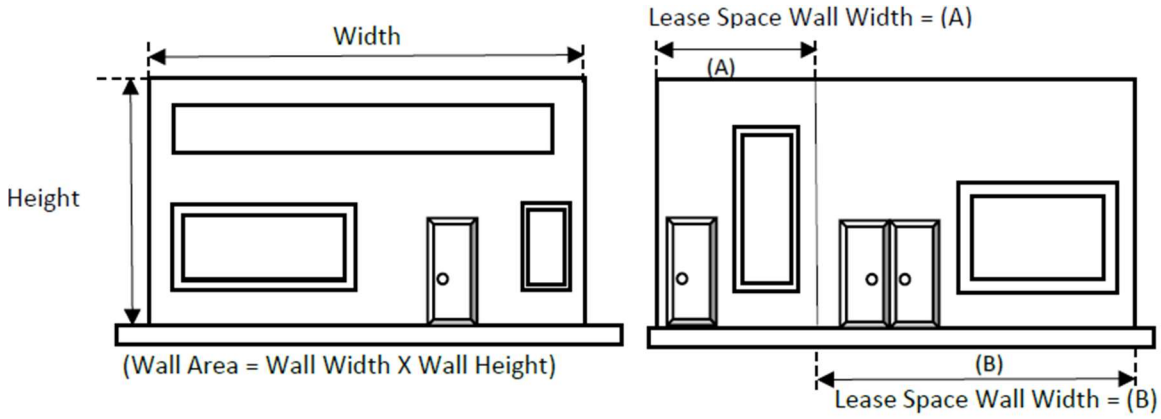
B. *Standards*. Wall signs may be permitted in nonresidential uses in residential and rural districts; multifamily uses in all zoning districts; and all uses in nonresidential districts subject to the following requirements:



1. *Generally*. Wall signs shall be subject to the following requirements:
   a. The total sign area shall be the sum of all signs on the wall including signs on the wall surface, signs affixed to the wall parallel and in the same plane as the wall, signs on awnings or canopies, window signs, door signs, signs on the lower slopes of roofs or canopy roofs, and signs on parapets above roofs.
   b. Painting on the wall shall not be considered a sign.
   c. The sign shall not extend more than 16 inches from the wall of the building,
   d. The sign may not block any window, door, fire escape, or architectural detail.
   e. Permitted sign area is shown in Table 7:16.E, Sign Area for Wall Signs.

Table 7:16.E
Sign Area for Wall Signs

Uses and Districts	Maximum Sign Area
▪ Nonresidential uses in residential districts ▪ Multifamily uses in all zoning districts ▪ All uses in Neighborhood districts	15 percent of the wall area, with a minimum of 32 sq ft
All other districts	30 percent of the wall area, with a minimum of 32 square feet



Sec. 7:16.5.11 Temporary Signs

A. *Temporary Signs Defined*. A sign that is not permanently installed in the ground or affixed to any structure or building, and which is erected for a limited period of time.

B. *Standards*
   1. *Number*. No more than two signs shall be allowed per lot.
   2. *Condition*. All temporary signs shall remain in good condition during the display period. Corrective action shall be taken immediately should there be any problems with the appearance, condition, or maintenance of the sign and/or support hardware.
   3. *Illumination*. No temporary sign may be illuminated.
   4. *Duration* - Permitted signs cannot be displayed more than three continuous months with a maximum period of two per year and a minimum of seven days between each period or 14 days after event concludes.
   5. Temporary sign requirements are shown in Table 7:16.F

Table 7:16.F
Temporary Signs

Uses and Districts	Maximum Area	Permit Required
Residential uses in residential districts	6 sq ft per sign	No
Nonresidential uses in residential districts	24 aggregate sq ft per lot	No
Multifamily uses in all zoning districts	24 aggregate sq ft per lot	Yes
Nonresidential districts	48 aggregate sq ft per lot	Yes

   6. *Exemptions*. If the owner consents and that property is being offered for sale/lease, one sign is allowed per street frontage from the start of the listing until 15 days after the act of sale or lease is executed.

Sec. 7:16.7 Billboards

Sec. 7:16.7.1 Purpose and Intent

A. The purpose of this section is:
   1. To promote the reasonable, orderly and effective display of billboards while remaining consistent with the national policy to protect the public investment in the Interstate and Federal Aid Primary highways;
   2. To promote the safety and recreational value of public travel;
   3. To promote and enhance the beauty, order and attractiveness of the City of St. George to residents, tourists, and visitors; to positively influence the economic prosperity of the area; and
   4. To support and complement land use objectives in the Unified Development Code.

B. The uncontrolled use of billboards and their location, density, size, shape, motion, illumination, and their demand for attention can be injurious to traffic safety and to the well-being of the public and destructive to adjacent property values and objectives stated

above. It is understood that these conditions can be relieved, prevented, and often eliminated through planned and properly enforced Unified Development Code, thereby, resulting in the overall enhancement of the general health, safety, and welfare of the people of the City of St. George.

Sec. 7:16.7.2 Standards

A. *Defined*. A large outdoor advertisement (typically 300 square feet) for which rent is charged according to:
   1. The amount of traffic that passes its location;
   2. Its visibility; and,
   3. Its size.

B. *Permit Required*. A permit shall be required from the Engineering Director for each billboard structure by a licensed sign company. An engineering drawing for each structure shall be required and each billboard or billboard structure shall comply with the provisions of the building and electrical codes of the City of St. George.

C. *Measurements*. All measurements for billboards shall be measured between the closest extremities, including the base structure, of the billboards. The only exception to this regulation shall be when the measurement is being made between billboards as provided in Sec. 7:16. 7.2.F., Spacing.

D. *Number of Faces*
   1. Billboards shall not contain more than two faces.
   2. No billboard shall be constructed with more than one face per side. The backs of parallel faces shall not be separated more than 48 inches.
      a. All billboard faces shall be perpendicular or at an angle no less than 45 degrees to the road upon which they front.
      b. No billboard shall be constructed in a V- shape in excess of a 45-degree angle. For V-shaped billboards, the backs shall not be separated by more than 36 inches at the apex of the "V". Both advertising surfaces shall be the same size and shape.

E. *Setbacks*
   1. Billboards shall comply with the minimum yard requirements of the zoning district in which the billboard is located, except that they shall be setback from the property line of any property residentially zoned, or any Planned Development with residential land uses, in accordance with Table 7:16.G, Billboard Setbacks.

Table 7:16.G
Billboard Setbacks

Square Footage of Face	Minimum Setback
Less than 275 sq. ft.	110 ft.
276 – 378 sq. ft.	165 ft.
379 or more sq. ft.	250 ft.

2. Billboards shall be located a minimum of ten feet (excluding embellishments) from any right- of-way line.
3. Billboards shall be located so that the minimum distance from electrical utility lines or other facilities complies with all appropriate and applicable codes and regulations including those latest editions of the National Electrical Safety Code and meets at least the minimum requirements. The foregoing is intended to be minimum requirements and additional clearance may be required on a case-by-case basis. In no case shall any portion of the billboard extend into or over any right-of-way or utility servitude.

F. *Spacing*
1. No two billboards shall be located closer than 1,000 feet from each other measured along the edge of the street pavement on the same side of the street with corners included.
2. No billboard structure oriented to one street shall be spaced less than 250 feet from another billboard structure oriented to an intersecting street measured in a direct line between the structures regardless of which side of the streets the billboards are located on.

G. *Height Restrictions*. Except as otherwise specified in this Unified Development Code, no portion of a billboard shall be higher than 50 feet including embellishments nor lower than ten feet from existing grade level at site including embellishments.

H. *Size*
1. Surface area
   a. Minimum: 72 square feet per billboard face.
   b. Maximum: 672 square feet per face excluding embellishments.
2. Maximum face height per side shall be 25 feet including embellishments.
3. Maximum face length per side shall be 52 feet including embellishments.
4. When double faced, both sides shall be of equal size and shape (except for temporary embellishment) so that no substantial portion of the back of the opposing billboard shall be visible.
5. Embellishment may be added as a temporary extension comprising 15 percent of the face. The limits of the embellishment shall not extend more than five feet above the face, two feet on either side of the face, or one foot below the face.

I. *Stacking*. Stacking shall be prohibited.

J. *Illumination*. A billboard may be illuminated only by a reflected or internal light source. The source of light shall be oriented or otherwise controlled to prevent glare towards any part of an existing residence, a residential area or district, or a public street or highway.

K. *Identification*: Every billboard shall have the name of the installer and manufacturer and the voltage of any electrical apparatus used marked on it in a conspicuous place.

L. *Maintenance*. All billboards together with all their structures and components shall be kept in good repair and be maintained in a safe condition. The site upon which they are located shall be maintained in a neat, clean and attractive condition. The display surface of all billboards shall be kept neatly painted or posted.

M. *Abandoned Billboards*. In the event the use of any billboard has been discontinued for a period of ninety days or more, as determined by the Building Official said billboard shall be deemed abandoned. The Engineering Director shall notify the owner of the property on which the billboard is located as well as the owner of the billboard if not the same, 15 days written notice to:
   1. Submit documentation to the Engineering Director to establish that the billboard has not been abandoned as provided in this section; or
   2. Remove the billboard as well as any support structure; upon the failure of the owner of a billboard to remove the it and any support structure, the City of St. George may remove the billboard and the support structure and the City of St. George shall be entitled to a privilege and lien upon the property for the costs of removal; in the event the owner of a billboard fails to remove the billboard and any support structure as requested, a penalty in the amount of 250 dollars per day may be imposed upon the record owner of the billboard until the date of removal as well as any costs of removal incurred by the City of St. George.

Sec. 7:16.7.3 Areas Permitted

A. Billboards may be permitted within commercial or industrial zoning districts

B. Billboards may be permitted only along thoroughfares, interstates, or arterials that are designated as a major street on the Major Street Plan.

Sec. 7:16.7.4 Billboards Prohibited

The following billboards shall not be allowed to be erected:

A. Those billboards that are not securely fixed upon a substantial structure as determined by the Building Official.
B. Those billboards that contain as part of the message mirror-like surfaces greater than two square inches or any mirror-like surface that creates a traffic hazard.
C. Those billboards that emit smoke, vapor, particles, or odor.
D. Any billboard within 200 feet of:
   1. Any public park;
   2. The Mississippi River levee right-of-way;
   3. Any historic site, district, or place listed on the National Register of Historic Places;

4. The Downtown Character Area;
5. The following roads:
    a. Central Throughway;
    b. Greenwell Springs Road (From Beaver Bayou northward to the parish boundary);
    c. Highland Road (From Chimes Street southward to I-10);
    d. Old Scenic Highway (From Samuel's Road northward to the parish boundary); and
    e. River Road (From the I-10 Bridge southward to the parish boundary).
6. The following waterways:
    a. Amite River;
    b. Bayou Manchac;
    c. Comite River; and
    d. Mississippi River.

E. The following areas: (Described in Appendix C)
    a. Bluebonnet Boulevard Overlay;
    b. Bluebonnet Swamp;
    c. Capitol Lake;
    d. City Park Lake;
    e. Devil Swamp;
    f. Duncan or Conrad Point;
    g. Reserved;
    h. Manchac Swamp;
    i. Reserved;
    j. Reserved;
    k. Profit Island;
    l. Thomas Point; and
    m. The University Lake system.

Sec. 7:16.7.5 Billboards Limited

Within the following areas, new billboards shall not be allowed unless an existing billboard is removed:

A. Reserved.

Chapter 17
PARKING AND LOADING

Sec. 7:17.1 Purpose

The purpose of this chapter is to reduce hazards to public safety and to ensure efficient traffic flow by establishing standards for motor vehicle parking, bicycle parking and loading areas.

Sec. 7:17.2 Applicability

Sec. 7:17.2.1 General

A. Except where expressly provided for otherwise, all uses in all zoning districts shall provide off-street parking as set forth in this chapter.

B. No parking area, driveway, or access shall be constructed or expanded except in accordance with this ordinance without regard to whether it is used to provide required parking spaces.

Sec. 7:17.2.2 Off-street Parking Credit for Older Buildings and Uses

In order to encourage the reuse of existing buildings, any building constructed prior to November 20, 1996 having fewer spaces than required shall be credited with the parking required for the last legally permitted use without regard to the number of parking spaces, if any, that actually exist on the site.

Sec. 7:17.2.3 Adjustments to Requirements

In the event there is any conflict between the parking requirements set forth in the regulations of any applicable overlay district and those found in this chapter, the regulations of the specific overlay district shall apply.

Sec. 7:17.3 General Provisions

Sec. 7:17.3.1 Zoning Classification

All parking areas shall be located within a district which permits the use that such parking serves, or in a district that permits parking as a principle use.

Sec. 7:17.3.2 Parking Plan

In the event that the Planning Director determines that the evaluation of compliance with the parking requirements of this ordinance requires a parking plan, no new use may commence until a plan, drawn to scale and showing parking facilities and spaces, is provided and it has been determined that the parking provided is sufficient.

Sec. 7:17.3.3 Use of Parking Spaces

Required parking spaces shall not be used for the storage or sale of merchandise, vehicles for sale, or vehicle repair. Spaces allocated for these activities shall be designated on a parking plan.

Sec. 7:17.3.4 Multiple Uses on Same Lot

When computing the number of parking spaces required on a lot with more than one use, the total number of required spaces shall be the sum of the number of parking spaces required for each use evaluated individually, including any adjustments made under the alternative parking provisions of Sec. 7:17.4.1B, Motor Vehicle Parking Modifications.

Sec. 7:17.3.5 Fractional Spaces

When determination of the number of parking or loading spaces required by this ordinance results in a fractional number, any fraction shall be rounded up to the nearest whole number.

Sec. 7:17.4 Motor Vehicle Parking Requirements

Sec. 7:17.4.1 Minimum Motor Vehicle Parking

A. *Standard Requirements*. Every use shall include the number of motor vehicle parking spaces indicated under the classifications and formulas set forth in Table 7:17.A, Minimum Parking Requirements, below, except in the C-5 zoning district, where no parking shall be required.

Table 7:17.A
Minimum Parking Requirements

Use	Rural and Suburban	Urban/ Walkable	Downtown	Notes
Residential Uses (except as listed below)	2 per unit		1 per unit	No spaces required for existing lots of record less than 30 feet in width (except townhomes)
Assisted Living Center	2 per 3 beds			
Fraternity/Sorority	2 per bedroom			
Group living	1 per 300 SF of GFA		1 per 300 SF of GFA	Facilities approved through a Reasonable Accommodation utilize the parking requirements of a single family house.
Multifamily (Studio, 1 bedroom)	1 per unit			
Multifamily (2 bedroom)	2 per unit	1.5 per unit	1 per unit	
Multifamily (3 bedroom)	2.5 per unit	2 per unit	1 per unit	
Multifamily (4 bedroom)	4 per unit + 10% additional spaces		1 per unit	
Townhouse	2.25 per unit		1 per unit	

Use	Rural and Suburban	Urban/ Walkable	Downtown	Notes
Office Uses (except as listed below)	1 per 300 SF of GFA	1 per 400 SF of GFA		
Medical Office/Clinic	1 per 200 SF of GFA	1 per 250 SF of GFA		
Veterinary Office	1 per 250 SF of GFA	1 per 350 SF of GFA		
Commercial Uses (except as listed below)	1 per 250 SF of GFA	1 per 330 SF of GFA		
Antique Store	1 per 500 SF of GFA			
Art Gallery and Studio	1 per 500 SF of GFA			
Bed and Breakfast	1 per guestroom + residential required parking	1 per guestroom		
Building Material Sales	1 per 500 SF of GFA			
Car Wash (self-service)	1 per bay			
Day Care Facility	1 per 300 SF of GFA	1 per 400 SF of GFA		
Furniture Store	1 per 500 SF of GFA	1 per 1,000 SF of GFA		
Gaming	1 per 50 SF floor area + 1 per 100 SF employee area			
Health and Fitness Facility	1 per 150 SF of GFA	1 per 250 SF of GFA		
Heavy Equipment Sales and Service	1 per 500 SF of GFA			
Hotel and Motel	1 per guestroom + 1 per 300 SF conference, banquet, restaurant		1 per guestroom + 1 per 400 SF conference only	
Kennel	1 per 400 SF of GFA			
Mini-storage	3 spaces + 1 per 100 storage units			
Office/Warehouse	1 per 300 SF GFA office/sales + 1 per 4,000 GFA storage/inventory space			Where the use is a combination and neither clearly predominates
Reception Hall	1 per 50 SF of assembly floor area			
Restaurant and Bar	1 per 150 SF of GFA	1 per 250 SF of GFA		Parking required for active patio and outdoor seating areas when provided
Theater	1 per 5 seats	1 per 7 seats		
Vehicle Sales	1 per 500 indoor SF of GFA + 1 per 10,000 SF outdoor lot area + 3 per repair bay			
Vehicle Service	3 per bay			

Use	Rural and Suburban	Urban/ Walkable	Downtown	Notes
Public/ Institutional Uses (except as listed below)	as determined by the Planning Director			
Community Center	1 per 50 SF of assembly floor area			
Convention Center	1 per 50 SF of assembly floor area	1 per 65 SF of assembly floor area		
Hospital	1 per 400 SF of GFA	1 per 500 SF of GFA		
Library and Museum	1 per 500 SF of GFA			
Passenger Terminal (airport, bus/train)	1 per 500 SF of passenger seating area	1 per 1,000 SF of passenger seating area		
Religious Institution	1 per 50 SF of assembly floor area	1 per 65 SF of assembly floor area		
Industrial Uses (except as listed below)	1 per 600 SF of GFA (office) + 1 per 4,000 SF of GFA (non-office)			Where the principal use is warehouse or industrial
Warehouse and Wholesale	1 per 1,250 SF of GFA			

B. *Motor Vehicle Parking Modifications*. The Planning Director may modify the parking requirements in Table 7:17.A, Minimum Parking Requirements, when an applicant submits parking data illustrating that the standards do not accurately apply to a specific development. The data submitted for an alternative parking plan shall include, at a minimum, the size and type of the proposed development, and the anticipated peak and average parking loads of all uses. The Planning Director may approve a parking requirement that is based on:
   1. An analysis conducted using the Urban Land Institute's data and methodology as described in the most recent version of the publication *Shared Parking*; or,
   2. The data and methodology as described in the latest version of the Institute of Transportation Engineers publication *Parking Generation*; or,
   3. An alternative analysis that the Planning Director deems to have met the requirements of this section.

Sec. 7:17.4.2 Maximum Motor Vehicle Parking

In order to minimize the adverse impacts caused by improving large areas with impervious surfaces, including increased storm water run-off, urban heat island effects, and nonpoint source pollution, excess parking shall not exceed 125 percent of the minimum parking requirement unless:

A. The development utilizes pervious paving materials for the excess parking;

B. Alternative methods that use vegetative plantings to capture and filter the first flush of a 25-year storm event, such as rain gardens, infiltration trenches, or similar methods approved by the Engineering Director, are used; or,
C. Structured parking or new parking spaces located on-street represent the excess parking spaces provided.

Sec. 7:17.4.3 Handicapped Accessible Parking

Every use shall include the number of handicapped accessible parking spaces set forth in Table 7:17.B, Handicap Accessible Parking Requirements, below. The location and design of such spaces shall conform to the requirements of the Americans with Disabilities Act.

Table 7:17.B
Handicapped Accessible Parking Requirements

Total Parking Spaces	Required Handicapped Accessible Parking Spaces
1–25	1
26–50	2
51–75	3
76–100	4
101–150	5
151–200	6
201–300	7
301–400	8
401–500	9
501-1,000	2% of total
over 1,000	20 plus one for each 100 standard spaces over 1,000

Sec. 7:17.4.4 Motor Vehicle Parking Reductions

The following reductions are available upon a showing that the required conditions have been met.

A. *Transit Availability*. Locations within a 1000-foot walking distance of a transit stop approved by the transit provider providing both shade and seating may reduce the total number of required parking spaces by 5 percent. Walking distance shall be measured along a clear walking path along sidewalks and pathways, including designated crosswalks, from the primary entrance of the use to the transit boarding location.

B. *Structured Parking*. Where parking is provided in a structure, the required total number of spaces may be reduced by 10 percent.

C. *On-Street Parking (Non-Residential Only)*. On-street parking located at curb locations contiguous to a development site may be used to reduce required on-site parking except in locations within 200 feet of any property zoned C-5, as described below:
   1. *Existing On-Street Parking*. The amount of off-street parking may be reduced by one space for every two existing on- street parking spaces.

2. *Newly Created On-Street Parking*. The amount of off-street parking may be reduced by one space for every new on-street parking space that is created by a development as a result of street widening, dedication of additional right-of-way or easement, or other means approved by the Engineering Director.
3. On-street parking spaces credited for a specific use shall not be used exclusively by that use, but shall be available for general public use at all times. No signage or actions limiting general public use of on-street spaces shall be permitted.

D. *Tree Preservation*. The number of parking spaces required may be reduced by a maximum of 5 percent of the total required parking, consistent with the provisions of Table 7:17.C, Parking Reduction Credit for Tree Preservation within the area proposed for site development, if the tree proposed for preservation is approved by the Planning Director and appropriate steps are taken by the developer to ensure the tree's protection during the development process. If, however, the tree is damaged during development, no credit shall be granted. Multiple trees may be approved for credit.

Table 7:17.C
Parking Reduction Credit for Tree Preservation

Preserved Tree Diameter at Breast Height	Number of Spaces Credited
6 inches, but less than 12 inches	2
12 inches, but less than 18 inches	3
18 inches, but less than 24 inches	4
24 inches or more	5

Sec. 7:17.4.5 Alternative Motor Vehicle Parking Arrangements

In order to accommodate infill development, redevelopment, and flexible parking practices within the built environment, the following alternative parking arrangements may be utilized to satisfy specific parking needs, but will not be effective until the Planning Director approves a parking plan. All parking areas shall be located within a district that permits the use that such parking serves or in a district that permits parking as a principle use.

A. *Off-Site Parking*. The Planning Director may approve the location of required parking spaces on a separate lot from the lot on which the principal use or uses are located if the off-site parking complies with the all of following standards.
   1. *Eligible Activities*
      a. *All Uses*. Off-site parking spaces shall be located within 660 feet from the primary entrance of the use served. Walking distance is measured along a clear walking path along sidewalks and pathways including designated crosswalks from the primary entrance of the use to the closest section of the off-site parking lot.
      b. *Residential Uses*. Off-site parking may be used for multi-family residential uses if both the use and the off- site parking spaces are located in the Downtown or Urban/Walkable Character Areas.
   2. *Agreement*
      a. A legally binding written easement or servitude between the owners of record of the properties establishing the duration and conditions associated with the off-site

or shared parking must be created, approved by the Planning Director, and recorded with the East Baton Rouge Parish Clerk of Court Recorder's Office. A copy of the new agreement must be filed prior to expiration of the current agreement.

b. An off-site or shared parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this Chapter.

3. *Ineligible Activities*. Off-site parking may not be used to satisfy the off-street parking requirements for residential uses (except for guest parking or as noted above), convenience stores or bars and lounges.

B. *Valet Parking*. The Planning Director may approve valet parking as a means of satisfying parking requirements if the valet parking meets all of the following standards:
1. Adequate assurance of the continued operation of the valet parking, such as a contractual agreement for valet services or the tenant's affidavit agreeing to provide such services, is provided;
2. An equivalent number of valet spaces are available to replace the required parking spaces. Such valet spaces do not require individual striping, and may utilize tandem or mass parking of vehicles;
3. The valet operation, if used to satisfy the requirements of this chapter, must remain in effect while the use is in operation; and,
4. If valet parking is located off premises, the off premises lot must have a valid agreement for use of the off premise parking lot(s) satisfying the standards as described above in Sec. 7:17.4.5.A.2.

C. An alternative parking arrangement may be amended by following the same procedure required for the original approval.

Sec. 7:17.5 Motor Vehicle Parking Design Standards

Sec. 7:17.5.1 General

A. All parking facilities shall meet the following criteria:
1. No parking spaces shall be located within sight distance triangles.
2. No parking spaces may be permitted closer to the roadway edge or curb than ten feet.
3. When parking is proposed perpendicular to a public sidewalk or property line, barrier curbing shall be installed two feet, six inches from the sidewalk or property line to prevent the vehicle from overhanging the sidewalk or property line and ensure maintenance of the clearance requirements of the Americans with Disabilities Act.
4. All parking entrances, exits, and aisles shall have white directional arrow pavement markings with materials that meet the guidelines of the Manual on Uniform Traffic Control Devices (MUTCD). All regulatory and warning signage shall be of the type universally recognized as shown in the MUTCD.

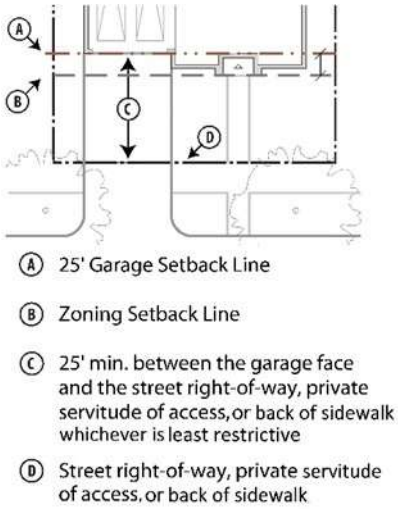
B. Wreckers, buses (other than school buses used primarily for transporting school children), trucks and semitrailers with more than two axles and a payload capacity of more than 3,500 pounds are prohibited from parking on the drive, in the front yard, or adjacent to any lot in

the A1, A2, A2.5, A3, or A4 zoning district or between the street and a house in recognized subdivisions in the R zoning district.

Sec. 7:17.5.2 Locational Standards for Parking Areas

A. *Single Family Dwellings*
   1. For any single family dwelling, motor vehicle parking and maneuvering areas shall not be located in any required yard adjacent to a public street (other than an alley) except in an access/driveway or on a parking area adjacent to that driveway that complies with the provisions of Sec. 7:17.5.2.A, Single Family Dwellings. Any structure designed to shield or shelter a motor vehicle that projects into any required yard shall comply with the requirements of the district.
   2. Parking for single family dwellings may be permitted on drives off of an alleyway as long as the area designated for such parking is designed consistent with the dimensional requirements for parking stalls shown in Table 7:17.D, Standard Parking Dimensional Requirements.
   3. The front loaded garage or carport face shall be set back a minimum of 25' from the street right-of-way, private servitude of access, or back of sidewalk when the sidewalk is located within a right-of-way or private servitude of access, whichever is least restrictive (see Figure 7:17.1). This setback shall not be varied without a letter of no objection from the Engineering Director or as approved within Planned Districts, listed in Chapter 8, Zoning Districts.

Figure 7:17.1
Garage Setback



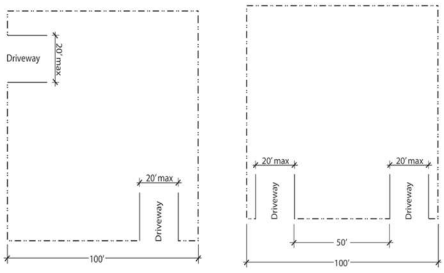
B. *Uses Other than Single Family Dwellings*. Surface motor vehicle parking and maneuvering areas shall be located as follows, based on the Character Area map:
   1. *All Character Areas*. A standard parking space shall be an area sufficient in size to store one automobile (see Table 7:17. D and 17.E) that is connected to a street or alley by an aisle and/or driveway designed in such a manner that adequate maneuvering areas are provided and backing onto or off the street is prohibited.

2. *Suburban*. Parking shall not be located in any required yard adjacent to a public street (other than an alley) or any required buffer yard or open space.
3. *Walkable, Urban, Downtown*
   a. No parking shall be located in any required buffer yard or open space.
   b. Parking shall not be located in any required yard adjacent to a public street except when a wall, hedge, or decorative fence is located along the property line abutting the street which is not less than three feet in height, screens the parking area, and defines the edge of the pedestrian corridor as required in Sec. 7:18.3.4, Street Yard.

Sec. 7:17.5.3 Design Standards for Parking Areas

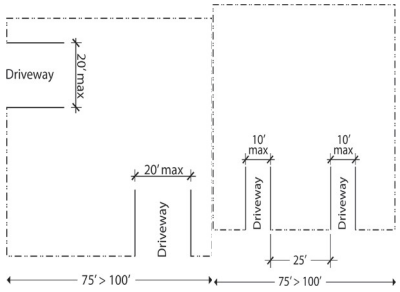
A. *Single Family Detached Dwellings*
   1. *Surfacing*
      a. All driveways, accesses, and parking areas must be paved with durable all-weather materials, such as concrete or asphalt, and designed to maintain proper drainage. Alternative materials meeting the criteria below may be approved by the Engineering Department with a paved apron:
         (1) in the Rural Character Area;
         (2) in areas outside the city limits; or,
         (3) within the critical root zone of a qualifying tree as outlined in the Landscape Chapter of this ordinance.
      b. All single family detached dwellings shall be permitted to construct driveways that consist of two concrete wheel strips, each of which is at least 18 inches wide and at least 20 feet long. Groundcover shall be planted between the strips; gravel or loose rock between the strips shall be prohibited.
   2. *Driveway or Access*. Any surface, as approved by the Engineering Director, used for parking or maneuvering a vehicle and which is located in any required yard abutting a public street shall be limited to a driveway or access installed perpendicular or nearly perpendicular to the abutting street. The width and number of such driveways or accesses per zoning lot shall be limited as follows:
      a. *On lots at least 100 feet wide*
         (1) No more than two, with a maximum width of 20 feet each and located on separate streets if a corner lot.
         (2) No more than two, with a maximum width of 20 feet each and separated by at least 50 feet of street frontage if located on the same street.

Figure 7:17.2
Driveway Access on Lots at Least 100 Feet Wide



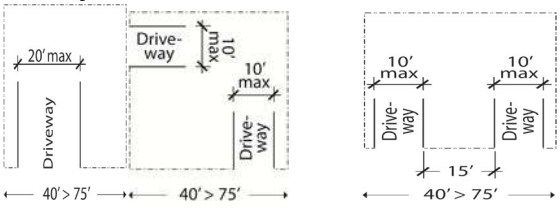
b. *On lots at least 75 feet wide but less than 100 feet wide*
   (1) No more than two, with a maximum width of 20 feet each and located on separate streets if a corner lot.
   (2) No more than two, with a maximum width of 10 feet each and separated by at least 25 feet of street frontage if located on the same street.

Figure 7:17.3
Driveway Access on Lots at 75 to 100 Feet Wide



c. *On lots at least 40 feet wide but less than 75 feet wide*
   (1) No more than one, with a maximum width of 20 feet.
   (2) No more than two, with a maximum width of ten feet each and located on separate streets if a corner lot.
   (3) No more than two, with a maximum width of ten feet each and separated by at least 15 feet of street frontage if located on the same street.

Figure 7:17.4
Driveway Access on Lots at 40 to 75 Feet Wide



d. *On lots at least 30 feet wide but less than 40 feet wide*
   (1) One car garage/carport: No more than one, with a maximum width of 10 feet.
   (2) Two car garage/carport: No more than one, with a maximum width of 20 feet.

e. On lots less than 30 feet wide, if located on a corner lot, driveway should be located along the longer street frontage.
   (1) One car garage/carport: No more than one, with a maximum width of 10 feet.
   (2) Two car garage/carport: No more than one, with a maximum width of 18 feet.

B. *Townhouses, Two-Family and Semi-Detached Dwellings*
   a. One car garage/carport: No driveway or access shall occupy more than 50 percent of the yard providing access (see Figure 7:17.5).
   b. Two car garage/carport: No driveway or access shall occupy more than 75 percent of the yard providing access. (see Figure 7:17.6).

Figure 7:17.5
Driveway Access for for one car garages/carports

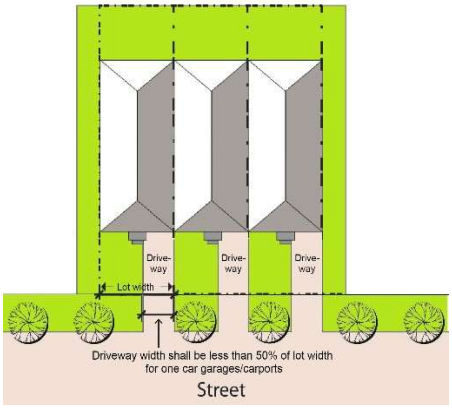
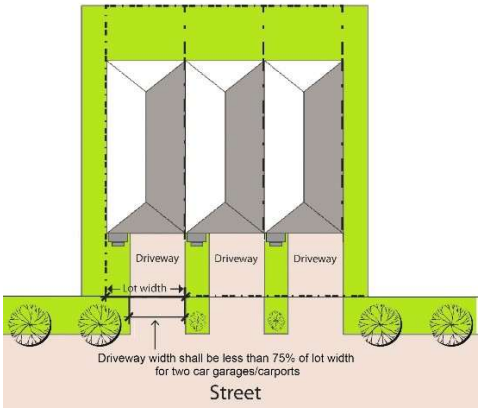


Figure 7:17.6
Driveway Access for two car garages/carports



C. *All Other Uses*
   1. *Surfacing*. All driveways, accesses, and parking areas must be paved with durable all-weather materials, such as concrete or asphalt, and designed to maintain proper drainage. Alternative materials meeting the criteria below may be approved by the Engineering Department with a paved apron:
      a. in the Rural Character Area; or,
      b. within the critical root zone of a qualifying tree as outlined in the Landscape Chapter of this ordinance.
   2. *Landscaping and Screening*. Landscaping and screening of parking areas shall be provided in accordance with the requirements of Sections 18.3.4, Street Yards, and 18.3.5, Parking Lot Landscaping.
   3. *Lighting*. All parking area lighting shall be provided in accordance with the requirements of Sec. 7:14.6, Outdoor Lighting.
   4. *Marking*. Parking spaces shall be striped on pavement or designated with some other form of permanent marking.
   5. *Dimensions of Parking Spaces*
      a. All minimum requirements as to size, angle, and placement of parking spaces located on surface lots shall be as set forth in Tables 17.D, Standard Parking Dimensional Requirements, or 17.E, Compact Parking Dimensional Requirements,

and illustrated in Figure 7:17.6, Minimum Parking Dimensions, unless alternative dimensions indicated on a parking plan designed and sealed by a licensed design professional have been approved by the Engineering Director.

Table 7:17.D
Standard Parking Dimensional Requirements

Parking Angle (A)*	Stall Width (B)	Stall Depth (C)	Aisle Width – parking on one side (D)	Aisle Width – parking on both sides (D)	Stall Distance – Curb to Aisle (E)
0^0	9 ft	22 ft	12 ft (one-way) 20 ft (two-way)	12 ft (one-way) 20 ft (two-way)	9.0 ft
45^0	9 ft	18 ft	13 ft (one-way)	13 ft (one-way)	18.4 ft
60^0	9 ft	18 ft	18 ft (one-way)	18 ft (one-way)	19.6 ft
70^0	9 ft	19 ft	20 ft (one-way)	20 ft (one-way)	20.6 ft
90^0	9 ft	18 ft	22 ft (two-way)	24 ft (two-way)	18.0 ft

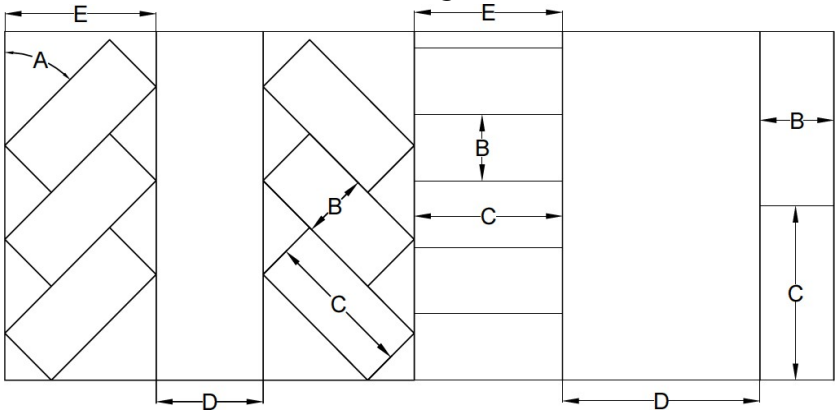
* Letters correspond with the locations shown in Figure 7:17.6, Minimum Parking Dimensions.

Table 7:17.E
Compact Parking Dimensional Requirements

Parking Angle (A)*	Stall Width (B)	Stall Depth (C)	Aisle Width – parking on one side (D)	Aisle Width – parking on both sides (D)	Stall Distance – Curb to Aisle (E)
0^0	8.5 ft	18.0 ft	11 ft (one-way) 20 ft (two-way)	11 ft (one-way) 20 ft (two-way)	8.5 ft
45^0	7.5 ft	16.5 ft	12 ft (one-way)	12 ft (one-way)	17.0 ft
60^0	7.5 ft	16.5 ft	16 ft (one-way)	16 ft (one-way)	18.0 ft
70^0	7.5 ft	17.0 ft	18 ft (one-way)	18 ft (one-way)	18.5 ft
90^0	7.5 ft	16.5 ft	19 ft (two-way)	21 ft (two-way)	16.5 ft

* Letters correspond with the locations shown in Figure 7:17.6, Minimum Parking Dimensions.

Figure 7:17.6
Minimum Parking Dimensions



b. The minimum dimensional requirements of parking spaces in a structured parking facility and shown on a parking plan designed and sealed by a professional engineer shall be established by the Engineering Director.

d. Any parking area may include spaces designed for compact vehicles, subject to the following limitations:
   (1) No more than 20% of the number of minimum required parking spaces may be satisfied by providing compact spaces.
   (2) Each compact space shall be clearly identified with markings placed on the surface of the parking space and with a sign restricting it for compact vehicles only.

Sec. 7:17.6 Bicycle Parking

Sec. 7:17.6.1 Minimum Bicycle Parking Requirements

A. *Parking Spaces*. Except where indicated otherwise in this ordinance, every use shall provide one bicycle parking space for every 20 motor vehicle parking spaces provided to a maximum of 50 bicycle parking spaces. The Planning Director may approve a reduction in the amount of bicycle parking per Sec. 7:17.4.1.B., Alternative Minimum Parking.

B. *Exemptions*. No bicycle parking spaces shall be required for any of the following:
   1. Any single family dwelling, two-family dwelling, or group home.
   2. Any industrial use.
   3. Any use in the Rural Character Area.

C. *Clustered Bicycle Parking*. Locations for bicycle parking spaces required for more than one use on the same lot may be clustered if the total number of required bicycle parking spaces for each use is satisfied and the parking area is located within 125 feet from the main entrance of the principal building as measured along the most direct and safe pedestrian access route.

Sec. 7:17.6.2 General Requirements

A. *Maneuvering Areas*. All required bicycle parking must meet all of the following minimum criteria:
   1. The parking area must accommodate the maneuvering standards set forth in the Figure 7:17.7, below, or, for bicycle parking provided with vertical space-saving racks, as set forth in Figure 7:17.8, below.
   2. When in use, each parking space must be accessible without moving another, parked bicycle.
   3. The maneuvering area provided alongside or behind the bicycle parking spaces may extend into portions of a public right-of-way but not those portions established as a motor vehicle lane, motor vehicle drive aisle, motor vehicle parking space, or any landscaped area.

Figure 7:17.7
Minimum Maneuverability Criteria for Bicycle Parking

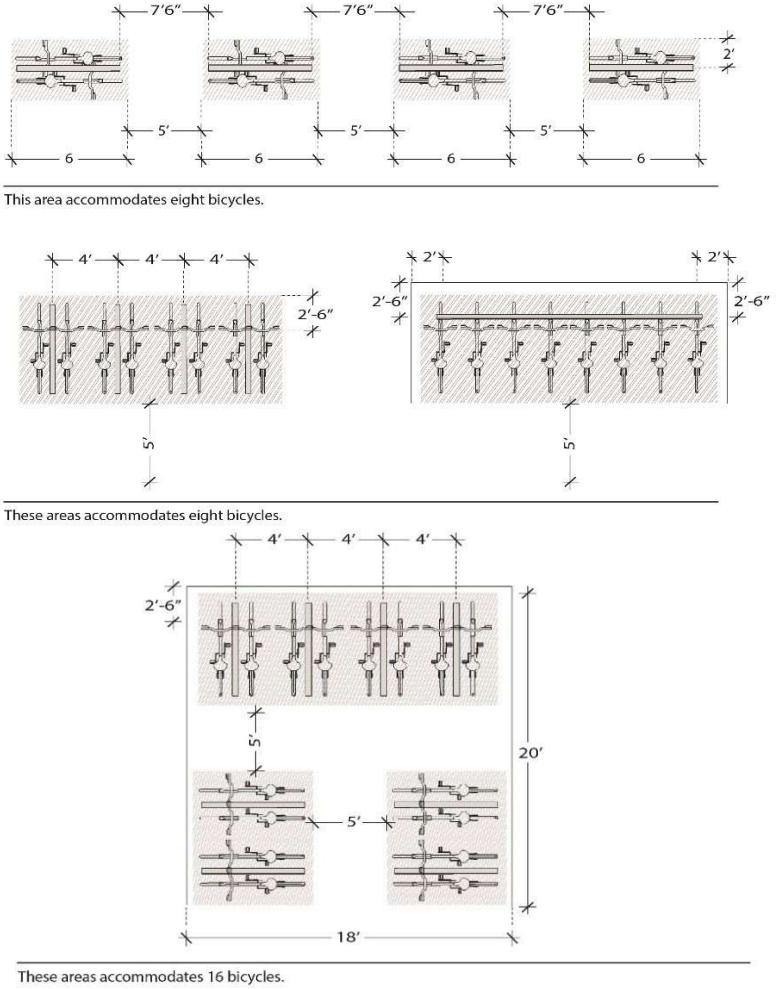
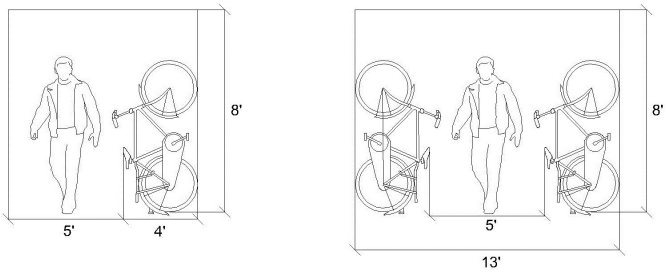


Figure 7:17.8
Minimum Maneuverability Criteria for Vertical Racks



B. *Surfacing*. The surface of the bicycle parking area shall be improved, as approved by the Engineering Director, with a hard surface and shall not include any gravel, dirt, sand or turf.

C. *Visibility*. Whenever the bicycle parking area is not visible from either the street or the entrance of the principal building, a sign shall be posted at the entrance of the principal building indicating the location of the bicycle parking.

Sec. 7:17.6.3 Standards for Bicycle Parking Facilities

All bicycle parking facilities or racks shall meet the following construction and location standards:

A. The facility or rack shall accommodate securing a bicycle using an industry-standard bike lock in compliance with the standards at the time of installation. The bicycle must be able to be attached to the rack by the bicycle frame and one wheel using a standard bicycle lock without removing a wheel.
B. The facility or rack shall be securely anchored to the ground or to a structural element of a building or structure.
C. Each space on the facility or rack shall be sufficient to accommodate a bicycle at least six feet in length.
D. The parking area shall be located within 125 feet of the main entrance to the building as measured along the most direct pedestrian access route using sidewalks and pathways, including designated crosswalks.

Sec. 7:17.7 Vehicle Stacking

Commercial Drive-Thru facilities for which vehicle stacking spaces are required must meet the minimum dimensional standards set forth in Table 7:17.F, Vehicle Stacking.

Table 7:17.F
Vehicle Stacking

Type of Activity	Required Stacking Spaces	Start Point for Stacking Spaces
Automated teller machine	2	Teller machine
Bank teller lane	2	Teller window/tube
Dry-cleaning/laundry	3	Cleaner/laundry window
Pharmacy	3	Pharmacy window
Food service	6	Order box/speaker
	4*	Pick-up window
Other	To be determined by Planning Director. Such determination shall consider any study prepared by a registered engineer having expertise in transportation engineering and provided by the special exception applicant.	
* These spaces are required in addition to the stacking spaces required to be located behind the order box/speaker and shall be located between the pickup window and the order box/speaker.		

Sec. 7:17.8 Off-Street Loading

Sec. 7:17.8.1 General Requirements

A. *Location of Loading Areas and Docks*
1. All required loading areas and docks shall be located on the same lot as the use served unless a central loading facility is incorporated as part of a single development.
2. All loading docks that abut a residential zoning district or are visible from a public right-of- way shall be completely screened by building walls, a solid concrete or

masonry wall, or a door designed to be compatible with the principal building that it serves. The screening wall shall not be less than six nor more than eight feet in height.
3. No loading dock shall be located within 30 feet of the nearest point of intersection of any two streets.
4. No loading areas or docks shall be located in a required front or side yard abutting a residential zoning district.

B. *Dimensions of Loading Docks*
1. Unless otherwise specified, a required loading dock shall be at least 12 feet in width by at least 35 feet in length exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 19 feet.
2. Maneuvering aprons for docks shall be at least 60 feet in length.
3. Access lanes for docks, shall be 14 feet in width for one-way lanes and 24 feet in width for two-way lanes. Space dedicated for access lanes may also be considered as space for the maneuvering apron.

C. *Access*. Each required loading area or dock shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement, shall be separated from required customer and employee parking, and shall be subject to approval by the Engineering Director.

D. *Surfacing*. All open loading areas or docks shall be surfaced with a dustless, all-weather material capable of bearing a live load of 200 pounds per square foot in accordance with standards established by the Engineering Director.

E. *Utilization*. Space allocated to any loading use shall not be used to satisfy the space requirements for any motor vehicle parking area.

F. *Central Loading*. Central loading facilities may be substituted for loading areas or docks on individual lots within a development provided that the following criteria are met:
1. Each lot served shall have direct access to the central loading area or dock without crossing streets or alleys at-grade.
2. The total number of loading areas or docks provided shall meet 75 percent of the minimum requirements herein specified for each of the uses served.
3. No lot served by the central loading facility shall be located no more than 660 feet from it.
4. Any tunnel or ramp connecting the central loading area or dock with the lot served shall be a minimum of seven feet in width and have a vertical clearance of not less than seven feet.

Sec. 7:17.8.2 Required Loading Areas

Except where indicated otherwise in this ordinance, every use listed in Table 7:17.G, Off-Street Loading Requirements, shall provide the identified number of loading areas or docks with each facility being at least 12 feet wide and 35 feet deep with a vertical clearance of 19 feet.

Sec. 7:17.8.3 Receiving Areas

Uses that require loading facilities that are located in buildings with less floor area than the minimum described in Table 7:17.G, Off Street Loading Requirements, shall provide adequate receiving facilities accessible by motor vehicle off any adjacent alley, service drive, or open space on the same zoning lot.

Table 7:17.G
Off-Street Loading Requirements

USES	Gross Floor Area of all Buildings or Structures Served (in square feet)	Number of Loading Areas
RESIDENTIAL USES (only those listed below)		
Nursing Home, and Continuing Care Retirement Community	Over 10,000	1
OFFICE USES		
All office uses	10,000 – 100,000	1
	Each additional 100,000 up to 500,000	1
COMMERCIAL USES (only those listed below)		
Retail Goods Establishment, (wholesale)	5,000 – 10,000	1
Hotel/Motel	10,000 – 100,000 each additional 100,000	1 1
Theater	10,000 – 25,000	1
	each additional 50,000	1
PUBLIC AND CIVIC USES (only those listed below)		
Amphitheater, Arena, Stadium, Conference Center	Over 10,000	1
Hospital, Educational Facility	10,000 – 100,000	1
	Each additional 100,000	1
INDUSTRIAL USES (only those listed below)		
Manufacturing, Heavy and Light, and Warehouse/Wholesale	5,000 – 10,000	1
	10,000 – 40,000	1
	40,000 – 100,000	2

Chapter 18
LANDSCAPE AND TREES

Sec. 7:18.1 Purpose

The purpose of this Chapter is to protect and enhance the community's environmental, economic and aesthetic resources consistent with the goals of the City of St. George Comprehensive Land Use and Development Plan thereby promoting the public health, safety and general welfare of the citizens and contributing to the quality of life by encouraging a superior level of design in development.

Sec. 7:18.2 Applicability of Landscape Requirements

The landscaping and development standards of this Chapter shall apply to all developments, including planned developments, that meet any of the following categories, with exceptions granted to agricultural uses and industrial areas as designated by the Plan of Government:

Sec. 7:18.2.1 Residential

A. Building a structure that contains three or more dwelling units.

B. Developing a new parking lot that contains ten or more spaces.

Sec. 7:18.2.2 Non-residential

A. Building a structure of greater than 1,000 gross square feet.

B. Converting a residential structure to non-residential use.

C. Developing a new parking lot that contains ten or more spaces.

Sec. 7:18.2.3 Expansions/Renovations

A. Multi-family expansion of ten percent of the number of units or ten units, whichever is less.

B. Cumulative non-residential expansion of a building by more than 2,500 square feet or 40% of the original building's square footage, whichever is less.

C. Reconstruction after any voluntary demolition where the value of the new improvements is greater than 50% of the assessed value of the building on the property existing prior to improvement.

D. Parking lot expansion (excluding re-striping and re-surfacing) of six spaces or more.

Sec. 7:18.3 Landscape Design Standards

Sec. 7:18.3.1 Preparation of Landscape Plan

A. Landscape plans shall be prepared by a Professional Landscape Architect licensed in the State of Louisiana and shall bear the Landscape Architect's seal and signature.

B. All landscape plans shall contain a statement, signed and dated by the preparer, certifying that the landscape architect will inspect the landscaping following installation to certify that the landscaping was installed in compliance with the approved plan.

Sec. 7:18.3.2 Percentage of Landscape Area

At least ten percent of the developed site area, which is inclusive of the building footprint, parking areas, driveways and sidewalks, shall be landscape area. For purposes of this chapter, landscape area shall include required and optional plant materials as well as open areas covered with grass and/or ground cover.

Sec. 7:18.3.3 Required Buffers between Abutting Properties

A. *General*
   1. Buffers are required between properties when incompatible uses abut each other. The purpose of a buffer requirement is to interrupt sight lines from abutting uses. No buffer is required when there are multiple uses on the same property.
   2. Buffer widths are designated in Section C. Buffer Standards and shall be calculated using the average width of the buffer per 100 feet or portion thereof. The minimum width of the buffer at any one point shall not be less than one-half the required width of the buffer.
   3. A required buffer shall be measured from the property line and may be located wholly or partially within a required setback. Water, sanitary sewer, electrical, telephone, natural gas, cable, underground storm drainage systems, or other service lines may be located within the buffers with the approval of the service providers. The parking and driving of vehicles is prohibited in a required buffer except when providing access to abutting sites. Design variations may be permitted by the Planning Director.

B. *Responsible party*
   1. The party responsible for installation of the landscape buffer is the owner of the developing property when abutting an existing developed property.
   2. When developing next to an undeveloped property, the owner of the more intensively zoned property is responsible for installation of the landscape buffer. The required buffer shall be determined based on the most intensive use permitted in the zoning district.
   3. If a buffer already exists on an abutting property, the Planning Director may modify the buffer requirement.
   4. If a property does not fall into any of the categories designated in the Buffer Tables, the Planning Director shall determine the appropriate buffer.

C. *Buffer standards*. Tables 18.A, 18.B and 18.C establish the minimum width and type of buffer required between abutting uses, except in the Downtown Character Area where the provisions of paragraph D, below shall apply.

D. *Buffer requirements in the Downtown Character Area*. A three-foot wide buffer with an L2, three-foot tall screen is required for nonresidential uses that are abutting single family residential uses.

Figure 7:7:18.1
Calculating Buffer Width

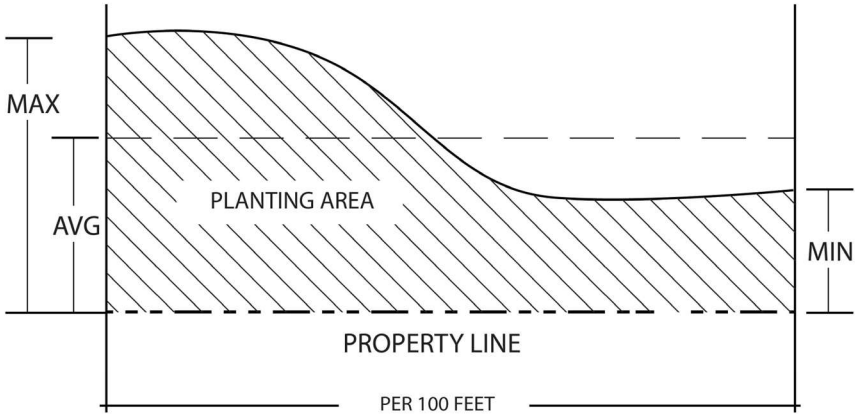


Table 7:18.A
Existing Principal Use: Residential, Recreation, and Parking

Subject Site Use	Existing Subject Site Use											
	Residential						Recreation				Parking as a Principal Use	
	Low Density		Medium Density		High Density		Public		Private			
	Urban /Walk -able	Sub/ Rural	Urban /Walk -able	Sub/ Rural	Urban/ Walk-able	Sub/ Rural	Urban /Walk -able	Sub/ Rural	Urban/ Walk-able	Sub/ Rural	Urban/ Walk-able	Sub/ Rural
Residential												
Low Density	None	None	None	None	None	None	None	None	None	None	None	None
Med Density	10 ft @ L2	20 ft @ L2	None	None	10 ft @ L3	15 ft @ L3	5 ft @ L2	10 ft @ L2	10 ft @ L2	20 ft @ L2	10 ft @ L3	15 ft @ L2
High Density	10 ft @ L3	20 ft @ L3	10 ft @ L3	15 ft @ L3	None	None	5 ft @ L3	10 ft @ L2	10 ft @ L2	20 ft @ L3	10 ft @ L3	15 ft @ L3
Recreation												
Public	10 ft @ L3	20 ft @ L2	10 ft @ L3	15 ft @ L3	5 ft @ L3	10 ft @ L3	None	None	10 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Private	10 ft @ L3	20 ft @ L2	10 ft @ L3	15 ft @ L3	5 ft @ L3	10 ft @ L3	10 ft @ L3	15 ft @ L3	None	None	15 ft @ L3	15 ft @ L3
Parking as a Principal Use	10 ft @ L3	20 ft @ L2	10 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	None	None
Commercial/ Office												
Office	10 ft @ L3	20 ft @ L2	10 ft @ L3	15 ft @ L3	10 ft @ L2	15 ft @ L3	10 ft @ L2	20 ft @ L2	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Light Commercial	10 ft @ L3	20 ft @ L2	10 ft @ L3	15 ft @ L3	10 ft @ L2	15 ft @ L3	10 ft @ L2	20 ft @ L2	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Heavy Commercial	20 ft @ L3	20 ft @ L3	15 ft @ L3	20 ft @ L2	15 ft @ L3	15 ft @ L3	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2	15 ft @ L3	15 ft @ L3
Utilities												
Utility Right-of- Way	None	None	None	None	None	None	None	None	None	None	None	None
Minor Utilities	10 ft @ L2	15 ft @ L2	10 ft @ L2	15 ft @ L2	10 ft @ L3	15 ft @ L3	10 ft @ L2	10 ft @ L2	10 ft @ L3	10 ft @ L3	0 ft @ L3	0 ft @ L3
Major Utilities	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	20 ft @ L3	20 ft @ L3	20 ft @ L4	20 ft @ L4	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2
Public/Semi-Public	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2
Industrial												
Light Industrial	20 ft @ L3	20 ft @ L3	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2	15 ft @ L3	15 ft @ L3
Heavy Industrial	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2

Table 7:18.B
Existing Principal Use: Office/Commercial/Mixed Use and Utilities

Subject Site Use	Existing Abutting Site Use											
	Office/Commercial/Mixed Use						Utilities					
	Office		Light Commercial		Heavy Commercial		Utility Right-of-Way		Minor Utilities		Major Utilities	
	Urban/ Walk-able	Sub/ Rural	Urban/ Walk-able	Sub/ Rural	Urban/ Walk-able	Sub/ Rural	Urban/ Walk-able	Sub/ Rural	Urban/ Walk-able	Sub/ Rural	Urban/ Walk-able	Sub/ Rural
Residential												
Low Density	None	None	None	None	None	None	None	None	None	None	None	None
Med Density	10 ft @ L3	15 ft @ L2	10 ft @ L3	15 ft @ L2	10 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
High Density	10 ft @ L3	15 ft @ L3	10 ft @ L3	15 ft @ L3	10 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Recreation												
Public	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Private	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Parking as a Principal Use	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Commercial/Office												
Office	None	None	10 ft @ L2	10 ft @ L2	15 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Light Commercial	10 ft @ L2	10 ft @ L2	None	None	15 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Heavy Commercial	20 ft @ L2	20 ft @ L2	20 ft @ L2	20 ft @ L2	None	None	None	None	None	None	15 ft @ L3	15 ft @ L3
Utilities												
Utility Right-of-Way	None	None	None	None	None	None	None	None	None	None	None	None
Minor Utilities	None	None	None	None	None	None	None	None	None	None	None	None
Major Utilities	20 ft @ L4	20 ft @ L4	20 ft @ L4	20 ft @ L4	10 ft @ L3	10 ft @ L3	None	None	None	None	None	None
Public/Semi - Public	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	None	None	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2
Industrial												
Light Industrial	20 ft @ L2	20 ft @ L2	20 ft @ L3	20 ft @ L3	15 ft @ L3	15 ft @ L3	None	None	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Heavy Industrial	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	20 ft @ L3	20 ft @ L3	10 ft @ L2	10 ft @ L2	None	None	None	None

Table 7:18.C
Existing Principal Use: Public/Semi-Public and Industrial

Subject Site Use	Existing Abutting Site Use					
	Public/Semi-Public		Industrial			
			Light Industrial		Heavy Industrial	
	Urban/ Walk-able	Sub/ Rural	Urban/ Walk-able	Sub/ Rural	Urban/ Walk-able	Sub/ Rural
Residential						
Low Density	None	None	None	None	None	None
Med Density	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
High Density	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Recreation						
Public	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Private	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Parking as a Principal Use	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Commercial/ Office						
Office	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Light Commercial	10 ft @ L3	10 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Heavy Commercial	10 ft @ L3	10 ft @ L3	20 ft @ L2	20 ft @ L2	15 ft @ L3	15 ft @ L3
Utilities						
Utility Right-of-Way	None	None	None	None	None	None
Minor Utilities	10 ft @ L2	15 ft @ L2	None	None	None	None
Major Utilities	30 ft @ L4	30 ft @ L4	20 ft @ L3	20 ft @ L3	20 ft @ L4	20 ft @ L4
Public/Semi-Public	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2
Industrial						
Light Industrial	15 ft @ L3	15 ft @ L3	None	None	None or 15 ft @ L3	None or 15 ft @ L3
Heavy Industrial	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2	None or 15 ft @ L3	None or 15 ft @ L3

E. *Types of buffers required*. The types of buffers are generally illustrated in Figures 18.2 through 18.7. Their purpose and a description of each buffer is as follows:

1. *L1: General Landscaping*. This buffer is used as a landscape treatment for open areas when distance is the principal means of separating uses. L1 requires a minimum of a 20-foot buffer. It is intended to be used in alternative plans when there is adequate land available to provide desired buffer.

Figure 7:18.2
Plant Legend for Figures 7:18.3 through 7:18.7

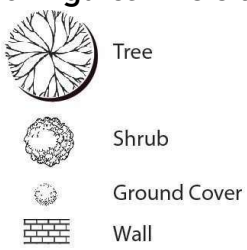


Figure 7:18.3
L1 General Landscaping Buffer (greater than 30')

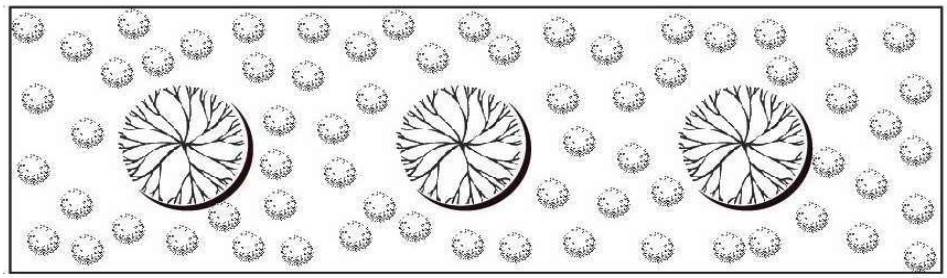
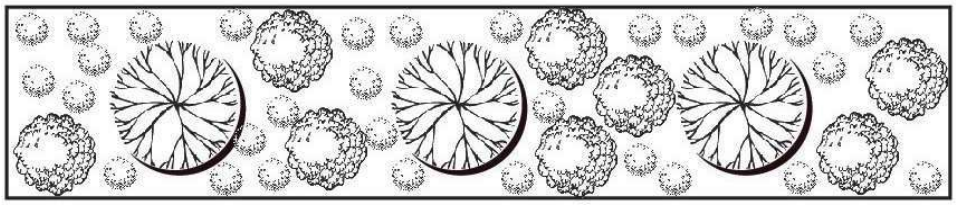
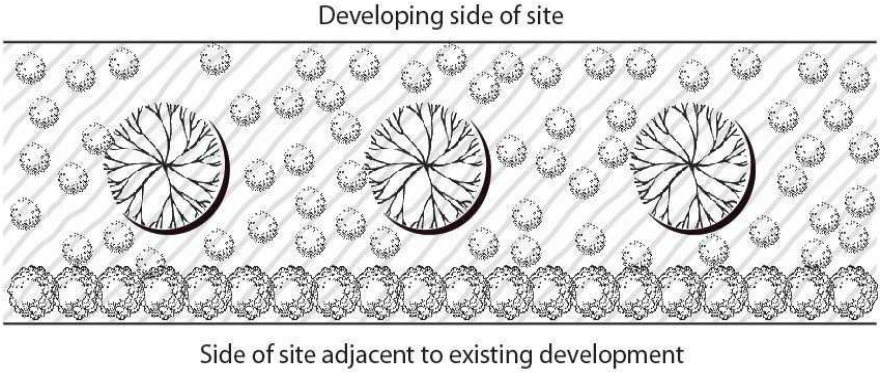


Figure 7:18.4
L1 General Landscaping Buffer (greater than 20' and less than 30')



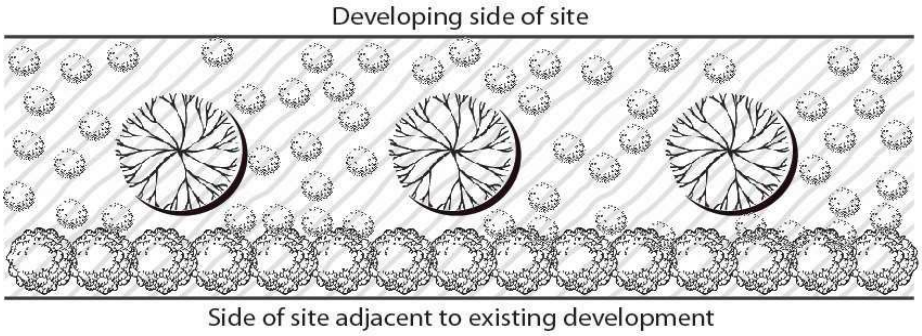
2. *L2: Three-foot tall screen*. This buffer uses a combination of distance and a minimum three-foot tall screen to separate uses. The standard is used when a low level of screening is adequate to disrupt the impact of the use or development, or where visibility between areas is more important than a total visual screen.

Fig 18.5
L2 Three-Foot Tall Screen Landscaping Standard



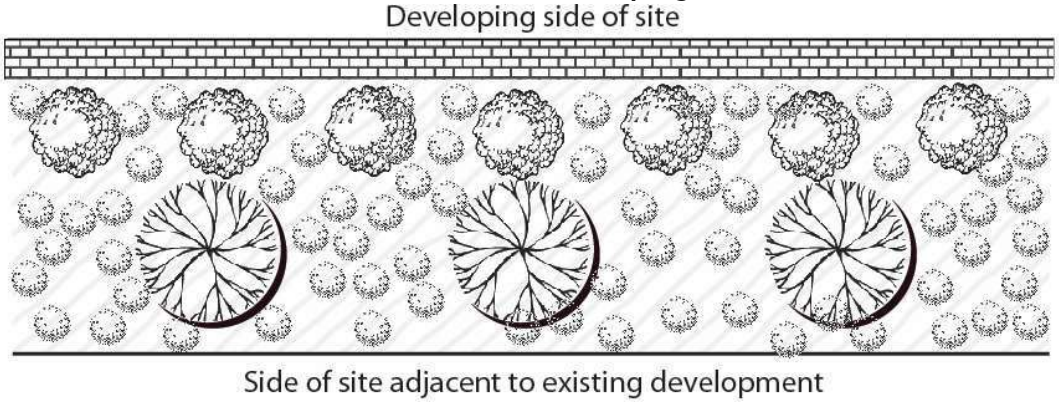
3. *L3: Six-foot tall screen*. This buffer uses a minimum six-foot tall screen to provide the physical and visual separation between uses or development. The standard is used when visual separation is required. When using shrubs for the screen, the shrubs shall be four-feet in height at time of planting.

Fig 18.6
L3 Six-Foot Tall Screen Landscaping Standard



4. *L4: Six-foot tall wall*. This buffer requires a minimum six-foot tall wall to provide physical and visual separation between uses or development. The standard is used when extensive screening of both visual and noise impacts is needed to protect abutting sensitive uses and in areas where there is little space for separation.

Fig 18.7
L4 Six-Foot Tall Wall Landscaping Standard



F. *Landscape and screening requirements by type of buffer*
   1. Required buffers shall contain at a minimum the landscaping and screening in Table 7:18.D, Planting and Screening Requirements in Buffers.
   2. All required buffers shall be maintained by the owner of the buffer area.
   3. Trees of different classes may be combined to meet the standard.
   4. Trees and shrubs may be grouped or spaced at irregular intervals.
   1. Groundcover shall be provided:
      a. Mulch may only be used as a groundcover in up to 40 percent of the ground cover area.
      b. No single type of other material may be used in more than 60 percent of the area.

Table 7:18.D
Planting and Screening Requirements in Buffers

	L1 General	L2: 3-foot tall screen	L3: 6-tall screen	L4: 6-foot tall wall
The number of trees required is: ▪ one Class A tree per 40 linear feet, or ▪ one Class B tree per 20 linear feet.	Required	Required	Required	NA
The number of trees required is: ▪ one Class A tree per 40 linear feet, or ▪ one Class B tree per 20 linear feet or ▪ one Class C tree per 15 linear feet in combination with or instead of Class A and Class B trees.	NA	NA	NA	Required
Where the area to be landscaped is between 20 and 30 feet, the number of trees and shrubs required is two six-foot tall shrubs or three three-foot tall shrubs per 400 square feet of landscaped area.	Required	NA	NA	NA
A continuous three-foot tall screen along the property line, consisting of: ▪ continuous evergreen shrubs, or ▪ a wall, fence or berm.	Optional	Required	NA	NA
A continuous six-foot tall screen along the property line, consisting of: ▪ continuous evergreen shrubs, or ▪ a wall or fence	Optional	Optional	Required	NA
A continuous minimum six-foot tall masonry wall along the property line	Optional	Optional	Optional	Required
One six-foot tall shrub is required for every seven linear feet of wall. The shrubs shall be planted on the side facing the existing development.	NA	NA	NA	Required
Access to the buffer area from the developing side of the site shall be provided in the design of the wall and buffer	NA	NA	NA	Required

Sec. 7:18.3.4 Street Yard

A. *Rural Character Area Street Yard*. A street yard is not required in the Rural Character Area, as delineated on the official zoning map.

B. *Requirements for all Character Areas except the Rural Character Area*
   1. Street trees are required along the entire street frontage, excluding alleys.
   2. Trees of different classes may be combined to meet the standard.
   3. Trees may be grouped or spaced at irregular intervals.
   4. When trees are placed in tree wells, tree wells for Class A trees shall be a minimum of 36 square feet and for Class B and C trees a minimum of 25 square feet.
   5. A continuous three-foot tall screen is required between any parking lot and the abutting sidewalk, consisting of:
      a. Continuous evergreen shrubs, or
      b. A wall, fence or berm.
   6. Groundcover shall be provided:
      a. Mulch may only be used as a groundcover in up to 40 percent of the ground cover area.
      b. No single type of other material may be used in more than 60 percent of the area.
   7. All street trees may be planted in the right-of-way with the approval of the Engineering Director. Where underground utilities or other practical difficulties exist, the Engineering Director may allow street tree planting no less than five feet and no more than 15 feet from the back of the sidewalk, unless an alternative plan is approved. See Sec. 7:18.5 regarding required permits to remove, cut, and plant trees and shrubs on public property.

C. *Suburban Character Area Street Yard*
   1. A landscape strip is required along the entire street frontage immediately behind the right- of-way or servitude of passage, exclusive of driveways and access ways at points of ingress and egress to the lot.
   2. The landscape strip shall have a minimum width of 10 feet or 10 percent of the lot depth, whichever is less.
   3. *Tree Spacing*:
      a. The number of trees required is one Class A tree per 40 linear feet.
      b. Where overhead utilities exist, Class B or Class C trees shall replace Class A trees at the rate of one Class B or Class C tree for every 40 feet.

D. *Walkable and Urban Character Area Street Yard*
   1. The number of trees and plant materials required is:
      a. One Class A tree per 40 linear feet, or
      b. One Class B tree per 20 linear feet.
   2. Where overhead utilities exist, Class B or Class C trees shall replace Class A trees at the rate of one Class B or Class C tree for every 20 feet.

E. *Downtown Character Area Street Yard*
   1. One Class A or Class B tree is required per 40 linear feet.
   2. The Engineering Director may approve substituting awnings, canopies or other shade structures for required trees.

Sec. 7:18.3.5 Parking Lot Landscaping

A. Parking lots with ten or more spaces or expanding by six or more spaces shall provide parking lot landscaping.

B. No parking space shall be located further than 100 feet from the trunk of a Class A or Class B tree.

C. Trees may be provided in a mix of interior islands, median islands, terminal islands and buffer areas.

D. All islands shall have a minimum area of 75 square feet.

E. Tree wells for Class A trees shall be a minimum of 36 square feet and for Class B and C trees a minimum of 25 square feet.

Figure 7:18.8
Illustration of Parking Lot Landscaping Components

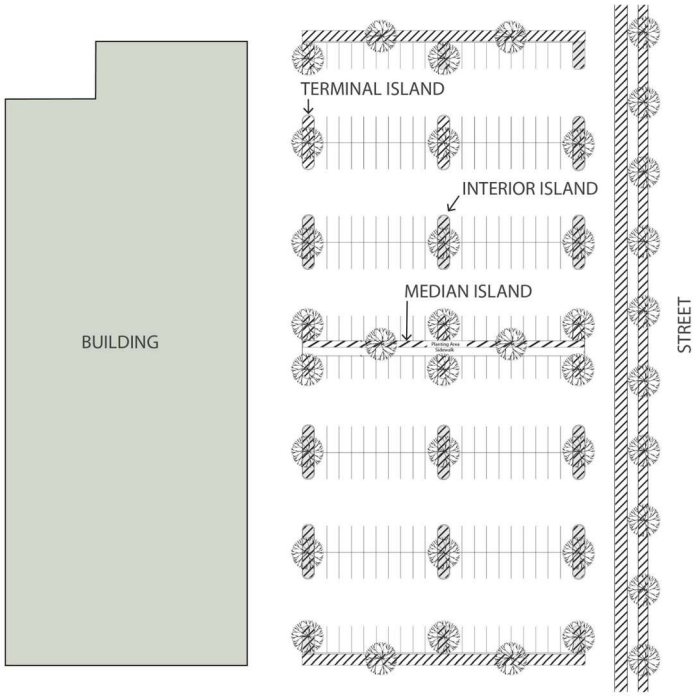


Table 7:18.E
Parking Lot Landscaping Requirements by Character Area

	Rural	Suburban	Walkable / Urban	Downtown
Parking Lot Materials, General				
Pedestrian paths shall be clearly delineated	Optional	Optional	Y	Y
Sidewalks across driveways shall maintain a consistent grade of pedestrian travel in order to give pedestrians priority access over vehicular travel	Optional	Optional	Y	Y
Interior Islands				
An interior landscaped island shall be provided for every 10 parking spaces in a single row	Y	Y	NA	NA
Tree wells for Class A trees shall be a minimum of 36 square feet and for Class B and C trees a minimum of 25 square feet	Y	Y	NA	NA
Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees when approved by the Development Director	Y	Y	NA	NA
Terminal Islands				
All rows of spaces shall terminate in a curbed landscaped island	Y	Y	NA	NA
Terminal islands shall be a minimum of five feet in width and have a length no shorter than two feet less than the length of the abutting parking space	Y	Y	NA	NA
Median Islands				
A curbed median island with a minimum width of six feet inside the curb shall be provided between every six single parking rows and along primary internal and external access drives	Y	Y	NA	NA
Median intervals may be expanded in order to preserve existing trees when approved by the Development Director	Y	Y	NA	NA

F. Trees may not be planted closer than two and one-half feet to the paved portion of the parking lot.

G. Islands provided without trees shall provide ground cover, shrubs or other plant material as approved by the Planning Director.
   1. Mulch may only be used as a groundcover in up to 40 percent of the groundcover area.
   2. No single type of other material may be used in more than 60 percent of the area.

H. The use of bioswales is encouraged. Interior and/or Median Islands may be consolidated or intervals may be expanded in order to provide for a better bioswale system where approved by the Engineering Director.

I. Parking Lot Landscaping shall be provided as required in Table 7:18.E, Parking Lot Landscaping by Character Area.

Sec. 7:18.4 Screening

Sec. 7:18.4.1 Utilities

A. Above-ground utilities and appurtenances to underground utilities that require above-ground installation, with the exception of those located in the right-of-way, shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure and shall contain a break for required access.

B. Trees or shrubs shall not be planted within ten feet of fire hydrants, public utilities such as traffic meter boxes, directional traffic signs and other similar public structures.

Sec. 7:18.4.2 Drive-Thrus, Access and Stacking Lanes

A. Except as provided below, a continuous three-foot tall screen is required between any drive-thru, including access and stacking lanes, and the street or abutting properties when visible from the street or abutting residential property. The three-foot tall screen shall consist of:
   1. Continuous evergreen shrubs, or
   2. A wall, fence or berm.

B. Screening of drive-thrus and access lanes at banks and other financial institutions shall comply with Louisiana Revised Statutes § 6:1366 and shall meet the following conditions:
   1. No plant material exceeding one foot in height shall be planted within a 15-foot radius of the Plant drive-thru or access facility.
   2. Material outside the 15-foot radius shall be maintained in a manner which promotes reasonable visibility of persons within the access area.
   3. Trees within the access area shall be limbed up to a minimum of six feet.

Sec. 7:18.5 Trees and Shrubs on Public Property

A. A permit from the Engineering Department is required to remove any tree or shrub growing within the public right-of-way or other public property.

B. The Engineering Department may grant a permit to abutting property owners or public utilities serving the City of St. George to prune trees or shrubs as necessary for the protection of utility lines and clearing of rights-of-way.
   1. In lieu of obtaining a permit, public utilities may submit an annual maintenance plan 30 days prior to commencement of any work, describing the areas to be pruned.
   2. In the case of an emergency, pruning may be allowed without a permit, provided that it is performed in accordance with American National Standards Institute (ANSI).
   3. Pruning or digging measures that are necessary to restore power or to abate the imminent danger to human life are authorized. A report of any such emergency work, if

it involved pruning or digging within the root system of a tree or shrub, must be filed with the Engineering Department within 15 calendar days following such work. As soon as possible, any emergency work must be brought up to appropriate standards to the extent possible under the direction of the Engineering Department.

C. A permit to remove a tree or shrub may include conditions that protect the public's use of the area.

D. Approval by the Engineering Department may be conditioned on replacement with a new tree or shrub.

E. Except in the case of public utilities, the permit may also be conditioned on the furnishing of a bond or other adequate financial assurance for the payment of damages incurred as a result of permit violation.

F. Approval by the Engineering Department shall be given when it is found that a tree should be removed or is unsafe because of one of the following conditions:
   1. Growth which cannot be corrected by proper trimming;
   2. Damage caused by the elements, or because of age, disease or other debilitating cause;
   3. Existence of an insecure root system which might cause the tree to fall;
   4. Existing or potential interference with street use;
   5. Root interference with subsurface sewer or utility facilities which reasonable root pruning may not correct; or,
   6. Any other conditions which the Engineering Director finds such removal will be in the public interest.

G. If no action is taken by the Engineering Department within 10 working days of the submission of a permit request, the permit will automatically be issued. All denials of permit requests by the Engineering Department shall be accompanied by written reasons for the permit denial.

H. Notwithstanding the above, public utilities do not need to acquire a permit in connection with providing a service line or drop in the provision of utility service provided at the request of any of its customers.

Sec. 7:18.6 Tree and Urban Forest Preservation Standards

Sec. 7:18.6.1 Tree Credit Standard

Existing trees within the area proposed for site development may be credited towards the landscape materials required by this Chapter. The owner is encouraged to preserve as many existing mature and valuable trees that are suitable for landscaping as possible in the design and implementation of the landscape plan.

A. In all applicable zoning districts, credit may be applied toward the tree planting requirements of this Chapter by the preservation of existing trees within Street Yards, Buffers, and other areas of the site left undisturbed by construction.

B. Trees preserved in the street planting area shall be credited towards street planting requirements, trees preserved in parking lots shall be credited toward parking lot requirements and trees preserved in a buffer planting area shall be credited toward buffer area planting requirements.
C. It shall be the responsibility of the owner to maintain preserved trees. If a preserved tree dies within five years of development completion or certificate of occupancy, it is the responsibility of the owner to replace that tree with the number of caliper inches credited on a matching basis within six months. The owner shall be responsible for maintaining all plant materials required by the Unified Development Code in healthy living condition.

Sec. 7:18.6.2 Qualifying Trees

A. The tree credit rate for each tree preserved shall be determined by Table 7:18.F, Tree Credits for Preserved Trees. Trees qualifying for tree credits are listed in the Appendix (Preserved Trees Qualifying for Tree Credit.)

B. Trees shall be preserved in accordance with the rules of good arboricultural practice as set forth by ANSI.

Table 7:18.F
Tree Credits for Preserved Trees

Existing Trunk Diameter (DBH) Inches of Preserved Trees	Amount of Credit Granted
Live Oak Trees 24 inches or greater	1 tree for every inch of preserved Live Oak
24 inches or greater (all trees, except for Live Oaks)	10 trees
18 inches to under 24 inches	8 trees
12 inches to under 18 inches	6 trees
6 inches to under 12 inches	4 trees

Sec. 7:18.6.3 Tree Preservation Plan

In order to receive credit for preserved trees, the owner must include as part of the Landscape Plan submittal a Tree Preservation Plan which shall be approved by the Planning Director.

A. The Tree Preservation Plan shall include the location, size and condition of each tree or tree grove to be preserved, along with an indication of proposed development features which may impact such trees, and any other pertinent information as required by the Planning Director to evaluate existing and proposed conditions.
B. The Tree Preservation Plan shall include a detailed description of all methods to be used to ensure the survival of all trees scheduled for preservation credit, including information that may be required by the Planning Director to interpret the intent and methodology proposed.
C. All tree preservation methodology shall conform to ANSI A300 standards.

Sec. 7:18.6.4 Protection of Trees during Site Development and Construction

The tree drip line, which extends to the edge of the leaf mass of the crown shall be designated as a Tree Protection Zone and shall be kept safe from site disturbance.

A. In the erection of any building or structure, the builder, contractor or owner shall place tree protection fencing a minimum height of six feet along the tree protection zone and around all trees belonging to the City of St. George that are within twenty feet of the developing property to prevent injury to them. Building materials or trash shall not be placed upon City of St. George property, right-of-way or easements without the permission of the Planning Director. Contractors and others doing work, either for excavation or other projects for which permission has been granted by the Planning Director shall give bond to the Planning Director to guarantee the payment of all costs for repairing any settlement or other damage or deterioration that occurs as a result of the project undertaken by them.
B. Trees designated on the Tree Preservation Plan as Protected Trees shall be completely enclosed by tree protection fencing a minimum height of six feet located at the tree protection zone, and as approved by the Planning Director. The location of the tree protection fencing must be as described on the Tree Preservation Plan. Plastic or non-rigid forms of fencing shall not be allowed.
C. Tree protection fencing must be in place prior to any clearing or site work. Failure to install tree protection fencing at the appropriate time may result in the loss of tree protection credits and shall require suspension of all work until a revised Landscape Plan is approved. Tree Protection fencing must remain in place until all construction has been completed or final occupancy permit has been issued, whichever is later.
D. Tree protection fencing must carry durable signs designating the area as a "Tree Protection Zone. No entry unless authorized by the City of St. George Planning Department. Signs shall be in both English and Spanish and shall be spaced around the perimeter of all tree protection zones with a maximum spacing of 25 feet between signs. Signs shall be a minimum eight inches tall by ten inches wide in size and shall be firmly affixed to the tree protection fence.
E. Any violation of a tree protection zone may subject the owner to the loss of tree preservation credits and may require the suspension of all work until a revised Landscape Plan is approved for the project.
F. Tree protection zones shall explicitly follow the terms and conditions of the approved Tree Preservation Plan for that project or site. Any variation must receive the prior approval of the Planning Director.
G. Additional tree protection measures may be ordered by the Planning Director if site conditions warrant them.

Sec. 7:18.7 Design and Installation

Sec. 7:18.7.1 Plant Material

A. *General*
   1. All landscaping shall be installed in accordance with the rules of good arboricultural practice as set forth by the ANSI A300 and in the Louisiana Nurseryman's Manual for

the Environmental Horticulture Industry, latest edition, as published by the Louisiana Nursery and Landscape Association, and currently in effect at the time of such work.
2. Plant material shall be true to name, variety and size and shall conform to all applicable provisions of the American Standards for Nursery Stock, latest edition, as published by the American Nursery & Landscape Association.
3. Plant materials shall be cold-hardy for the specific location where they are to be planted.
4. Plant materials shall be able to survive on natural rainfall once established with no loss of health.
5. All plant heights shall be measured from the top of the root ball to the tip of the highest branch.

B. *Class "A" trees and street yard trees*
1. All single trunk trees shall have a minimum two-inch caliper and measure a minimum of eight feet tall at time of planting.
2. Multi-trunk trees shall have main stems with a minimum one and one-half-inch caliper per trunk, a minimum of three main stems, and measure a minimum of ten feet tall at time of planting.

C. *Class "B" trees*
1. All single trunk trees shall have a minimum one and one-half inch caliper and measure a minimum of eight feet tall at time of planting.
2. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and measure a minimum of eight feet tall at time of planting.

D. *Class "C" trees*
1. All single trunk trees shall have a minimum one and one-half inch caliper and measure a minimum of five feet tall at time of planting.
2. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and measure a minimum of five feet tall at time of planting.

E. *Shrubs*
1. Shrubs shall be a minimum of 20 inches in height in a minimum three-gallon container, unless they are planted as a screen for an L3 buffer.
2. When planted as a screen for an L2 buffer or a parking lot, the maximum spacing for 20-inch high shrubs shall be 36 inches on center.
3. Shrubs planted as an L3 buffer shall be a minimum of four-feet in height.
4. When planted as an L3 buffer, the maximum spacing for four-foot high shrubs shall be 36 inches on center.
5. Spacing for other required plant material shall be determined by the Planning Director.

F. Groundcover shall be of a type that will provide 80 percent coverage within five years of planting.

Sec. 7:18.7.2 Sight Triangle Planting

A. A clear sight triangle shall be established at the intersection of a driveway and a street measuring ten feet from the back of the right-of-way and extending 70 feet from the edge of each side of the driveway and on all corner lots (the intersection of two streets) measuring 25 feet from the corner of both sides of the intersecting streets at the back of the right-of-way.

B. No materials that would impede traffic visibility shall be allowed between two and one-half feet and eight feet in height, as measured from the grade of the street or driveway.

C. Plant heights shall be measured from the grade of the street's centerline unless an alternative is approved by the Planning Director.

Sec. 7:18.7.3 Soils

Trees shall be planted in accordance with the rules of good arboricultural practice as set forth by the ANSI A300.

Sec. 7:18.7.4 Irrigation

A water source shall be supplied within 200 feet of any planting requiring watering to become established.

Sec. 7:18.7.5 Constrained Sites

A. Alternative landscaping may be approved by the Planning Director where the required landscaping in this Chapter cannot be physically met on the site for one of the following reasons:
   1. The site involves space limitations or is an unusually shaped lot;
   2. Topography, soil, vegetation, or other physical conditions of the lot are such that full compliance is impossible or impractical;
   3. Public safety considerations are involved;
   4. Impact on the environmental quality of the lot and surrounding area will be improved with the proposed alternative landscape plan;
   5. Redevelopment of an existing site requires landscaping to be added, but a building, pavement or stormwater facility already exists; or,
   6. The site has lost area from existing landscaping due to an abutting public improvement project.

B. Alternative landscaping may be approved by the Planning Director under the following conditions:
   1. Property owners abutting the development site agree in writing that a reduced buffer between the abutting property and the site being developed is acceptable. The required number of trees and landscape area shall be provided elsewhere on the site.
   2. If separate properties have a common development plan, a modified buffer between properties is permitted. However, required perimeter and area landscaping plantings shall be provided as required in this ordinance.

Sec. 7:18.8 Maintenance

A. Property owners and their agents shall be responsible for providing, protecting, and maintaining all required landscaping in a healthy and growing condition, replacing dead or damaged vegetation, and keeping all landscaped areas free of refuse and debris.

B. Property owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping within the abutting right-of-way.

Chapter 19
DEFINITIONS

Sec. 7:19.1 Word Usage

For the purpose of this Ordinance, certain terms are defined as indicated in this section. These definitions and all other provisions of this Ordinance are subject to the following rules of interpretation:

A. The present tense includes the future tense.
B. The singular includes the plural and the plural the singular.
C. The word “shall” is mandatory.
D. Any term not defined within this chapter shall be as defined elsewhere in the City of St. George Code or, if not defined elsewhere in the City of St. George Code, as defined in Webster's New International Dictionary, most recent edition, unless the result does not effectuate the intent of the St. George City Council, leads to absurd or illogical results, or is inconsistent with the surrounding textual context.
F. The word "person" or “applicant” includes individuals, firms, partnerships, joint ventures, trusts, trustees, estates, corporations, associations and any other similar entities.
G. The word “director” associated with a department of the City of St. George shall include any individual designated by that department director.

Sec. 7:19.2 Defined Terms

Numerics

5-year storm: a storm event that has a 20% chance of occurring in any given year.

10-year storm: a storm event that has a ten percent chance of occurring in any given year.

25-year storm: a storm event that has a four percent chance of occurring in any given year.

100-year storm: a storm event that has a one percent chance of occurring in any given year.

500-Year storm: a storm event that has a 0.2% chance of occurring in any given year.

A

Abutting: sharing a common property line.

Accessory Dwelling: A permitted independent, subordinate dwelling unit contained within a single family detached dwelling or an accessory structure.

Accessory Structure: a separate structure, typically located on the same lot as a principal structure, that is devoted to a use typically considered subordinate, or accessory, to the primary use of the property.

Accessory Use: a use subordinate to and incidental to the primary use of the principal building or to the primary use of the premises.

Adequate public facilities: water, sewer, transportation, and stormwater management facilities, whether publicly or privately owned, determined to be capable of supporting and serving existing and approved development at required service levels, as determined by, for:

(a) Water, the applicable water utility provider and the City of St. George Fire Department;
(b) Sewer, the applicable sewer utility provider or approval authority;
(c) Transportation, the applicable transportation authority using the evaluation standards for a Traffic Impact Analysis; and
(d) Stormwater management, the City of St. George using the Stormwater Management Plan, Drainage Impact Study, Water Quality Impact Study, and Offsite Drainage Assessment, as appropriate.

Adjacent: property that touches or is directly across a right-of-way or servitude that is no more than 60 feet in width.

Adult Entertainment: any bookstore, motion picture theater, mini-motion picture theater, or live entertainment business that has as a substantial or significant amount (no more than 20%) of its stock in trade or floor area dedicated to materials that emphasize matter depicting, describing, or relating to the depiction of the human genitals in a state of arousal or stimulation (even if completely or opaquely covered) , acts of human masturbation, sexual intercourse or sodomy, or fondling or other erotic touching of human genitals, pubic areas, buttocks, of female breasts, or less than completely covered human genitals, pubic areas, buttocks, or the female breast below a point immediately above the top of the areola, as well as any massage business (other than those massage businesses licensed by the State of Louisiana).

Agricultural Activities: the exclusive use of land for bona fide agricultural purposes, including farming, silviculture, viticulture, aquaculture, animal and poultry husbandry, but not the cultivation of marijuana (*Cannabis*). It includes accessory uses for packing, treating, or storing the product of such activities, provided that the operation of the accessory uses is clearly incidental to the primary agricultural activity.

Alley: a public right-of-way or private servitude that generally runs to the rear of lots for the provision of service or secondary access to homes and businesses.

Animal Hospital: an establishment for the care and treatment of animals, and where animals may be boarded during their convalescence. May include boarding services as an ancillary use, but the primary operation of the use is the care and treatment of the diseases and injuries of animals.

Architectural Features: the architectural style, general design, and general arrangement of the exterior of a building, structure, object, or work of art, including the building materials and texture, the type and style of all windows, doors, and other similar architectural fixtures but not signs.

Area of Shallow Flooding: a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path

of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Arrester: a device which prevents the emission of flammable debris from combustion sources, such as fireplaces and wood burning stoves.

Arterial Streets: a street designed to carry large volumes of through traffic on a continuous route with intersections at grade and traffic control measures that grant priority to the movement of through traffic.

Assisted Living Center: a residential facility for three or more individuals who are elderly or disabled who not related to the operator, who can live somewhat, but not fully, independently, are provided assistance with some tasks of tasks of daily living such as meal preparation, bathing, dressing, household chores, or supervision of self-administered medication. An Assisted Living Center may have a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters.

Attached Garage: a garage that is connected to the principal structure on a property that, for floodplain management purposes, is treated as an enclosure if below the Base Flood Elevation.

B

Banner: any sign of lightweight fabric or similar material that is mounted to a structure or a building by a frame at one or more edges.

Bar: any establishment where alcoholic beverages are sold for consumption on the premises by paying customers that is equipped with a backbar or similar equipment for public display and to inform the public of brands and flavors offered for sale and the average monthly revenue alcoholic beverage sales represents at least 50 percent of its total average monthly revenue; is staffed by a bartender whose primary duty is to open and/or prepare beverage alcohol products for consumption on the premises by paying customers, or prepared with an appropriate lid or cover on the container for take- out service; and prohibits entry by persons under the age of 18 except as authorized by Louisiana law.

Base Flood: the flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation: the elevation shown on the Flood Insurance Rate Map (FIRM) and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, VI-V30, or VE that indicates the water surface elevation resulting from the base flood.

Basement: the area of a building that is wholly or partly below ground level.

Bed and Breakfast: a lodging facility located within an owner-occupied home in a National Register Historic District or Site or a home listed on the National Register of Historic Places or homes a minimum of 50 years old.

Bedroom: any space in the conditioned area of a dwelling unit or accessory structure that is at least 70 square feet in area that is designed or intended for sleeping purposes and has

at least one window. For purposes of determining the number of bedrooms in a dwelling unit, halls, bathrooms, the kitchen, one living room, one dining room, one den or family room one laundry room, and closets/dressing rooms opening off of a bedroom shall not be considered as bedrooms.

Best Management Practices (BMPs): methods, measures, practices, schedules of activities, maintenance procedures, and other management practices to prevent or reduce pollution of waters or conservation of natural resources. Among other things, BMPs include treatment requirements, operating procedures, and practices to control runoff. With regard to construction, these may include structural devices or nonstructural practices designed to control runoff and direct the flow of water.

Billboard: a large outdoor advertisement (typically 300 square feet) for which rent is charged according to:

A. The amount of traffic that passes its location;
B. Its visibility; and,
C. Its size.

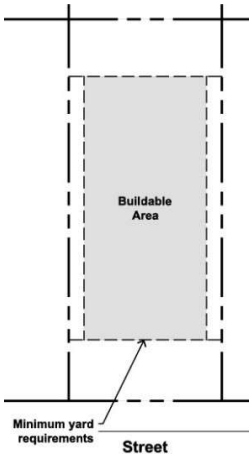
Boarding House: a dwelling occupied by not more than twenty persons not related by blood, marriage or adoption with only one kitchen.

Boulevard: a street with a landscaped center median; the entrance to a major subdivision with a landscaped center median.

Brewpub: a type of eating and drinking establishment that includes the brewing of beer for consumption on-premise or sale directly to a consumer as an accessory use.

Buffer: the planted area, including fences or walls, required between land uses to eliminate or minimize conflicts between them.

Buildable Area: that portion of a lot in which a building may be located; the area defined by setbacks.



Buildable Lot: a lot, other than designated common areas, which meets all the minimum requirements of the Unified Development Code for the construction of at least one main building/structure.

Building: a structure with solid exterior walls pierced only by windows and doors on all sides and a permanent roof.

Building Frontage: the façade of a building that is architecturally designed as the front and which contains the main entrance for use by the general public.

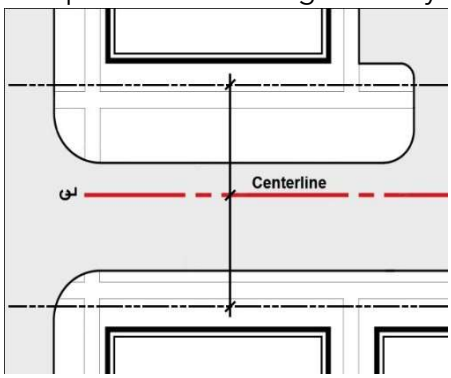
Building Line: the inner edge of any required yard that determines the buildable area of a lot or tract.

Building Official: the individual certified by the Louisiana State Uniform Construction Code Council and designated by the City of St. George with the responsibility for administering the building codes as well as enforcement of the Unified Development Code.

Buoyancy: the force that causes objects to float.

C

Centerline: a line defining the midpoint of a street right-of-way.



Central Business District (CBD): the urban area that has a diversity of uses not typically found in other areas of the city, including retail, governmental, office, cultural, recreational, entertainment, and residential uses, whose boundaries are the Mississippi River on the west, North Boulevard on the south, North Street on the north and Interstate 110 on the east.

Certificate of Appropriateness: A document evidencing approval of an application to alter, change, demolish, relocate, excavate, or construct in a designated historic landmark or district.

Clearance: the height or width of a passage.

Club: buildings and facilities operated for a social, educational or recreational purpose, to which membership is required for participation and not primarily operated for profit nor to render a service that is customarily carried on as a business.

Collector Street: a street carrying traffic from local streets within residential or commercial areas that provides connections to arterials and highways; collector streets may be considered major streets in accordance with the Major Street Plan.

Common Area: land within a development that is not individually owned or dedicated for public use, but is designed and intended for the common use or enjoyment of the

residents of a development. Complementary structures and improvements may be included as part of a common area.

Communication Tower: a tower, pole, or similar structure that supports a telecommunications antenna operated for commercial purpose above ground in a fixed location, freestanding, guyed, or on a building or other structures.

Community Garden: any piece of land gardened by individuals or groups of people for cultivation of fruits, flowers, vegetables, or ornamental plants.

Comprehensive Land Use Data: data establishing the Future Land Use GIS data layer recommended by the Planning Commission and adopted by the St. George City Council establishing an orderly guide for long-range development.

Concept Plan: a generalized written and graphic document indicating the boundaries of a planned development identifying the location of uses and their intensity as well as the access alignments of the development.

Conditional Uses: uses that generally are considered compatible with the uses permitted in a zoning district but require individual review of their location, design and intensity in order to ensure their appropriateness on any particular parcel of land and their compatibility with adjacent uses.

Congregate Care Facility: a residential facility providing full or part-time care, either permanently or temporarily, to people unable to live fully independently, due to age or physical, developmental, or medical disability. Congregate care facilities include assisted living centers, in-patient rehabilitation centers, hospice facilities, in-patient rehabilitation centers, A group home is not a congregate care facility.

Country Club: an establishment with recreation facilities for members, their families and invited guests.

Courtyard: an uncovered area, which may be landscaped, that is bounded on at least three sides by buildings or walls and is used to supply access, light, and air to abutting uses.

Critical Facility: a facility necessary to protect the public health, safety and welfare during a natural disaster. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire and emergency operations installations, water and wastewater treatment plants, electric power stations, and installations which produce, use, or store hazardous materials or hazardous waste (other than consumer products containing hazardous substances or hazardous waste intended for household use).

Critical Root Zone: the area around the base of a tree generally corresponding to the dripline of the tree that contains sufficient root volume to ensure the future well-being of the tree in the event of nearby soil disturbance; typically, the critical root zone is considered to be an imaginary circle drawn around the trunk of the tree with a radius of one foot for every inch of tree diameter at breast height.

D

Day Care Center: any facility operated by a person, society, agency, corporation, institution, or any other group for the purpose of providing care, protection, and guidance to seven or more individuals who are not related to one another or to the operator and who do not live in the facility, but are cared for there for only part of a 24-hour day. This term includes nursery schools, child care centers, and adult day care facilities, but does not include educational facilities or facilities offering care to individuals for a full 24-hour day.

DBH: see Diameter at Breast Height.

Demolition by Neglect: the process of deterioration of a structure within a local historic district that occurs when routine maintenance or major repair is not performed to the extent that preservation and future restoration is jeopardized.

Density: the number of dwelling units per gross acre devoted to residential development.

Density, High: more than 20 dwelling units per acre.

Density, Low*:* less than 8 dwelling units per acre.

Density, Medium*:* at least 8 but not more than 20 dwelling units per acre.

Detention Basin: is a specifically designed and engineered stormwater management structure or facility whose primary purpose is to temporarily store stormwater runoff resulting from a development and slowly release it at a controlled rate.

Developed Site Area: the area of a lot that is disturbed for the purpose of developing structures, parking facilities, loading areas, storage areas, access drives, sidewalks, or any other facilities paved with an all- weather material, and landscaped areas.

Development: any human made change in improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

Diameter at Breast Height (multi-stem): the caliper measurement of the largest trunk of a tree taken approximately 54 inches above the ground plus ½ the caliper measurement of each additional trunk approximately 54 inches above the ground.

Diameter at Breast Height (single trunk): the caliper measurement of the trunk of a tree taken approximately 54 inches above the ground.

Disturbance: any activity related to movement and removal of soil, addition or import of soil, or the removal of trees, vegetation or brush from the land, not including the regular mowing of open grassy areas or the incidental movement of small amounts of soil or land cover for maintenance or operation of a residence or commercial business.

Drainage way: a ditch, levee, watercourse, piping, or other natural or artificial condition for the removal of surplus or excess surface water collecting or accumulating on the land.

Dwelling: a building or a part of a building, containing living, cooking, sleeping, and sanitary facilities for use by a single housekeeping unit. Motor homes, trailers, automobiles, and tents are not considered dwellings.

E

Elderly: any person having attained the age of 65 years.

Embellishment (for purposes of Chapter 16, Signs, only): the area of design made as a cutout that extends beyond the basic rectangular space of an advertising sign.

Environmentally Sensitive Area: an area not suitable for development due to the presence of significant wetlands, floodplains, or habitat for Threatened or Endangered Species as determined by the U.S. Fish and Wildlife Service.

Equestrian Facility/Stable: a facility created and maintained for the purpose of accommodating, training or competing equids, especially horses. Based on their use, they may be known as a barn, stables, or riding hall and may include commercial operations described by terms such as a boarding stable, livery yard, or livery stable. Larger facilities may be called equestrian centers and co-located with complementary services such as a riding school, farriers, vets, tack shops, or equipment repair.

Erect: to construct, build, raise, assemble, install, place, replace, locate, relocate, affix, attach, display, alter, use, create, paint, draw, illuminate, or in any way bring into being or establish.

Erosion: is the removal of soil through the actions of water or wind.

Estate Sale: see Garage Sale.

Exception: a use that is not permitted by right, but is allowed subject to specific conditions that are set forth in the ordinance.

Existing Structure: (for purposes of determining flood insurance rates associated with Chapter 15, Floodways, Floodplains, Drainage and Water Quality, only)**:** structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRM's effective before that date.

Expressway: a limited access route designated on the Major Street Plan.

F

Family: an individual or two or more persons who are related by blood, marriage or legal adoption living together and occupying a single housekeeping unit with single cooking facilities; or not more than two persons, or not more than four persons (provided the owner lives on the premises) living together by joint agreement and occupying a single housekeeping unit with single cooking facilities on a non- profit, cost sharing basis.

Final Development Plan: written and graphic documents reflecting detailed plans for the development of a tract and reflecting the conceptual plans for the tract that is part of a planned development.

Firing Range, Indoor: a completely enclosed facility with impenetrable walls, floors, and ceilings, and acoustical treatment for sound attenuation, all designed to offer a controlled shooting environment for target shooting for practice or amusement with any firearm provided for the use of any person.

Firing Range, Outdoor: the use of land for the discharge of firearms for the purpose of target practice, skeet and trap shooting. Excluded from this use type shall be general hunting and unstructured and nonrecurring discharging of firearms on private property with the property owner's permission.

First Flush: the first one inch of rainfall runoff.

Fixture, Full Cut-Off: a luminaire or light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90 degree, horizontal plane from the base of the fixture and that is installed in a vertical position to prevent disability glare.

Fixture, Fully Shielded: a luminaire or fixture constructed in such a manner that an opaque shield extends, on the top and all sides, below the lowest direct light emitting part of the luminaire with a shield surrounding the lowest direct light emitting part that is level with the horizontal plane, regardless of the orientation of the luminaire or fixture.

Flag: any fabric, bunting, or other flexible material that is mounted on a pole and used as a symbol of a unit of government, group, cause, or organization.

Flood or Flooding: a general and temporary condition of partial or complete inundation of normally dry land areas from:

A. The overflow of inland or tidal waters; or
B. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate map (FIRM): an official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community,

Flood Proofing: any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

Floodplain: the low land area near a watercourse that has been, or may be, covered by a flood of 100- year frequency as determined by the Engineering Department.

Floodplain Administrator: the principal individual responsible for the daily implementation of flood loss reduction activities including enforcing the community's flood damage prevention ordinance, updating flood maps, plans, and policies of the community, and any of the activities related to administration of the National Flood Insurance Program.

Floodplain Management: the operation of an overall program of corrective and preventive measures for reducing flood damage including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

Flood-Prone Area: any land area susceptible to being inundated by water from any source.

Floodway: the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floor Area: the sum of the horizontal areas of each floor of a building, measured from the interior faces of all exterior walls of a building, or the centerline of walls separating two joined buildings, excluding unfinished basements, unfinished attics, enclosed parking areas, porches, breezeways, and accessory structures.

Floor Area Ratio: the floor area of all buildings on a lot divided by the lot area.

Foot Candle: a unit of measure for illuminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Footprint: the area enclosed within the external walls or periphery of a structure. For elevated structures, trailers, and mobile homes, the footprint shall mean the vertical projection of the external walls to the ground surface.

Four Percent Storm: a storm with a four percent chance of occurring in any given year; the 25-year storm.

Freeboard: a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" is intended to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Frontage, Building: see Building Frontage.

Frontage, Lot: the horizontal distance between the side lot lines measured at a point where the side lot lines intersect a street right-of-way or private servitude of access. All sides of a lot that abuts a street or servitude of access are considered frontage, as is the arc between the side lot of curvilinear streets or servitudes of access.

Frontage, Street: all of the property on one side of a street between two intersecting streets or from one intersecting street to the end of a dead end street. Street Frontage may represent the combination of multiple Lot Frontages.

Functionally Dependent Use: a use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities but does not include long-term storage or related manufacturing facilities.

Future Land Use Map: the map within the comprehensive plan that guides the distribution of various land use categories (residential, office, commercial, industrial, mixed-use) envisioned for the future.

G

Garage Apartment: See Accessory Dwelling

Garage, Front Loaded: a private garage where the overhead doors are generally parallel to the front yard.

Garage Sale: the sale of personal property on any portion of a lot in a residential zoning district, whether inside or outside a building.

Garage, Private: an accessory structure within which vehicles owned and used by occupants of the principle building may be contained.

Garage, Storage: a structure within which vehicles may be contained or where persons other than the occupants of the principle building on the property use the vehicles.

Gas Station: any place used for the dispensing, sale or offering for sale of automobile fuel and oils at retail and no vehicle repair services are offered.

Glare: light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see and function, and in extreme cases causing momentary blindness.

Grade: the average level of the finished surface of the ground abutting the exterior walls of a building or the support structure for a sign, unless the building or sign closer than five feet to a street, in which case the sidewalk elevation at the center of the building shall determine the grade.

Grading: movement and reshaping of earth to create new contours.

Green Wall: a wall partially or completely covered with vegetation that includes a growing medium, such as soil, and frequently features an integrated water delivery system. Green walls are also known as living walls, BIOboards, biowalls, ecowalls, or vertical gardens.

Greenbelt: an open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses.

Ground Cover: material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve inches.

Group Homes: a residential building housing not more than ten service-dependent or developmentally disabled people living with professional staff. The group home constitutes a single housekeeping unit in which residents share household responsibilities (such as cooking, cleaning, laundry), meals and recreation in a family setting. Group homes str not congregate care facilities or halfway houses or transitional housing.

H

Half-Story: space under a sloping roof that is at least three feet high but permits not more than 60 percent of the floor area to be finished off for use.

Halfway House or Transitional Housing: temporary housing for ex-offenders or individuals recovering from substance abuse wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society to enable residents live independently.

Height, Building: the vertical distance from grade to (a) the top level of a flat roof; (b) the deck line of a mansard roof, or (c) the average height between eaves and ridge for gable, hip and gambrel roofs.

Height, Sign: the vertical distance from grade, street pavement, or building facade, as applicable, to the highest point of the sign.

Height, Tower: the distance from grade to the top of the tower structure or any attached wireless transmission or relay equipment.

Highest Adjacent Grade: the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historical Society: an organization that collects, researches, interprets and preserves information or items of historical interest. Generally, a historical society focuses on a specific geographical area, such as a county or town or subject, such as aviation or rail transport.

Historic District, Local: a geographically definable area designated by the St. George City Council on the recommendation of the Historic Preservation Commission that contains structures, buildings, objects, sites, or works of art that contribute to the historic character of the area.

Historic Landmark, Local: an individual structure, building, object, site, or work of art designated by the St. George City Council on the recommendation of the Historic Preservation Commission as exhibiting a special historical, architectural, or environmental character.

Historic Structure: any structure that is:

A. Listed individually in the National Register of Historic Places;
B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
C. Individually listed on the State inventory of historic places; or,
D. Individually identified as a contributing property within a local historic district or designated as an historic landmark.

Home Occupation: An accessory use of a residential dwelling unit for a business, occupation, or activity conducted for financial gain that is conducted on the property, but does not change the essential character of the residential use.

Home Office: An accessory use of a residential dwelling unit for limited service activities.

Housing for the Elderly: a multiple family structure operated with resident management that is designed specifically for people over age 65 with at least 75 percent of its occupants being 65 years of age or older.

Hydrodynamic Load: those loads that result from the pressure of water flowing against and around a rigid structural element or system.

Hydrostatic Load: those loads that result from the pressure of standing water on a solid object.

I

Impervious Surface: a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater.

Indexed Stream: surface waters with assigned numbers as shown on maps produced with the EBR Stream Segment Data Layer.

Institution: an establishment serving a social, educational, or religious purpose, such as a hospital, school or place of worship.

Institution, Educational: any public, parochial or private institution that provides a curriculum of education at the primary, secondary, or college/university level, including preschool programs such as Head Start, as well as schools for the mentally or physically handicapped. This definition does not include childcare facilities or trade or business schools.

Institution, Philanthropic: any organization that is supported primarily by charity and whose principal function is the performance of charitable works.

Institution, Religious: a building used for nonprofit purposes in which people assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with accessory buildings and customary accessory uses, including cathedrals, chapels, churches, mosques, synagogues, temples, and similar designations.

J

K

Kennel: an establishment where domestic animals, except where accessory to an agricultural use, are boarded, bred, raised, or trained for commercial gain.

Kitchen: a room primarily used, intended, or designed to be used for the preparation of food that contains a sink, a range or oven or utility connections suitable for servicing a range or oven, and other appliances typically associated with the preparation of food.

Kitchen, outdoor: an area or structure designed for the preparation of food outside of and accessory to a principal residential building.

L

Lamp: the component of a luminaire that produces the actual light.

Landscape Materials: materials such as, but not limited to, living trees, shrubs, vines, lawn grass, ground cover, earthen mounds, landscape water features and non-living, durable

materials commonly used in landscaping including, but not limited to rocks, pebbles, sands, decorative walls, fences, brick, stone or concrete paving or landscape support systems such as irrigation, drainage and landscape lighting components.

Landscape Plan: detailed graphic and written criteria and specifications for the arrangement and/or modification of features such as plantings, ground and water forms, circulation, walks and other features of development.

Light, Direct: Light emitted directly from the lamp, off of the reflector or diffuser, or through the refractor or diffuser lens, of a luminaire.

Light, Indirect: direct light that has been reflected or has scattered off of other surfaces.

Light Trespass: any artificial light greater than the standard allowed falling eight feet outside the boundaries of the property upon which the outdoor luminaire is installed. Light trespass shall be deemed to occur when residential or residentially zoned properties within 100 feet of the property line are affected by the lighting system's inability to contain its light within the established parameters.

Limits of Clearing: the boundaries defined on a site plan to be cleared, including the Limits of Construction and any staging area.

Limits of Construction: the boundaries defined on a site plan within which all structures, driveways, parking, sidewalks, drainage features, utilities, improved recreational facilities, and designed landscaping will be contained.

Live-work Unit: a dwelling containing up to 2,500 square feet of nonresidential space on the ground floor of the unit in addition to the living quarters for the resident family.

Living Unit: see Dwelling.

Lodging House: see Boarding House.

Lot: a parcel of land that fronts on a public street or approved servitude of access that is intended as a building site. A lot is any parcel of land recorded prior to 1950 or any parcel of land recorded after 1950 approved by the Planning Commission in accordance with the requirements of the Unified Development Code.

Lot, Buildable: see Buildable Lot.

Lot, Corner: a lot abutting on two or more streets at their intersection. The front yard line shall face the shortest street dimension of the lot.

Lot, Flag: a lot designed so that the building site area is set back from a public or private street and access to that street is provided by means of a narrow strip of land between abutting lots.

Lot Frontage: see Frontage, Lot.

Lot Width: the width of a lot at the front setback.

Lowest Floor: the lowest enclosed area (including the basement) of a building. An unfinished or flood- resistant enclosure usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered the lowest floor

provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of the National Flood Insurance Program regulations.

Lumen: a unit of luminous flux. One foot-candle is one lumen per square foot. For regulatory purposes, the lumen-output values shall be the initial lumen output ratings of a lamp.

Luminaire: a complete lighting system that includes a lamp or lamps and a fixture.

M

Maintenance: the servicing, repairing, cleaning, or replacing of any premise, appliance, apparatus, equipment, or landscaped area to extend its use or purpose without altering its design or structure.

Mansard Roof: a roof characterized by two slopes on each of its sides with the lower slope, which may be punctured by dormer windows, at a steeper angle than the upper.

Manufactured Home: a structure built to the standards of the U.S. Department of Housing and Urban Development that is transportable in one or more sections designed for use as a dwelling, built on a permanent chassis and designed for use with or without a permanent foundation when connected to required utilities. For floodplain management purposes, the term "manufactured home" includes vacation trailers, travel trailers, and similar vehicles placed on a development for greater than one hundred eighty (180) consecutive days, though such uses are not considered "manufactured homes" for insurance purposes.

Manufactured Home Park or Subdivision, Existing: a development for the placement of manufactured homes in which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before the effective date of the floodplain management regulations.

Manufactured Home Park or Subdivision, New: a development for the placement of manufactured homes in which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed after the effective date of the floodplain management regulations.

Manufactured Home Subdivision: a subdivision that is primarily used by manufactured homes or which is designated as such.

Marquee: a permanent roof-like shelter extending from part or all of a building face constructed of some durable material and not supported from the ground.

Material Change in Appearance: a change that will affect either the exterior architectural or environmental features of an historic property that is visible from the public right-of-way, including any one or more of the following:

A. Reconstruction or alteration of the size, shape, or facade of a historic property, including any of its architectural elements or details;
B. Demolition;
C. Excavation for construction purposes;
D. Relocation of advertising;
E. Erection, alteration, restoration, or removal of any building, structure, object or work of art, including walls, fences, steps, and pavements, or other appurtenant features; or,
F. Removal of trees greater than 18 inches DBH.

Mean Sea Level: the North American Vertical Datum (NAVD) of 1988 or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Median: a landscaped strip of land dividing a thoroughfare, boulevard or street into lanes according to the direction of travel; the area within a traffic circle.

Medical Clinic: an establishment containing offices and facilities where one or more physicians, dentists, other health care professionals, or similar professions for the examination and treatment of human patients solely on an outpatient basis.

Microbrewery: a facility licensed as a "Microbrewery" as defined in Title 26, Section 241, of the Louisiana Revised Statutes. The facilities may include an on-site tasting room with retail sales of alcoholic beverages for consumption on or off the premises. The on-site tasting room sales shall be only those alcoholic beverages produced at that facility shall be a permitted accessory use.

Microdistillery: a facility licensed as a "Microdistiller" as defined in Title 26, Section 2, of the Louisiana Revised Statutes. The facilities may include an on-site tasting room with retail sales of alcoholic beverages for consumption on or off the premises. The on-site tasting room sales shall be only those alcoholic beverages produced at that facility shall be a permitted accessory use.

Mitigation: compensatory action(s) to restore natural functions and values lost through development and human alterations.

Mobile Home: See Manufactured Home.

Mobile Home Park (for purposes of Chapter 15, Floodways, Floodplains, Drainage and Water Quality, only): a plot of ground upon which two or more occupied manufactured homes or a combination of manufactured homes and campers are located on a rental or lease basis.

Modular Housing: a dwelling unit constructed of pre-made parts and unit modules that are transported from the factory to the building site for final assembly on a permanent foundation.

Motor Vehicle Dealer: any business that is licensed by the State to sell motor vehicles.

Multi-family Residential: see Residential, Multi-family.

N

National Flood Insurance Program: the federal program that enables property owners in participating communities to purchase subsidized insurance protection against losses from flooding, and requires flood insurance for all loans or lines of credit that are secured by existing buildings, manufactured homes, or buildings under construction.

New Construction: structures for which a building permit was issued on or before the effective date of an adopted regulation, provided the actual start of construction or any subsequent improvements to such structures commenced within 180 days of the permit date.

No Adverse Impact: an approach by which the action of any community or property owner, public or private, is not allowed to negatively affect or impose a greater burden on the property or rights of others.

Nonconforming Lot: any legally established parcel that does not conform to the current area or dimensional requirements of the zoning district in which it is located.

Nonconforming Structure: any legally established building or structure that fails to meet current ordinance standards for setback, height, or similar factors.

Nonconforming Use: any legally established use of property that does not conform with the requirements of the zoning district in which it is located.

North American Vertical Datum (NAVD): the vertical control datum of height above sea level established for vertical control surveying in the United States of America based upon the General Adjustment of the North American Datum of 1988; generally considered the height above sea level.

Nursing Home: a residential facility licensed by the State, housing three (3) or more aged, infirm, or chronically ill people not related to the operator, offering nursing care, rehabilitation, and a full range of other therapies, treatments, and programs. Nursing Homes do not include hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

O

Office Building: is a building designed for or used as the offices of professional, commercial, industrial, religious, public or semi-public persons or organizations.

Office/Warehouse Flex Space: buildings consisting of combined light warehousing with office space serving retail and wholesale customers.

One Percent Storm: a storm with a one percent chance of occurring in any given year; the 100-year storm.

Open Space: any area retained for resource protection, stormwater management, or for use as active or passive recreation.

Open Space, Common: land area, exclusive of required setback areas, that does not contain structures other than those intended for recreational or landscape purposes, or water set

aside, dedicated, designated, or reserved for the use and enjoyment of all owners and occupants of a project, which is maintained by those same people.

Open Space, Green: land area consisting of green permeable areas, other than sidewalks, exclusive of required setback areas, drainage areas, and servitudes with existing above ground facilities, as well as structures other than those intended for landscape or recreational purposes, that is acceptable for recreation uses, which is maintained by a development or homeowners association.

Open Space, Usable: a common outdoor area at grade level or on a roof, deck, porch, court, or balcony or any combination of these locations with a minimum horizontal dimension of ten feet and a minimum area of 100 square feet that is designed for outdoor living or recreation.

Ordinary Repair or Maintenance: work done on a building in order to correct any deterioration, decay, or damage in order to restore it as nearly as practical to its condition prior to such deterioration, decay or damage.

Outparcel: a parcel of land associated with a shopping center or multi-tenant property development that is designated on an approved site plan as a location for a freestanding structure.

Overlay District: an area where additional zoning requirements are superimposed or typical zoning requirements are relaxed.

P

Parapet: the extension of the exterior walls of a building wall above any portion of the roof level.

Parkway: a street, intended to be used primarily by passenger vehicles, that may have a varying width of right-of-way and which right-of-way is, or is intended to be, developed with a park-like character**.**

Peak hour trips: a calculation in accordance with the most current versions of the Institute of Transportation Engineers ("ITE") Trip Generation Informational Report or comparable research data published by a public agency or institution.

Pedestrian Way: a right-of-way or servitude dedicated for public pedestrian access.

Pennant: a sign, with or without a logo or words, made of flexible material that is suspended from one or two corners and typically used in combination with other such signs to attract attention.

Personal Service Shop: an establishment providing non-medically related services involving the care of a person or their apparel, such as a barber shop, beauty shop, laundromat, nail salon, shoe repair shop, or spas, and accessory retail sales of products directly related to the service provided.

Pervious Surface: a surface that presents an opportunity for precipitation to infiltrate into the ground.

Planned Development: land under single, corporation, partnership, or association ownership, planned and developed as a single development or programmed series of development and according to a unified plan.

Planting Area: an area with a pervious surface that is designed for landscape material installation and growth.

Plaza: an open space at ground level that is continuously accessible to the public with openings to the sky and is wholly or partly enclosed by buildings.

Portable Storage Container: a unit used for temporary on-site storage.

Porte-cochere: a structure attached to a building and erected over a driveway, not exceeding one story in height, and open on two or more sides.

Public Utility: any business providing any utility service, including but not limited to, water, sewerage, gas, electricity, telecommunications, or cable television to the residents of the City of St. George.

Q

R

Reasonable Accommodation: a change in rules, policies, practices, or services so that a person with a disability will have an equal opportunity to use and enjoy a dwelling unit or common space. Reasonable accommodation may be granted for all provisions within the Unified Development Code that are reasonable and necessary according to the Fair Housing Act, Americans with Disabilities Act, and current case law interpreting their application.

A. In determining whether a request for a reasonable accommodation is reasonable, the City of St. George will consider the following:
    1. Whether the proposed group home for people with a disability would cause a fundamental change in the City of St. George's zoning;
    2. Whether the proposed facility would cause any undue financial or administrative burden on the City of St. George; or,
    3. Any other reason constituting "reasonableness" under the federal Fair Housing Act.
B. In determining whether a request for a reasonable accommodation is necessary, the City of St. George will consider whether the proposed group home's violation of otherwise applicable zoning rules is necessary because of:
    1. The economics of its operation;
    2. The need for residential opportunities for handicapped persons; or,
    3. Any other reason constituting "necessity" under the federal Fair Housing Act.

Reclamation: the reasonable rehabilitation of land that has been disturbed by mining activities to productive use. Reclamation procedures may include addition of topsoil, return of vegetative cover, planting of trees and restoration of landforms.

Reclamation Plan: a written proposal for reclamation of the affected areas including land use objectives, maps, or other documents as required to describe reclamation, and where relevant, grading specifications and manner and type of revegetation.

Record Inundation: the highest flood level, excluding the flood in August 2016, recorded by the City of St. George in an applicable area.

Recreation, Active: leisure activities, usually performed with others, often requiring equipment and taking place at prescribed places, sites, or fields. The term "active recreation" includes but is not limited to baseball and other field sports, golf, playground activities, quidditch, swimming, tennis, and other court games.

Recreation, Passive: leisure activities that generally do not require a developed site, activities such as birdwatching, fishing, hiking, horseback riding, and picnicking.

Recreation Facility: a facility designed and equipped for the conduct of sports, leisure time and recreational activities where fees are collected, limited to indoor or outdoor camping, horseback riding, non-combustion engine water touring boats in contained bodies of water, canoe rentals, or non-motorized outdoor bike trails. Guests are limited to a maximum stay of 14 consecutive days.

Recreation Facility, Commercial: any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold and fees collected for the activity. Includes, but not limited to skating rinks, water slides, miniature golf, arcades, bowling alleys and billiard halls, but not movie theatres.

Recreational Vehicle: a vehicle that is:

A. Built on a single chassis;
B. 400 square feet or less when measured at the largest horizontal projections;
C. Designed to be self-propelled or permanently towable by a light duty truck; and,
D. Designed primarily, not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Research and Development Facility: A business that engages in research, or research and development, of innovative ideas in technology-intensive fields such as computer software and hardware, information systems, communications systems, transportation, geographic information systems, and multimedia and video technology, and including the development and construction of prototypes of such things.

Residential, Multi-family: a type of housing consisting of three or more separate dwelling units on one lot for residential inhabitants.

Respite Care Center: a facility designed to provide short term relief to primary care givers from providing continuous care of people suffering from debilitative conditions.

Restaurant: an establishment in which the principal use is the preparation and sale of food.

Retention Basin: a wet or dry stormwater holding area, either natural or manmade, that does not have an outlet to adjoining watercourses or wetlands other than an emergency spillway.

Right-of-Way: a strip of ground taken or dedicated to a public entity for public use.

Riverine: relating to, formed by, or resembling a river, stream, creek, or brook.

Road: see Street.

Roof Line: the highest point of a structure including parapets but not including spires, chimneys, or heating or cooling mechanical devices.

S

Self Storage: a building or group of buildings containing separate storage spaces, which may be of various sizes, leased or rented on an individual basis. May include outdoor storage spaces for vehicles, boats or other recreation vehicles.

Semi-Detached: a single family dwelling house that shares one common wall with the abutting house with each house located on a separate lot.

Servitude: an area designated for private access, utilities, drainage, and/or other public or private purposes; the title to which remains with the property owner, subject to the right of use designated.

Setback: the minimum distance any building or structure must be separated from a street right-of-way or lot line.

Setback, Wireless Tower: the minimum distance a wireless tower structure must be separated from a street right-of-way or lot line, or, in the case of a waiver, from the wall of a residentially used building.

Sheet Flow: water, usually stormwater runoff, flowing in a thin layer over a surface.

Shielded: provided with internal and/or external shields, top and side visors, hoods, and internal louvers to limit glare and light trespass caused by emission from luminaires.

Short-Term Rental: the rental of all or any portion of a residential dwelling unit for dwelling, lodging, or sleeping purposes to one party with a duration of occupancy of less than thirty consecutive days.

Shrub: a woody plant that produces shoots or trunks from its base and generally obtains a height less than eight feet.

Sight Triangle: a triangular area formed by a diagonal line connecting two points located on intersecting right-of-way lines (or a right-of-way line and the curb or a driveway).

Sign: any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, structures, designs, trade names, or trademarks by which anything is made known, used to designate, or used to attract attention to an individual, firm, association, corporation, profession, business, commodity, or product that is legible from any public right-of-way or adjacent property, including the structure (other than a wall) on which the sign message is displayed. This definition does not include flags or trade dress, architectural features identified with a product or business.

Sign, Abandoned: a sign or sign structure that remains in a state of disrepair or on which the sign face remains without content for a period of six months. Such signs shall be removed or repaired within 90 days of being issued a citation.

Sign Area: the entire area within a single, continuous perimeter of regular geometric form enclosing the extreme limits of sign display together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding poles, supports or uprights.

Sign, Awning: a sign that is painted, sewn, or affixed on an awning.

Sign, Changeable Copy: a sign that is that is permanently affixed to a site and is designed to allow the changing of copy through manual, mechanical, or electrical means.

Sign, Directional: a sign that serves to guide people to the location of facilities intended to serve the public, such as restrooms, public telephones, public walkways, parking areas, and other similar facilities.

Sign Face: the entire area of a sign upon, against, or through which copy is placed.

Sign, Marquee: a sign attached to or painted on a marquee.

Sign, Monument: a free-standing sign, generally having a low profile and an opaque base extending to the ground or integrated into landscaping creating the appearance of a solid base.

Sign, Portable: any sign designed or intended to be readily relocated and not permanently affixed to the ground or to a building, including "A-" or "T-"frame signs, signs on wheels, trailers, truck beds, or any other device intended to be moved from one location to another.

Sign, Projecting: a sign attached to a building and extending away from the building face, generally visible at right angles to the building.

Sign, Pylon: a sign that is supported by uprights, braces, columns, poles or other vertical members that are not an integral part of a building or structure.

Sign, Roof is a sign that is wholly or partially fastened to and supported by or on the roof of a structure and which extends above the highest point of the roof line or parapet.

Sign Setback: the horizontal distance between any property line and the outermost point of a sign or sign structure situated on premises.

Sign Structure: any structure that supports, has supported or is capable of supporting a sign, including any decorative cover for the sign structure.

Sign, Subdivision: any sign designed to identify a subdivision, neighborhood, or multi-family developments.

Sign, Suspended: a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Sign, Temporary: a sign that is not permanently installed in the ground or affixed to any structure or building, and which is erected for a limited period of time.

Sign, Wall: a sign applied to or mounted on the wall, window or door of a building or a structure, the display surface of which is approximately parallel to the wall; a sign mounted on the roof of a building that does not project above the highest point of the roofline.

Site: a contiguous area of land, including all lots and portions of lots, upon which a project is developed or proposed for development.

Slope: the degree of deviation of a surface from the horizontal, usually expressed in percent or degree.

Soil Stabilization: measures that protect soil from the erosive forces of raindrop impact and flowing water. Including, but not limited to, vegetative establishment, mulching, and the early application of gravel base on areas to be paved.

Special Flood Hazard Area: the land in the floodplain subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the flood hazard boundary map. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, A1-30, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, VI-30, VE, or V.

Storefront: the first floor facade of a building with display windows that faces the street and connects with the sidewalk.

Stormwater Treatment Train: a strategy that incorporates at least two processes to maximize the control of pollutants from the runoff.

Story: the part of a building, other than a basement, included between the surface of any floor and the surface of the floor above it, or, if there is no floor above it, the space between the floor and the ceiling above.

Street: a thoroughfare providing primary private or public access to lots.

Street Frontage: see Frontage, Street.

Street, Local: a roadway that provides access to adjacent residential, commercial or industrial properties that is not intended generally to carry through traffic.

Street, Major: a street that serves or is intended to serve as a major traffic way that is shown on the Major Street Plan.

Street, Private: a privately-owned and maintained street, road, lane or any improved surface, not dedicated to the City of St. George as a public street, which provides the primary means of vehicular ingress or egress to dwelling units, lots, parcels or principal buildings.

Street, Public: a public right-of-way that has been improved to the standards of and dedicated to the City of St. George for public vehicular use and maintenance.

Street, Residential: a local street where the primary land use of lots with frontage on both sides of the street within the block is residential.

Street, Thoroughfare: a multilane street providing connections between regional centers and major highways.

Structural Alteration: any change in the supporting members of a building, such as bearing walls or bearing partitions, columns, beams, or girders, or any complete rebuilding of the roof or the exterior walls.

Structure: anything constructed or erected by man that requires location on the ground (other than swimming pools, fences, and walls used as fences) or is attached to something having location on the ground.

Subdivision: the division of a lot, tract, or parcel of land into two or more lots, plots, sites or a division of land, for the purpose, whether immediate or future, of sale or of building development; or the dedication, granting of construction of a road, highway, street, alley, or servitude through a tract of land regardless of area, except where the dedication, granting or construction of a road, highway, street, alley, or servitude is done by the City of St. George, the East Baton Rouge Sewerage Commission or the State of Louisiana.

Subdivision, Major: any subdivision of six or more lots and/or any subdivision requiring the construction of a public or private street.

Subdivision, Minor: any subdivision of five or fewer lots that does not require the construction of a public or private street is constructed.

Subdivision, Recognized: a named subdivision approved, filed and recorded that contains more than five lots and includes streets, sewers and drainage improvements which have been accepted for public or private maintenance.

Substantial Damage: damage of any origin sustained by a structure that would result in spending 50 percent or more than the market value of the structure before the damage occurred to restore the house to its condition before the damage occurred.

Substantial Improvement: any repair, reconstruction, or improvement of a structure in which the cost equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either any project for improvement of a structure to comply with existing State or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or any alteration of an historic structure.

Subwatershed: the land area or topographic region that drains into a particular stream that subsequently drains into another river or waterbody.

T

Telecommunications: the transmission, between or among points specified by the user, of information for the user's choosing, without change in the form or content of the information as sent and received.

Ten Percent Storm: a storm with a ten percent chance of occurring in any given year; the ten-year storm.

Timber Harvesting: the cutting and removal of trees from their growing site, including the accompanying operation of cutting and skidding machinery, so long as the cutting is not associated with the clearing of land for the construction of roads or for development.

Total Maximum Daily Load: the maximum amount of a pollutant that a body of water can receive while still meeting water quality standards.

Townhouse: a single family dwelling unit that is part of a structure containing more than two such units with common or party walls with no openings between units, designed so that each unit is located on a separate lot.

Tract: see Site.

Travel Lane: that portion of a street that is designed for moving traffic.

Treat (for purposes of Chapter 15, Floodways, Floodplains, Drainage and Water Quality, only): to filter stormwater through plants, soil, gravel, and/or other media to remove pollutants.

Tree: a woody perennial plant with a main stem or trunk that, at maturity, is at least four inches in diameter at breast height.

Tree, Class "A": a tree of a species that normally grows to an overall height of at least 50 feet, usually with one main stem or trunk and many branches, such as several varieties of oak trees.

Tree, Class "B": a tree of a species that normally grows to an overall height of at least 25 feet, with either one main stem or trunk with many branches, or several stems or trunks, such as Crepe myrtles.

Tree, Class "C": a tree of a species that normally grows to an overall height of at least 12 feet, with either one main stem or trunk with many branches, or several stems or trunks, such as Wax myrtles.

Twenty Percent Storm: a storm with a twenty percent chance of occurring in any given year; the five-year storm.

Two-tenths Percent Storm: a storm with a 0.2% chance of occurring in any given year; the 500 year storm.

U

Uplighting: any light source that distributes illumination above a 90-degree horizontal plane.

Usable Open Space: see Open Space, Usable.

Utilities, Major: facilities serving a larger area, such as community waste water treatment plants, electrical substations, power plants, and similar facilities.

Utilities, Minor: small-scale facilities serving a local area, including transformers, pump stations, wireless communication towers, and similar structures designed or intended to serve adjacent properties.

V

Variance: a grant of relief to a person from the requirements of this code when, because of special circumstances applicable to the property, strict application of the provisions of this development code deprives such property of privileges enjoyed by other property in the vicinity that is under identical zoning.

Vehicular Use Area: that area of private development subject to vehicular traffic, including accessways, parking aisles, loading and service areas, areas used for parking and storage of vehicles, boats, or portable construction equipment and all land which vehicles cross over as a function of primary use.

Veterinary Clinic: see Animal Clinic.

Violation: the failure of a structure or other development to be fully compliant with this code. For example, a structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by the National Flood Insurance Program regulations is presumed to be in violation until such time as that documentation is provided.

Vision Clearance: the area between three and ten feet above grade that must be kept free from obstructions in any sight triangle.

Vision Triangle: see Sight Triangle.

W

Waiver: an exemption expressly allowed within this ordinance from some regulations.

Waiver of Local Freeboard: a grant of relief to a person from the freeboard requirements of Sec. 7:15.21 that are in excess of the minimum requirements established in Section 60.6 of the National Flood Insurance Program Regulations.

Wastewater Suburban Transportation Network: the existing gravity and pressurized sanitary sewerage collection system operated by the City of Baton Rouge and the Parish of East Baton Rouge.

Warehouse: a facility for the storage and wholesale distribution of manufactured products, supplies, and equipment.

Water Surface Elevation: the height in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Watershed: a land area that collects precipitation and contributes runoff to a receiving body of water or point along a watercourse.

Wetlands: areas that are periodically or permanently inundated by surface or ground water and support vegetation adapted for life in saturated soil; wetlands include swamps, marshes, bogs, and similar areas.

Wireless Facility: the tower, antennae, relay equipment, perimeter fences and any other equipment or building necessary for the operation of wireless reception and transmission.

X

Y

Yard: an open space on the same lot or tract as a building that is unobstructed by encroachments and projections except as may be specifically allowed.

Yard Depth: the shortest horizontal distance from a lot line to the principle building on the lot.

Yard, Front: a yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the street right-of-way on which the lot faces and the location of a principle building. On corner lots, the yard with the narrowest width facing a street is considered the front yard.

Yard, Rear: a yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the property line opposite the front yard and the location of a principle building.

Yard Sale: see Garage Sale.

Yard, Side: a yard extending from the front yard line to the rear yard line and from the principle building to a side lot line.

Z

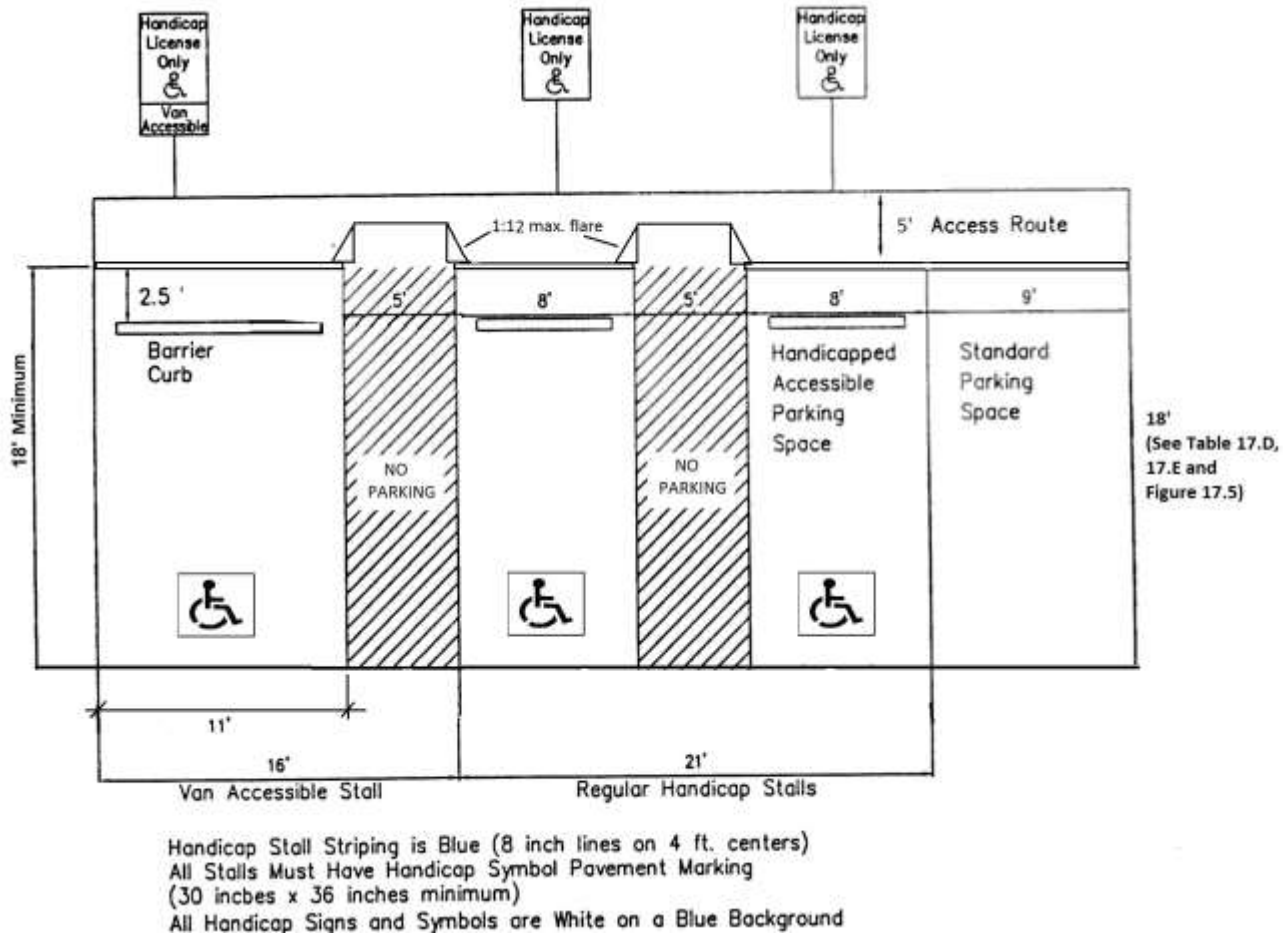
Zero Lot Line Development: single family dwellings arranged on individual lots with one side wall on a side property line.

(Ord. No. 2025-005, 2-25-2025; Ord. No. 2025-013, 4-8-2025; Ord. No. 2025-016, 4-22-2025)

Appendix A
PARKING, STREETS AND ROADWAYS

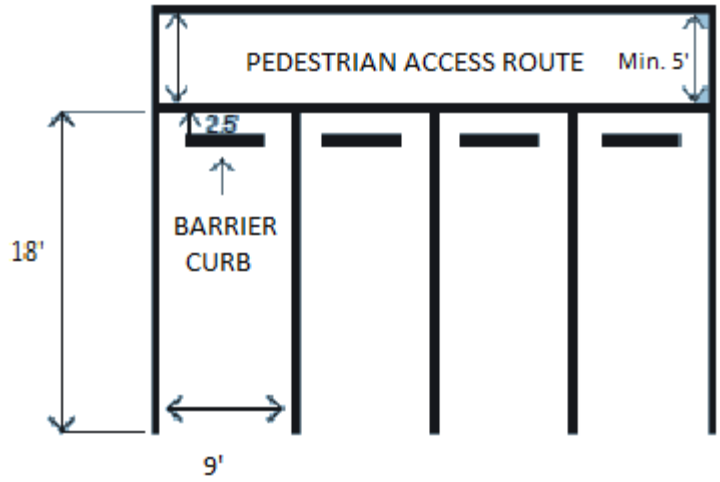
MINIMUM DESIGN CRITERIA FOR PARKING, STREETS, AND ROADWAYS

ADA GUIDELINES
(Please refer to current version of ADA guidelines)



Accessible spaces must be identified by signs with the International Symbol of Accessibility (ISA) (§703.7.2.1). Signs identifying van spaces must include the term “van accessible.” This designation is informative and does not restrict use of such spaces to van users only. Signs must be at least 60” high measured to the bottom edge so that they are visible while vehicles are parked in a space.

PARKING REQUIREMENTS TO PREVENT VEHICLE OVERHANG INTO PEDESTRIAN ACCESS ROUTE



SIGHT DISTANCES TRIANGLES

(Vision Triangle or Sight Distance Triangle)

No parking spaces will be permitted on corner lots within the sight distance triangles defined below:

> S*ight triangle (vision triangle or sight distance triangle)* means the triangular area formed by a diagonal line connecting two points located on intersecting street right-of-way lines (or a right-of-way line and the curb or edge of a driveway). The sight triangle may consist of one or two different configurations. Intersections of streets may consist of a combination of the various geometric designs given on the following page:

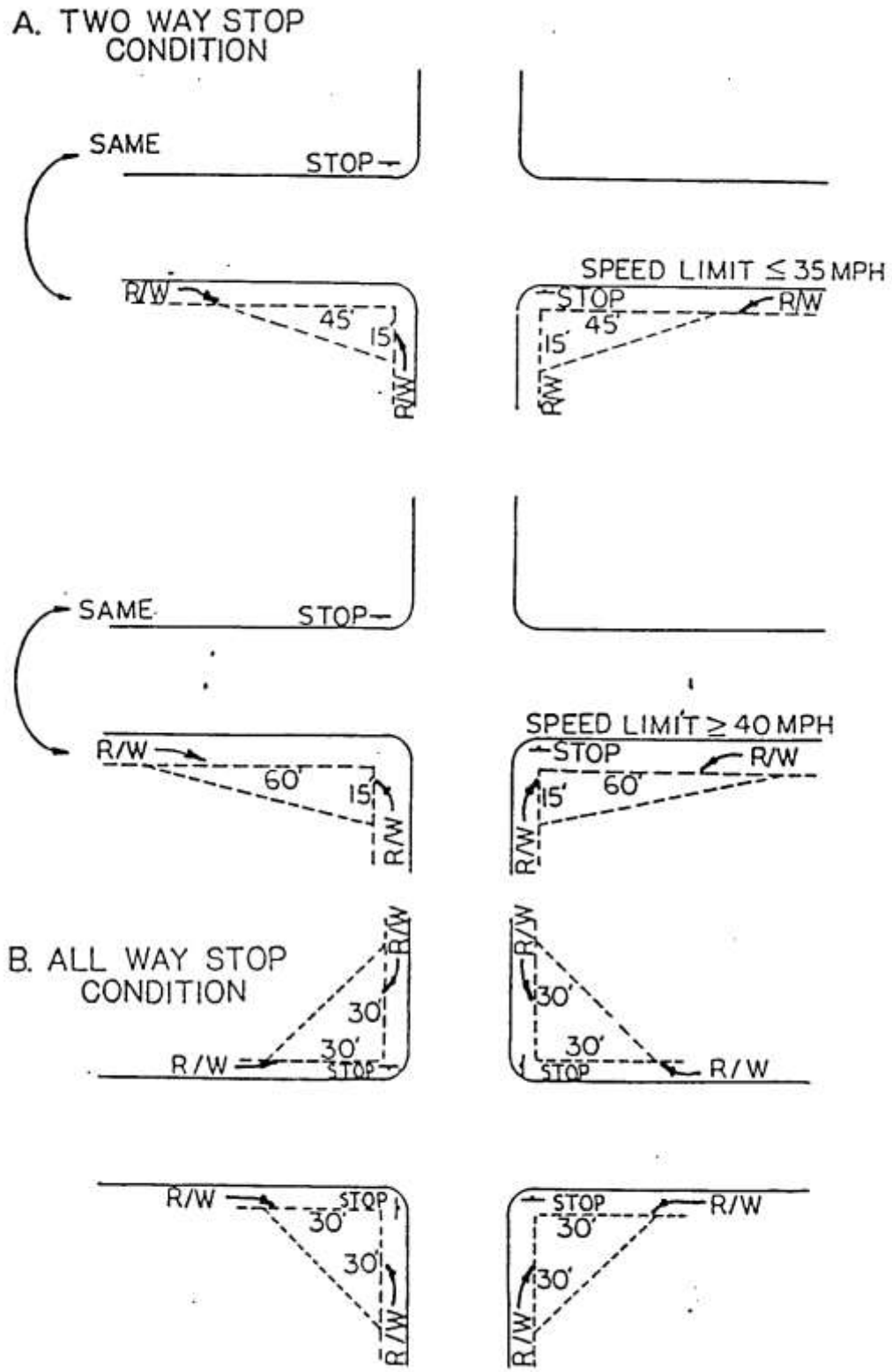
(a) At intersections with streets having a speed limit that is less than or equal to 35 mph, a sight triangle of 15 feet by 45 feet is required with the longer dimension parallel to the street with the speed limit that is equal to or less than 35 mph. (See Figure 2A Top Figure)

(b) At intersections with streets having speed limits that are greater than 35 miles per hour (mph), a sight triangle 15 feet by 60 feet is required with the longer dimension parallel to the street with the speed limit that is greater than or equal to 40 mph. (See Figure 2A Bottom Figure)

See Figure 2 on following page.

SIGHT DISTANCES TRIANGLES

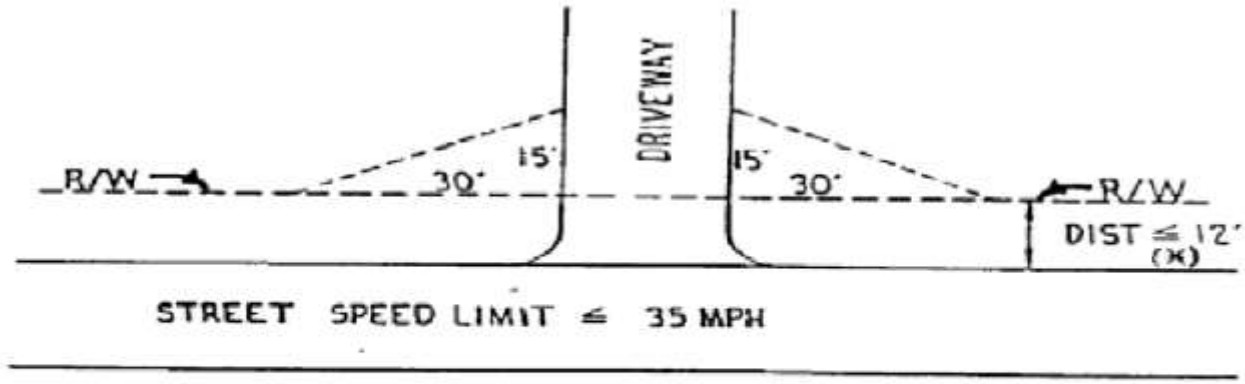
INTERSECTION STREETS



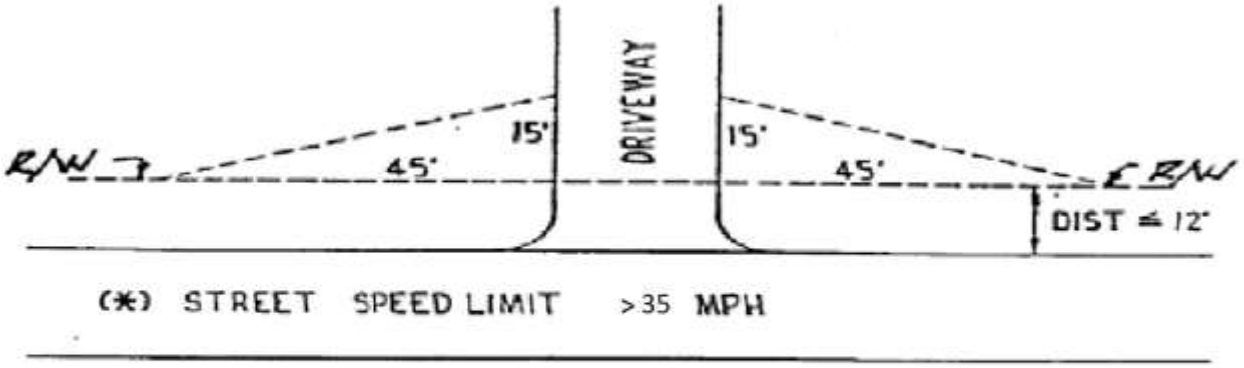
C. No parking spaces will be permitted adjacent to commercial or multifamily driveways with the site distance triangle defined below:

For driveways exiting commercial or multifamily businesses or developments a sight triangle of fifteen (15) feet by thirty (30) feet shall be required with the longer dimension running parallel to the public street. (See Figures Below)

SITE DISTANCE TRIANGLES FOR DRIVEWAYS

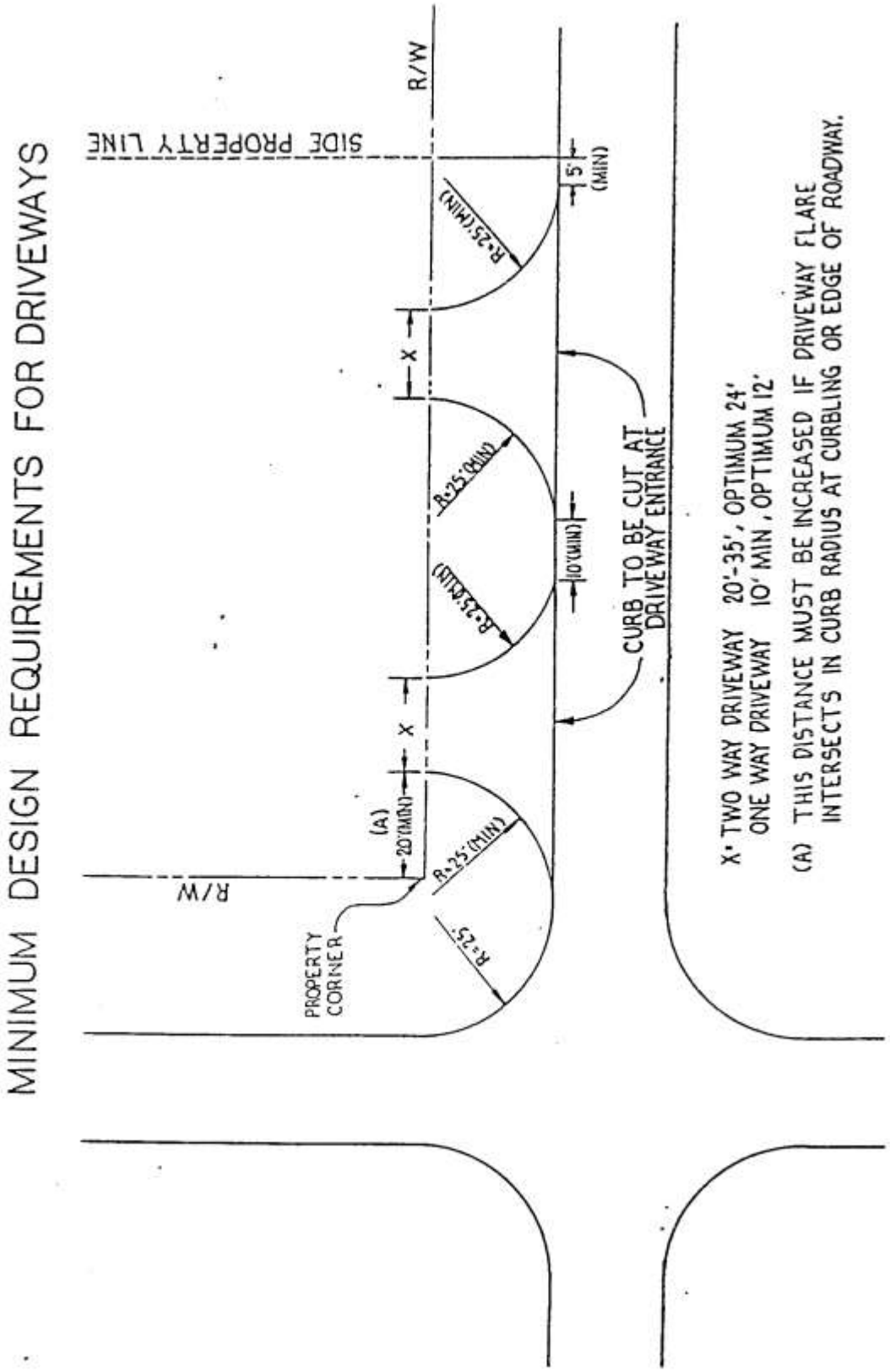


(*) IF THIS DISTANCE IS GREATER THAN 12 FT AND WIDENING OF STREET IS NOT CONTEMPLATED OR POSSIBLE AS PART OF THE MAJOR STREET PLAN OR COMPREHENSIVE PLAN. A WAIVER OF THE SIGHT DISTANCE TRIANGLE REQUIREMENT CAN BE REQUESTED.

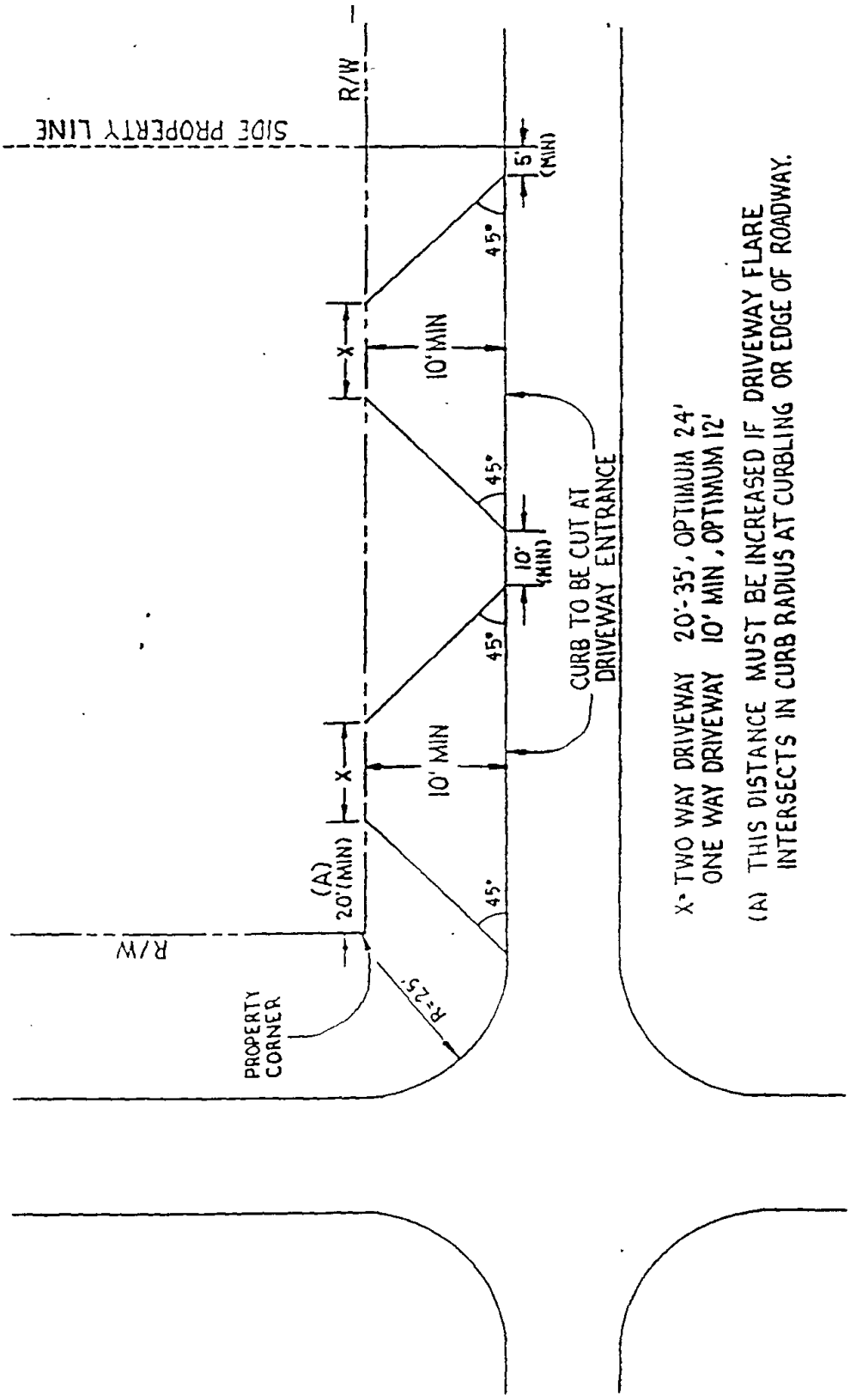


(*) IF THIS DISTANCE IS GREATER THAN 12 FT AND WIDENING OF STREET IS NOT CONTEMPLATED OR POSSIBLE AS PART OF THE MAJOR STREET PLAN OR COMPREHENSIVE PLAN. A WAIVER OF THE SIGHT DISTANCE TRIANGLE REQUIREMENT CAN BE REQUESTED.

Minimum Design Requirements for all Entrances and Exits (Driveways) on City-Parish Streets and Roadways (See figures on following pages.) Must adhere to City-Parish Standard Detail for driveways.


MINIMUM DESIGN REQUIREMENTS FOR DRIVEWAYS
SIDE PROPERTY LINE
R/W
5' (MIN)
R=25'(MIN)
X
R=25'(MIN)
10'(MIN)
R=25'(MIN)
CURB TO BE CUT AT DRIVEWAY ENTRANCE
X
(A) 20'(MIN)
R=25'(MIN)
R/W
PROPERTY CORNER
R=25'
X' TWO WAY DRIVEWAY 20'-35', OPTIMUM 24'
ONE WAY DRIVEWAY 10' MIN., OPTIMUM 12'
(A) THIS DISTANCE MUST BE INCREASED IF DRIVEWAY FLARE INTERSECTS IN CURB RADIUS AT CURBLING OR EDGE OF ROADWAY.

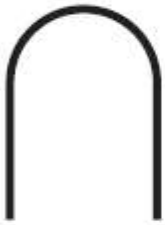
MINIMUM DESIGN REQUIREMENTS FOR DRIVEWAYS



BIKE RACK DESIGN PRINCIPLES

A BIKE RACK SHOULD:

- support the bicycle upright by its frame in two places;
- prevent the bicycle from tipping over;
- enable the frame and one or both wheels to be secured simultaneously;
- support bicycle without a diamond shaped frame with a horizontal top tube;
- securely mounted to resist removal;
- allow both U-locks and cables, with no way of slipping off;
- allow front-in or back-in parking; and
- resist being cut or detached using common hand tools.



Inverted "U"
supports two bikes,
one on either side

"A"
supports two bikes,
one on either side

Post & Loop
supports two bikes,
one on either side

Ring
supports two bikes,
one on either side

Custom racks, like the fish and coffee cup above, should adhere to design principles

Information provided by the American Association of Pedestrian and Bicycle Professionals

Appendix B
APPLICATION FEE SCHEDULE

Description	Processing	Public Notice
COMPREHENSIVE PLAN		
Comprehensive Plan Text Amendment	$500	$200
Comprehensive Plan Map Amendment	$500	[1,2] (varies)
ZONING		
Rezoning	$500 plus $100/ acre or fraction thereof over one[3]	[1]
Infill/Mixed Use Small Planned Unit Development (ISPUD)	$750[3]	[1]
ISPUD Administrative Change	$500	N/A
ISPUD Minor or Major Change	$750	[1]
ISPUD Extension	$0	N/A
Small Planned Unit Development	$750 plus $100/acre or fraction thereof over 2.5 acres plus $25/lot[3]	[1]
SPUD Minor Change	$500	N/A
SPUD Major Change	$750	[1]
SPUD Extension	$0	N/A
SPUD Renewal	$750	[1]
Planned Unit Development (PUD) Concept Plan	$750 plus $100/acre or fraction thereof over 10[3]	[1]
PUD Final Development Plan	$750 plus $25/lot[3]	[1]
PUD Final Development Plan Extension	$0	N/A
PUD Minor Change	$500	N/A
PUD Major Change	$750	[1]
PUD Concept Plan Extension	$0	N/A
PUD Concept Plan Renewal	$750	[1]
TND Concept Plan	$3,000 plus $100/acre or fraction thereof over 50 acres[3]	[1]
TND Final Development Plan	$1,000 plus $25/lot[3]	[1]
TND Minor Change	$750	N/A

Description	Processing	Public Notice
TND Major Change	$1,000	[1]
TND Concept Plan Extension	$0	N/A
TND Concept Plan Renewal	$3000	[1]
SITE DEVELOPMENT		
Site Plan (Staff Level)	$400[3]	N/A
Site Plan (Public Hearing)	$400[3]	$200
Minor Subdivision (Staff Level)	$300 plus $25/lot	N/A
Minor Subdivision (Public Hearing)	$300 plus $25/lot	$200
Major Subdivision	$300 plus $25/lot	$200
Exchange of Property	$100	N/A
Combination of Lots	$100 plus $25/each original lot	N/A
Subdivision Concept Plan	$300 plus $100/acre or fraction thereof over one	[1]
Preliminary Plat	$300 plus $25/lot	$200
Revision to Preliminary Plat (Staff Level)	$100 plus $25/lot	N/A
Revision to Preliminary Plat (Public Hearing)	$300 plus $25/each additional lot	$200
Preliminary Plat Extension	$100	N/A
Final Plat Approval	$200 Plus $25/lot	N/A
Final Plat Revision (Staff Level)	$100	N/A
Final Plat Revision (Public Hearing)	$200 Plus $25/each additional lot	$200
Revocation (Council Action only)	$200	$200
Revocation (Planning Commission and Council Action)	$300	$200
WAIVERS		
Staff Level	$50	N/A
Public Hearing	$200	$200
HISTORIC PRESERVATION		
Certificate of Appropriateness (Staff Level)	$0	N/A
Certificate of Appropriateness (Public Hearing)	$0 before construction / $100 after construction begins	$200

Description	Processing	Public Notice
Demolition or Relocation of Historic Buildings in the Downtown Development District	$200	$200
Local Landmark/District Designation	$50/$100	$200
MISCELLANEOUS		
Alternative Parking Study	$200	N/A
Bond and Agreement Review	$100	N/A
Letter of Interpretation	$50	N/A
Conditional Use Permit (Regular or Major)	$400 plus $100/acre or fraction thereof over one[3]	[1]
Street Name Change	$200	$200
Traffic Impact Analysis, Threshold 1	$1,000	N/A
Traffic Impact Analysis, Threshold 2	$5,000 plus $125/acre over 30 acres	N/A
Traffic Impact Analysis, Higher Threshold	As determined by the Engineering Director	N/A
ECONOMIC DEVELOPMENT		
Enterprise Zone	$200	N/A
Tax Abatement Program	$200	N/A
COPY FEES		
Photocopy (black and white)	10¢ per page	N/A
Unified Development Code (full copy)	$150	N/A
FUTUREBR (Entire Plan)	$150	N/A
FUTUREBR Progress Report	$20	N/A

1. Standard Ad/Public Notice $200, Single Metes and Bounds/Public Notice $300, or Multiple Metes and Bounds/Public Notice $850

2. Display Ad for Large Scale CP Land Use Amendment at cost determined by *The Advocate*

3. Application fee (but not advertising) waived on property that participated in **EBRP** brownfields program within the past 10 years

(Ord. No. 2025-005, 2-25-2025)

Appendix C
SIGN GRAPHICS, MAPS AND ILLUSTRATIONS

In case of any difference of meaning or implication between any caption, illustration, or graphic example of this section and the text of the Unified Development Code, the text shall control.

SIGN AREA CALCULATIONS

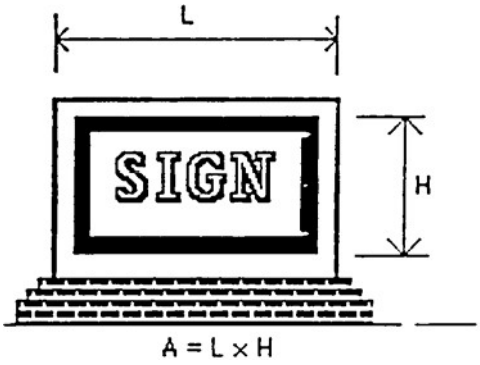


fig. 1

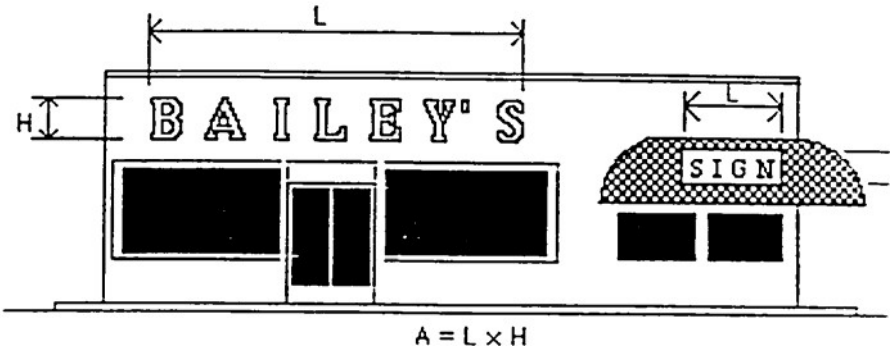
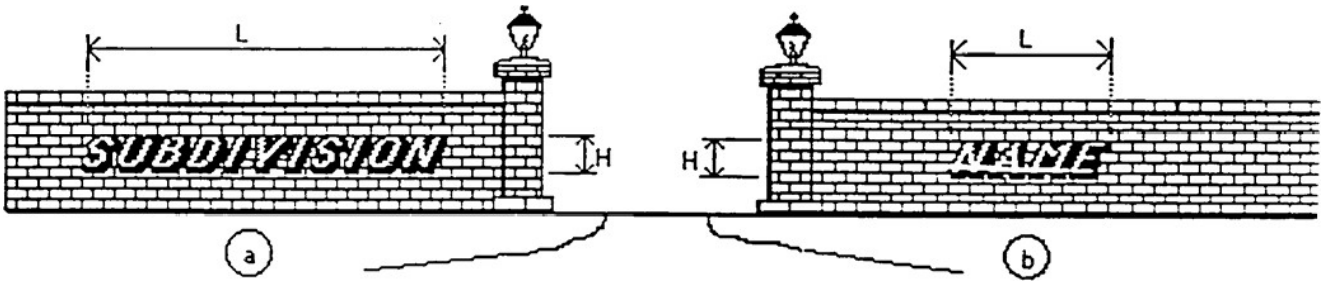


fig. 2



Sign a. A = L x H

plus

Sign b. A = L x H

fig. 3

SIGN AREA CALCULATIONS

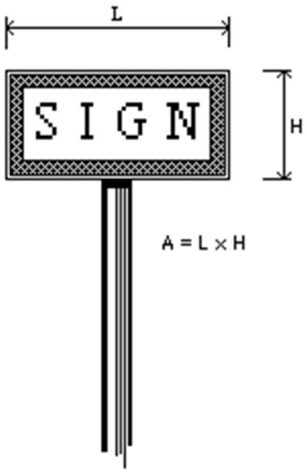


fig. 1

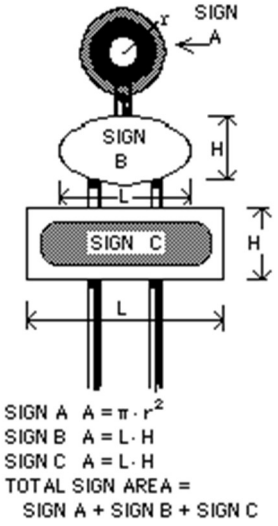


fig. 2

WHEN TWO OR MORE BUSINESSES HAVE SIGNS ON A SINGLE STRUCTURE THE SIGN AREA SHALL BE CALCULATED BY INDIVIDUAL GEOMETRIC SHAPES ON EACH SIGN.

THE FIRST 32 SQ. FT. OF A CHANGEABLE LETTER SIGN SHALL NOT BE CALCULATED INTO THE MAXIMUM ALLOWABLE SQUARE FOOTAGE OF THE SIGN. SQUARE FOOTAGE OVER 32 SQ. FT. SHALL BE ADDED TO THE FORMULA SHOWN IN FIGURES 1, 2, 3, & 4 AND SHALL BE USED IN CALCULATING THE TOTAL SIGN AREA.

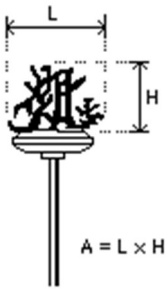


fig. 3

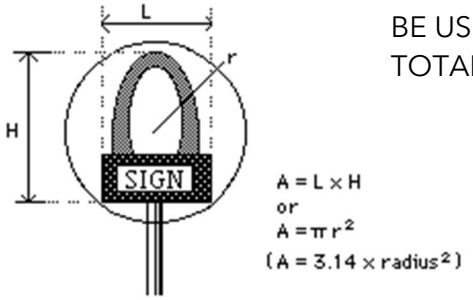
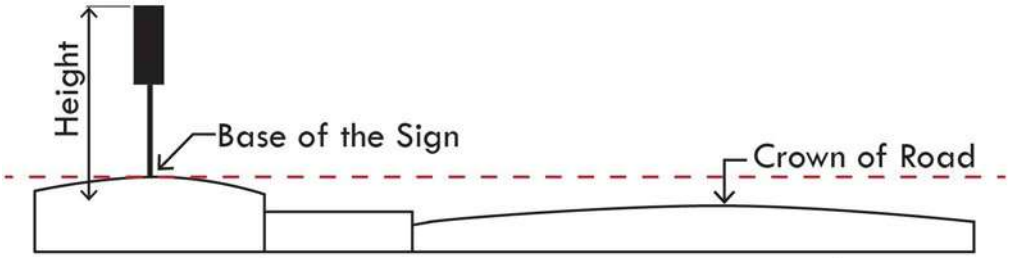
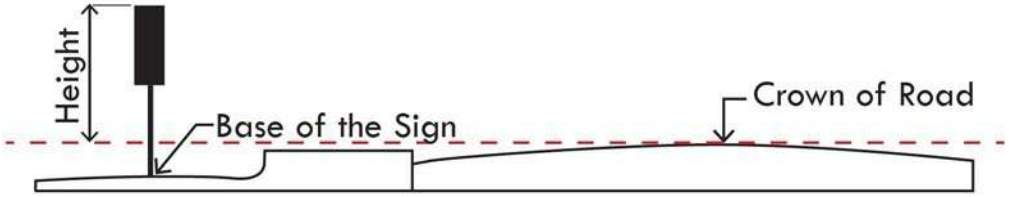


fig. 4

HEIGHT



Measurement from the average ground elevation at the base of the sign



Measurement from the crown of the abutting street when street, if the street is higher than the elevation at the base of the sign

The height of a sign shall be computed as the distance from the base of the sign to the top of the highest component of the sign. Measurement shall be from the average ground elevation at the base of the sign or the crown of the abutting street, if the street is higher than the abutting site.

CLEARANCE

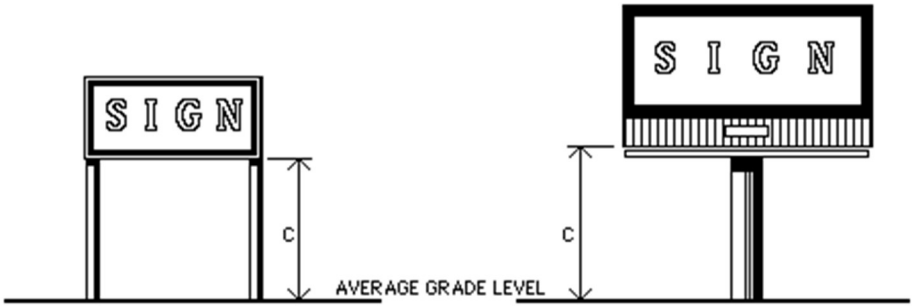


fig. 1

fig. 2

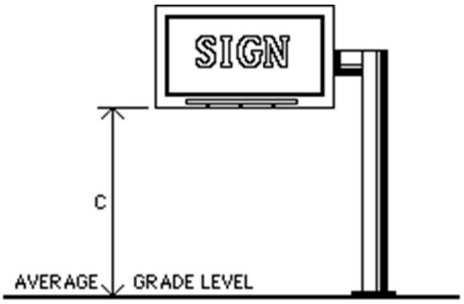


fig. 3

SETBACK

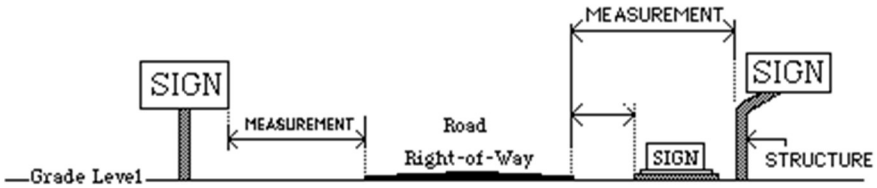


fig. 1 SETBACK FROM
ROAD RIGHT-OF-WAY

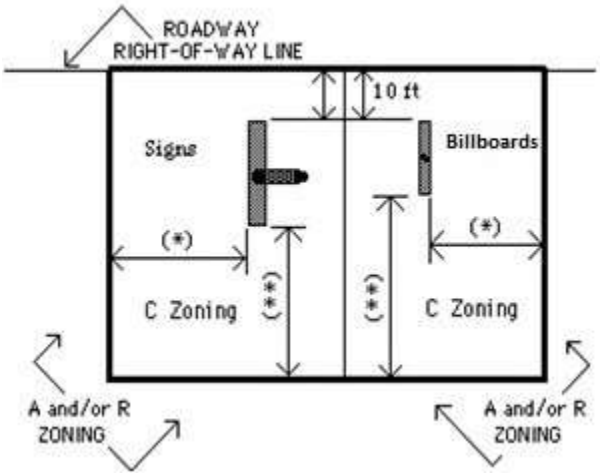


fig. 2
SETBACK FROM ROAD RIGHT-OF-WAY
AND PROPERTY LINES

FOR SIGNS AND BILLBOARDS

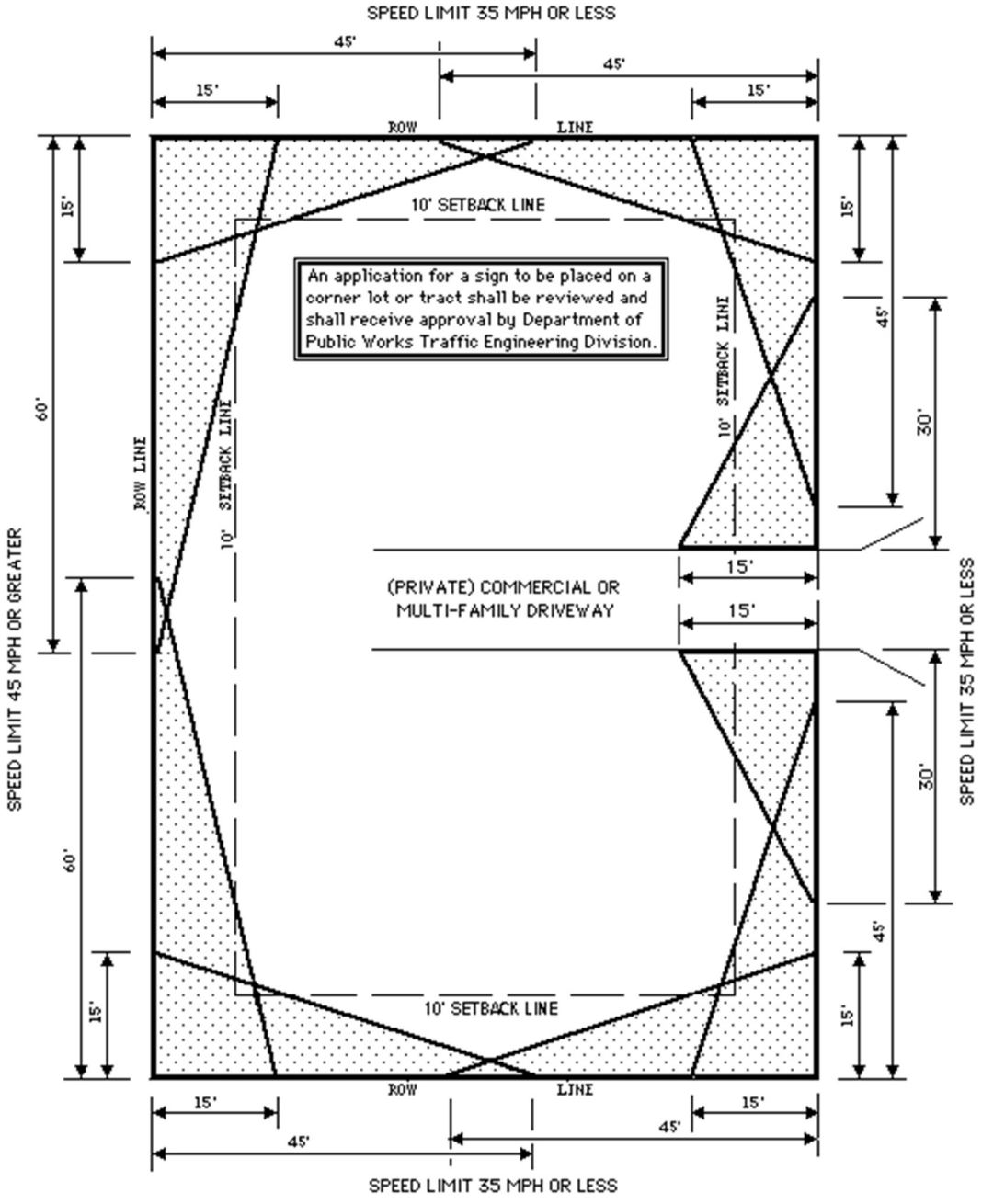
Setbacks shall be 10 feet from all streets right-of- way (unless otherwise stated).

*1) Signs shall be setback a minimum of two feet for each one foot in sign height form an "A and/or R" Zoning District when said district is adjacent to and fronting on the same side of the roadway as the tract or lot on which said sign is located

**2) Signs shall be setback a minimum of one foot for each one foot in height from an "A and/or R" Zoning District when said District is Adjacent to and to the rear of the tract or lot on which said sign is located.

Measurements shall be made from the outermost extremity of the sign and not the base structure unless the base structure is the outermost extremity. (see Spacing)

SIGHT TRIANGLE



SPACING

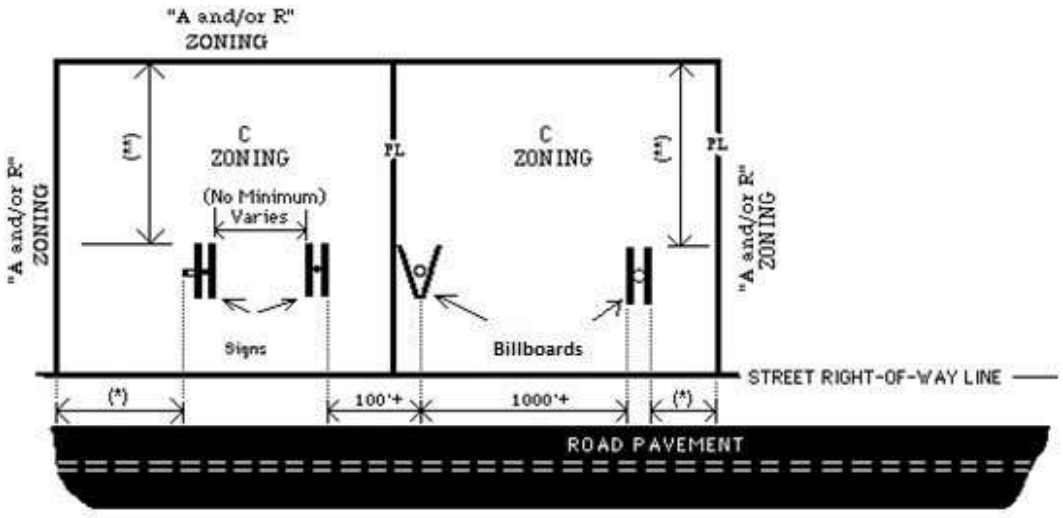


fig. 1

*1) Signs and/or Billboards shall be setback a minimum of two feet for each one foot in sign height from an "A and/or R" Zoning District when said district is adjacent to and fronting on the same side of the roadway as the tract or lot on which said sign is located.

**2) Signs and/or Billboards shall be setback a minimum of one foot for each one foot in sign height from an "A and/or R" Zoning District when said district is adjacent to and to the rear of the tract or lot on which said sign is located.

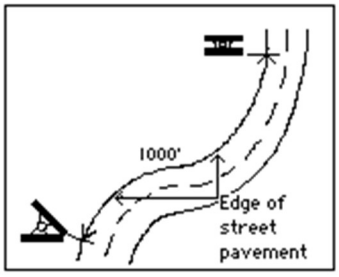


fig. 2

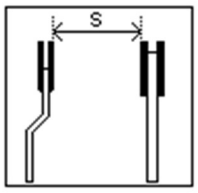


fig. 3

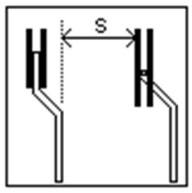
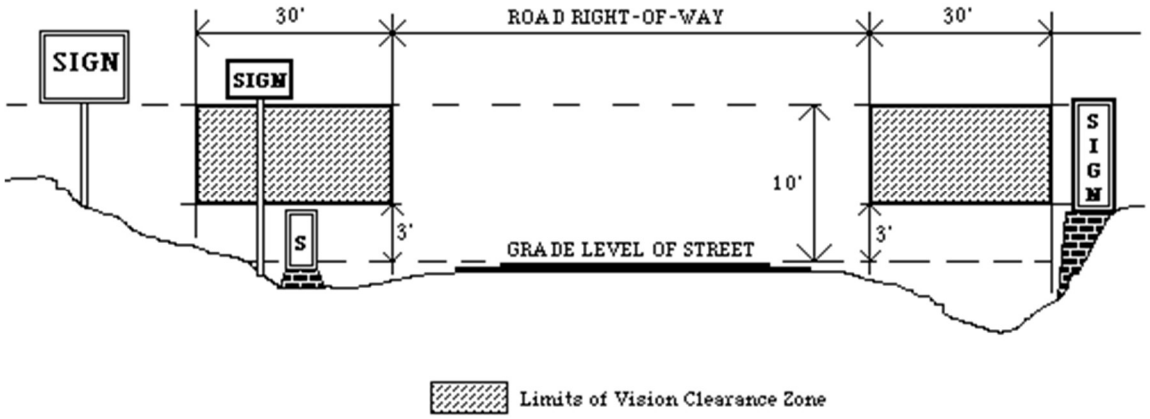


fig. 4

BILLBOARD SPACING: No two such signs shall be located closer than one thousand feet from each other, measured along the edge of the street pavement on the same side of the street.

SPACING: Measurement shall be made between the closest extremities of the two signs (fig. 3). When the base structure of one sign is the extremity of a sign, then the base structure shall be used to measure the distance to the extremity of another sign (fig. 4). Embellishments shall not be considered and extremity of a sign.

VISION CLEARANCE ZONE



VERTICAL LIMITATIONS

From 3′ above grade level of the street to 10′ above grad level of the street.

HORIZONTAL LIMITATIONS

From the Street Right-of-Way line to 30′ outside of the Right-of-Way.

BILLBOARD PROHIBITED AREAS

The following designated areas are listed in Section 16.7.4 Billboards Prohibited. Billboards shall not be allowed to remain or be erected within 200 feet of the designated areas.
The following billboards shall not be allowed to remain or be erected:

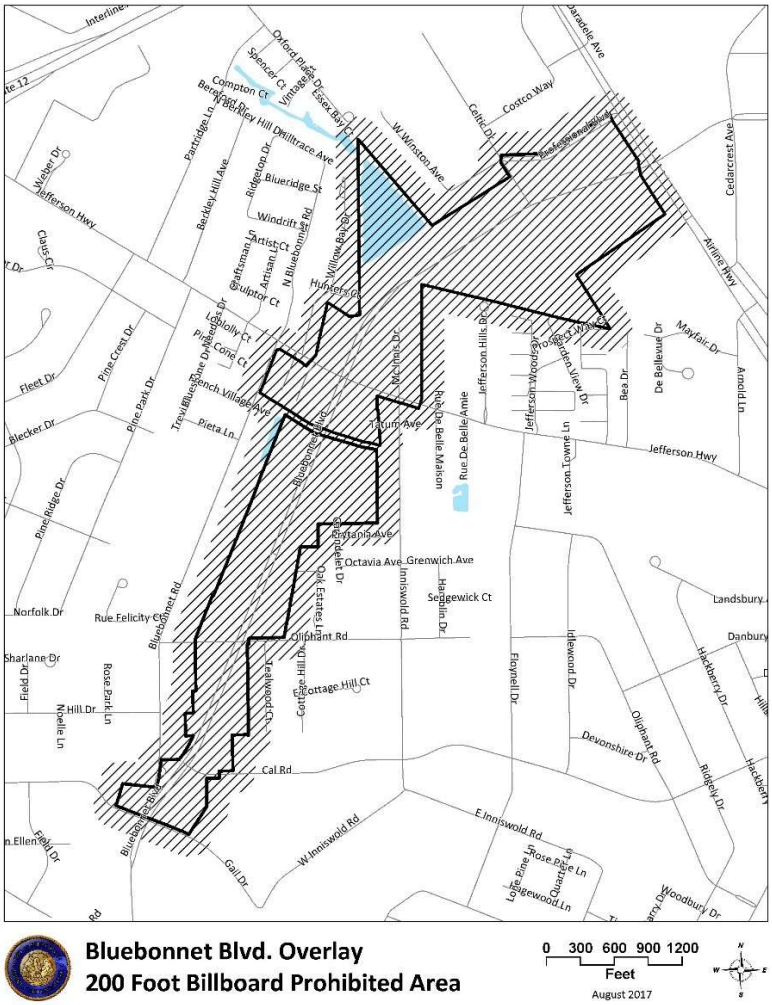
A. Those billboards that are not securely fixed upon a substantial structure as determined by the Building Official.

B. Those billboards that contain as part of the message mirror-like surfaces greater than two square inches or any mirror-like surface that creates a traffic hazard.

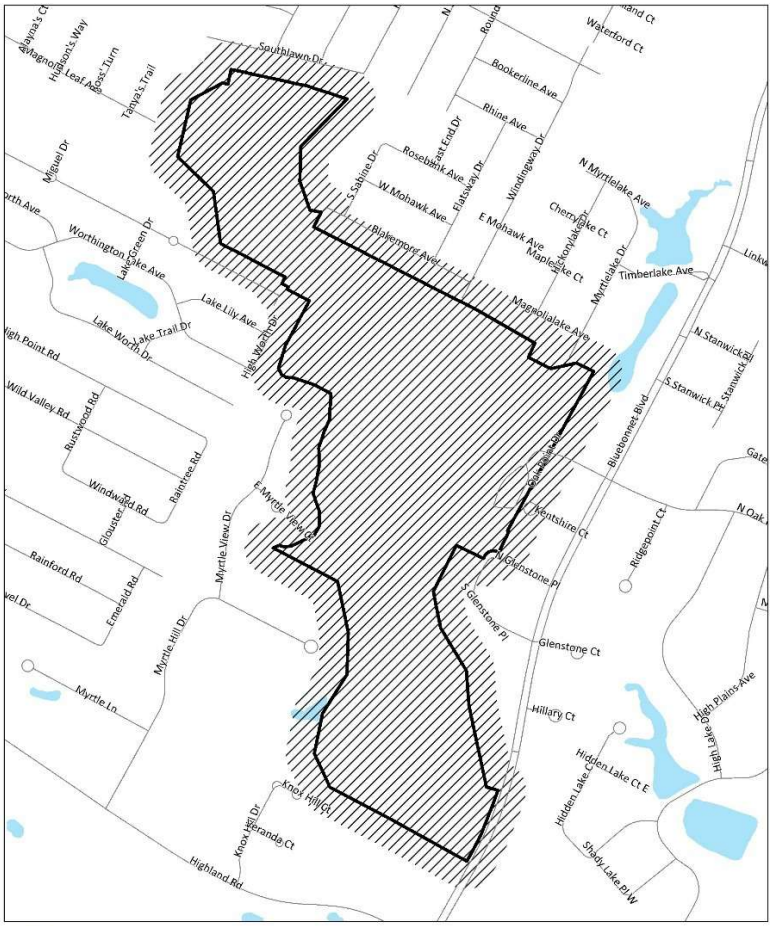
C. Those billboards that emit smoke, vapor, particles, or odor.

D. Any billboard within 200 feet of:
   1. Any public park;
   2. The Mississippi River levee right-of-way;
   3. Any historic site, district, or place listed on the National Register of Historic Places;
   4. The Downtown Character Area;
   5. The following roads:
      a. Central Throughway;
      b. Greenwell Springs Road (From Beaver Bayou northward to the parish boundary);
      c. Highland Road (From Chimes Street southward to I-10);
      d. Old Scenic Highway (From Samuel's Road northward to the parish boundary); and
      e. River Road (From the I-10 Bridge southward to the parish boundary).
   6. The following waterways:
      a. Amite River;
      b. Bayou Manchac;
      c. Comite River; and
      d. Mississippi River.

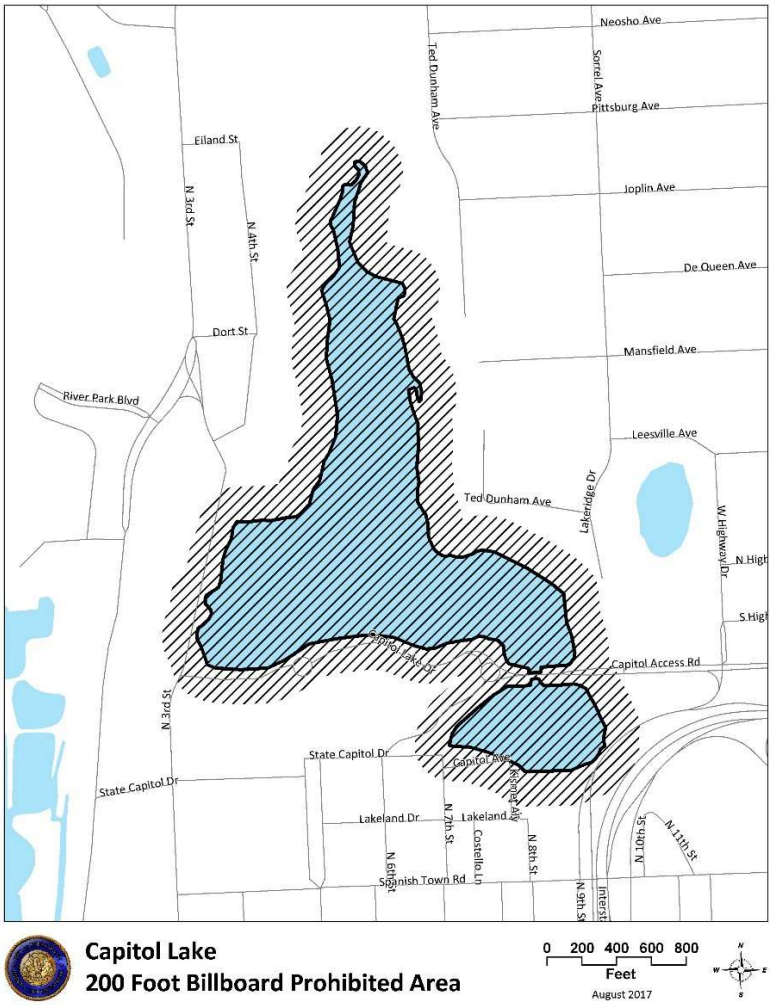
7. The following designated areas:
   a. Bluebonnet Boulevard Overlay;
      As shown in Appendix G along Bluebonnet Boulevard from Claycut Bayou to Airline Highway. This District is to strengthen the physical and economic character of the neighborhood by mitigating or avoiding incompatibility of buildings or services.



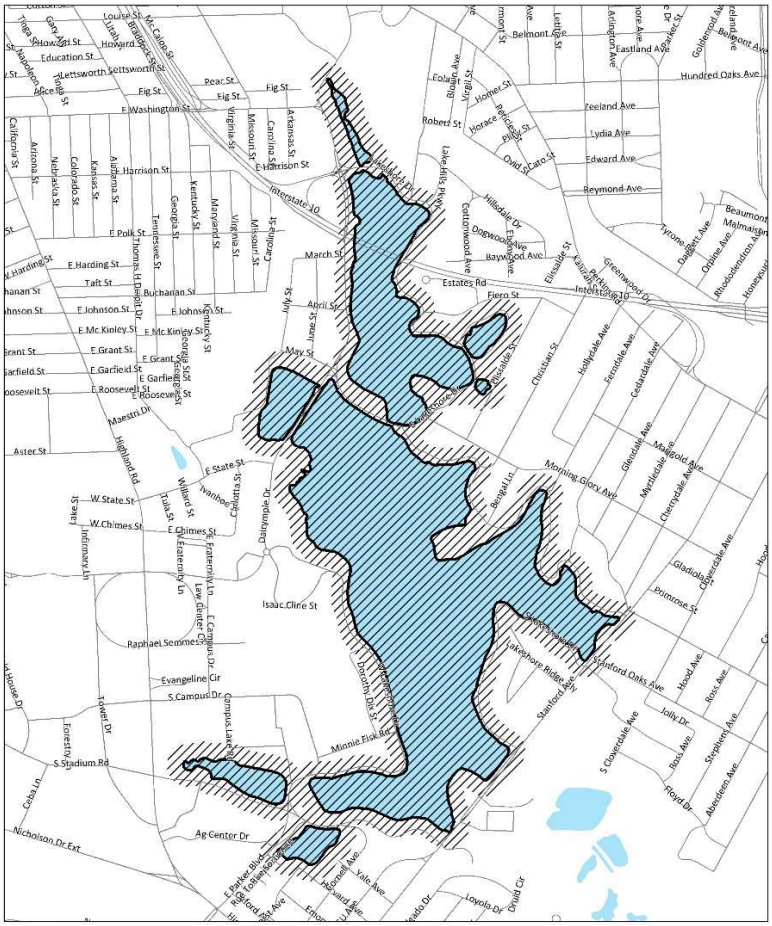
b. Bluebonnet Swamp;
Bluebonnet Swamp is generally located north of Highland Road, east of Staring Lane, south of Mayfair Park Subdivision, and west of Briar Cliff Subdivision. Bluebonnet Swamp is more particularly described as that area within this general location below the sixteen (16' msl) foot contour line.



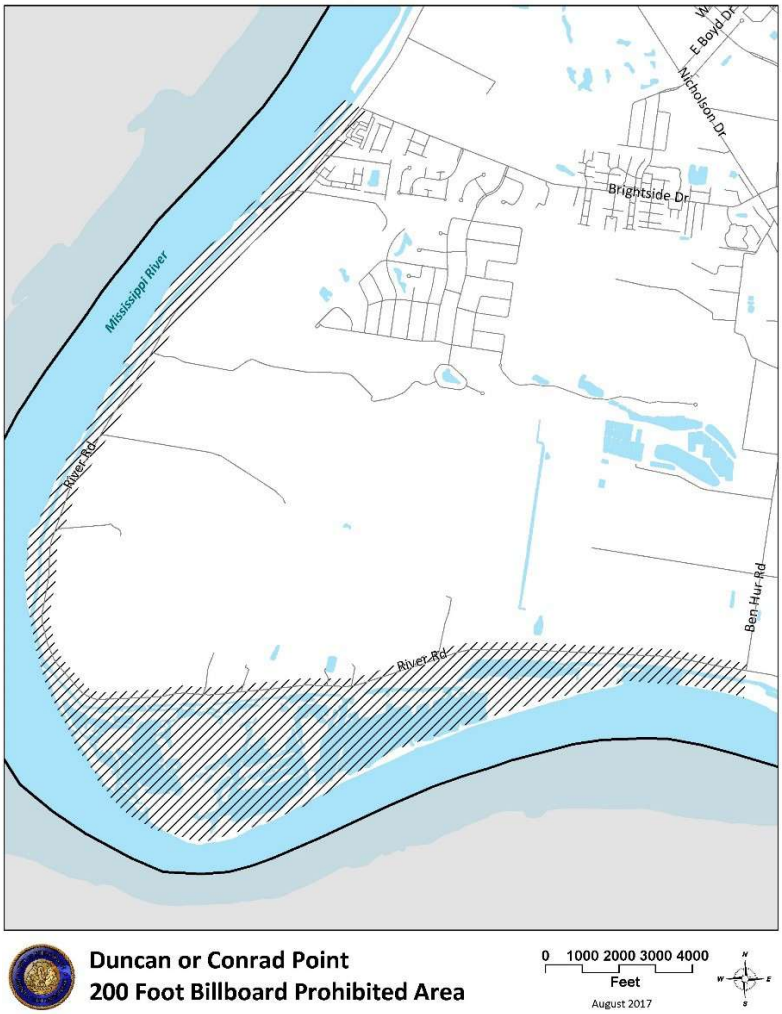
c. Capitol Lake;
Capitol Lake is described as the body of water situated, to a greater percent, on Louisiana State property and generally located west of North Baton Rouge Development Company Subdivision, west and south of Capitol View Subdivision, north of Spanish Town and Capital Lake Drive, east of Riverside North and River Road, and south of Choctaw Drive.



d. City Park Lake;
City Park Lake is generally described as the group of lakes bordered by E. Lake Shore Drive, Stanford Avenue, S. Lake Shore Drive, W. Lake Shore Drive, and Dalrymple Drive. The names of the lakes included in this group are: City Park Lake, University Lake, College Lake, Campus Lake, and Lake Crest



e. Duncan or Conrad Point;
Duncan or Conrad Point is generally defined as the area bound by the Mississippi River on the west and southwest, Ben Hur Road on the southeast, an imaginary line drawn westward and northward parallel two hundred (200) feet to the River Road, running from Ben Hur Road to Brightside Lane, and Brightside Lane on the north.



f. Reserved;

g. Manchac Swamp;
Manchac Swamp and Bayou Fountain Basin shall be generally defined as the following sub areas:

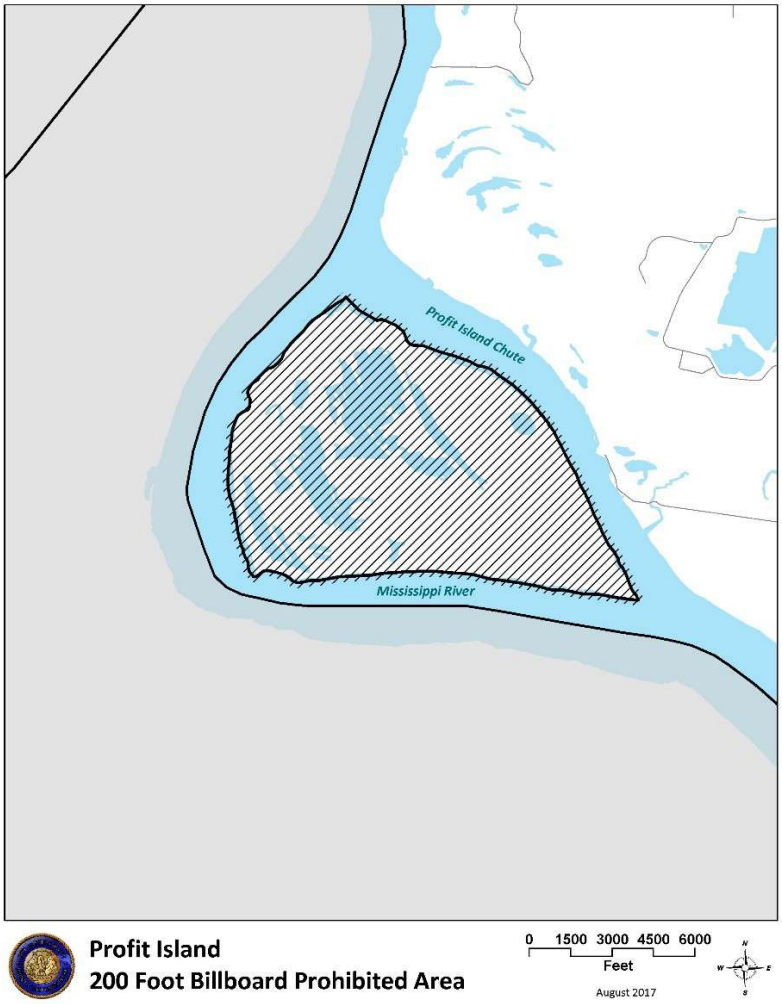
Selene Bayou Backswamp is generally located south of Highland Road, north of Bayou Manchac, and east of Gardere Lane. Selene Bayou Backswamp is more particularly described as that area within this general location below the sixteen (16′ msl) foot contour line.

Bayou Fountain Backswamp is generally located south of Highland Road, west of Gardere Lane, north of Nicholson Drive, and east of Ben Hur Road. Bayou Fountain Backswamp is more particularly described as that area within this general location below the twenty (20′ msl) foot contour line.

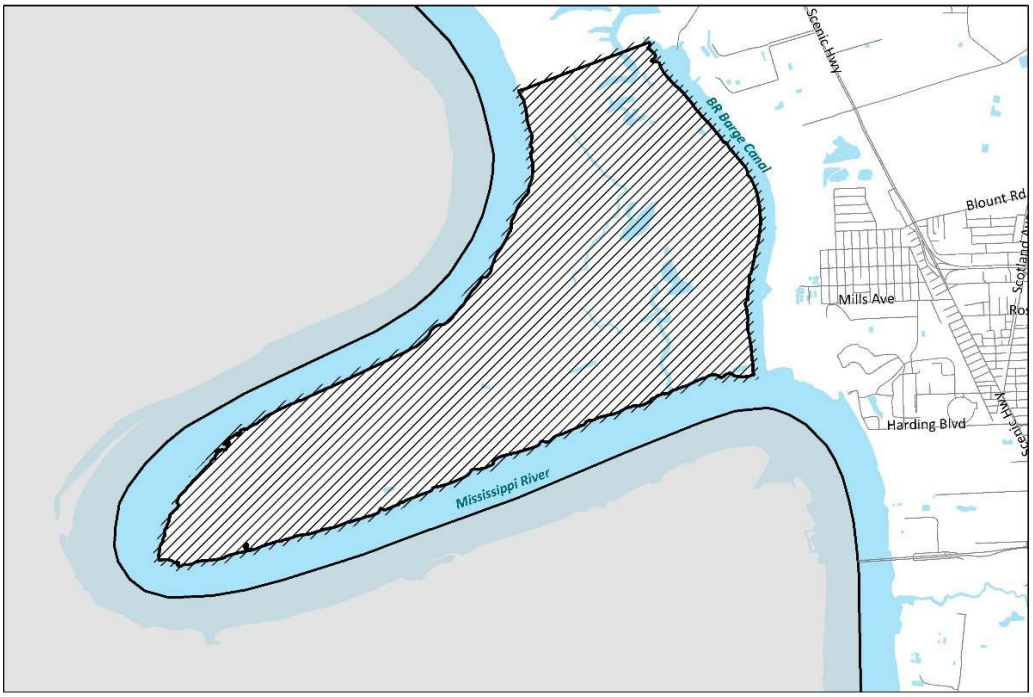
Elbow Bayou Backswamp is generally located west of Nicholson Drive, north and east of River Road, and south of Riverbend Subdivision. Elbow Bayou Backswamp is more particularly described as that area within this general location below the twenty-one (21′ msl) foot contour line.

h. Reserved
i. Reserved
j. Profit Island;

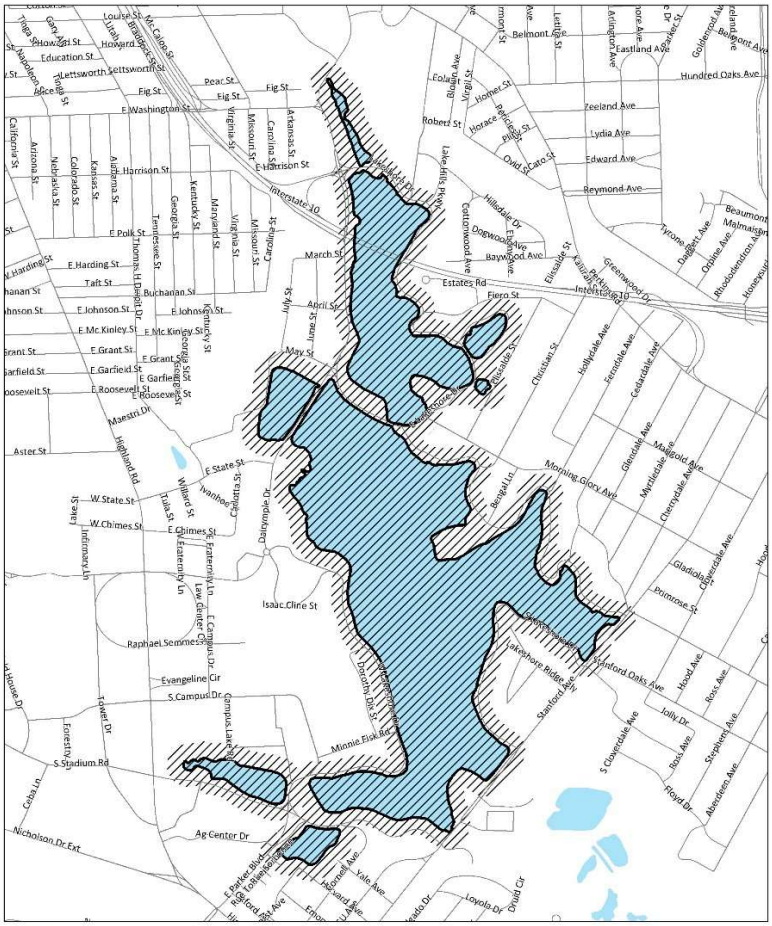
Profit Island is described as an island bound by the Mississippi River on the west, and south, and by the Profit Island Chute on the northeast. The southeast tip of Profit Island is located approximately four miles west of the intersection of U. S. Highways 61 and Old Scenic Highway.



k. Thomas Point and Devil's Point; and
Thomas Point is generally defined as the area bound on the north by the extension of Cheatham Lane from the Baton Rouge Barge Canal to the Mississippi River on the northwest, west, south, and southeast, and on the east by the Baton Rouge Barge Canal. The area known as Devil's Swamp is included within this general description.



l. The University Lake system.
University Lake System is generally described as the group of lakes bordered by E. Lake Shore Drive, Stanford Avenue, S. Lake Shore Drive, W. Lake Shore Drive, and Dalrymple Drive. The names of the lakes included in this group are: City Park Lake, University Lake, College Lake, Campus Lake, and Lake Crest



Appendix D
TREES

Preserved Trees Qualifying for Tree Credit

Scientific Name	Common Name
Acer rubrum	Red Maple
Acer barbatum	Southern Sugar Maple
Carpinus caroliniana	Ironwood
Carya spp.	Hickory
Carya illinoinensis	Pecan
Celtis laevigata	Hackberry
Chionanthus virginicus	White Fringe Tree
Fagus grandifolia	American Beech
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
Gleditsia aquatica	Water Locust
Gleditsia triacanthos	Honey Locust
Halesia diptera	Silverbell
Ilex opaca	American Holly
Juniperus virginiana	Eastern Red Cedar
Juglans nigra	Black Walnut
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Magnolia virginiana	Sweetbay Magnolia
Nyssa sylvatica	Swamp Tupelo/Black Gum
Ostrya virginiana	American Hop Hornbeam
Persea borbonia	Red Bay
Platanus occidentalis	Sycamore
Quercus alba	White Oak
Quercus falcata	Red Oak
Q. falcata var. pagodifolia	Cherrybark Oak
Quercus lyrata	Overcup Oak
Quercus michauxii	Cow Oak
Quercus nuttallii	NutallOak
Quercus phellos	Willow Oak
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Robinia pseudoacacia	Black Locust
Sassafras albidum	Sassafras
Taxodium acendens	Pond Cypress
Taxodium distichum	Bald Cypress
Tilia spp. americana, caroliniana, floridana	Linden
Ulmus americana	American Elm
Ulmus alata	Winged Elm

Tree Identification for Land Clearing Permit

Scientific Name	Common Name
Quercus alba	White Oak
Quercus falcata	Red Oak
Q. falcata var. *pagodifolia*	Cherrybark Oak
Quercus lyrata	Overcup Oak
Quercus michauxii	Cow Oak
Quercus nuttallii	NutallOak
Quercus phellos	Willow Oak
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Taxodium acendens	Pond Cypress
Taxodium distichum	Bald Cypress
Ulmus americana	American Elm
Ulmus alata	Winged Elm

Example Trees by Class

Scientific Name	Common Name
Class A Trees	
Acer barbatum	Surgar Maple
Acer rubrum	Red Maple
Catalpa bignonioides	Catalpa
Carya cordiformis	Bitternut Hickory
Carya illinoinensis	Pecan
Carya ovata	Shagbark Hickory
Carya tomentosa	Mockernut Hickory
Celtis laevigata	Sugarberry/Hackberry
Diospyros virginiana	Persimmon
Fagus grandifolia	American Beech
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
Juniperus virginiana	Eastern Red Cedar
Juglans nigra	Black Walnut
Liquidambar styraciflua	Sweetgum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Nyssa aquatica	Water Tupelo
Nyssa sylvatica	Swamp Tupelo/Black Gum
Pinus elliottii	Slash Pine
Pinus glabra	Spruce Pine
Pinus palustris	Longleaf Pine
Pinus taeda	Loblolly Pine
Platanus occidentalis	Sycamore
Prunus serotina	Black Cherry
Quercus alba	White Oak
Quercus falcata	Red Oak
Q. falcata var. pagodifolia	Cherrybark Oak
Quercus laurifolia	Laurel Oak
Quercus lyrata	Overcup Oak
Quercus marilandica	Blackjack Oak
Quercus michauxii	Cow Oak
Quercus nuttallii	NutallOak
Quercus phellos	Willow Oak
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Taxodium acendens	Pond Cypress
Robinia pseudoacacia	Black Locust
Taxodium ascendends	Pond Cypress
Taxodium distichum	Bald Cypress
Tilia spp. americana/caroliniana, floridana	Linden
Ulmus americana	American Elm
Ulmus alata	Winged Elm

Scientific Name	Common Name
Class B Trees	
Aesculus pavia	Red Buckeye
Betula nigra	River birch
Carpinus caroliniana	Ironwood
Catalpa bignonioides	Catalpa
Cercis canadensis	Eastern Redbud
Chionanthus virginicus	Greybeard/Fringe Tree
Cornus florida	Flowering Dogwood
Crataegus marshallii	Parsley Hawthorn
Crataegus opaca	Mayhaw
Crataegus viridis	Green Hawthorn
Diospyros virginiana	Persimmon
Halesia diptera	Silverbell
Ilex attenuata	Savannah Holly
Ilex cassine	Dahoon Holly
Ilex decidua	Deciduous Holly
Magnolia virginiana	Sweetbay Magnolia
Malus angustifolia	Crabapple
Morus rubra	Red Mulberry
Ostrya virginiana	Hop Hornbeam
Persea borbonia	Red Bay
Prunus americana	American Plum
Prunus caroliniana	Cherry Laurel
Rhus glabra	Shining Sumac
Robinia pseudoacacia	Black Locust
Salix nigra	Black Willow
Sassafras albidum	Sassafras
Viburnum nudum	Possumhaw
Viburnum obovatum	Walter's Viburnum
Class C Trees	
Aesculus parviflora	Bottlebrush Buckeye
Amelanchier arborea	Serviceberry
Asimina triloba	Paw Paw
Baccharis halimifolia	Groundsel
Cornus drummondii	Roughleaf Dogwood
Cyrilla racemifllora	Titi
Ilex vomitoria	Yaupon
Morella cerifera	Waxmyrtle
Prunus mexicana	Mexican Plum
Rhamnus caroliniana	Carolina Buckthorn
Rhus copallina	Smooth Sumac
Vaccinium arboreum	Huckleberry
Styrax americanus	American Snowbell
Styrax grandifolius	Big Leaf Snowbell

Appendix E
SAMPLE SUBMITTAL FORMS

On the following pages are sample copies to use as a guide in the preparation of bonds and agreements for the development of subdivisions. For your convenience the enclosed Surety Bond is a fill-able PDF. The fill-able PDF allows the information to be entered into the application while online by tabbing through the form and entering applicable information. You will need Adobe Acrobat Reader 6.0 or greater. The form is designed to allow you to save it and/or make further changes in it if you wish. It is located in the window below.

It is necessary that you provide one original and one copy of the bond and the agreement with a certified copy of power of attorney attached to each set.

Sample Agreement Form for Development of Subdivisions

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

THIS AGREEMENT made and entered into this _____day of, _____20____ by and between _____Developer/Owner_____, hereinafter designated as Developer/Owner, and the __(City of Baton Rouge, or Parish of East Baton Rouge, as the case may be), herein represented by _____Mayor-President.

W I T N E S E T H

WHEREAS, the Developer/Owner owns and desires to develop Lots _____through _____ _____(Subdivision)_____, located in the (City of Baton Rouge, or Parish of East Baton Rouge, as the case may be), Louisiana; and, WHEREAS, the final plat of Lots _____ through_____, inclusive, _____ _____Subdivision, will be given final approval by the Planning Commission of the City of Baton Rouge and the Parish of East Baton Rouge, upon Developer/Owner posting a surety bond insuring the satisfactory installation and construction of the following improvements:

(Describe improvements as determined by Department of Public Works)

As shown on the plat prepared by_____, Civil Engineer, attached hereto and made a part hereof, according to the terms and conditions of this agreement; and,

WHEREAS, the Developer/Owner now desires final approval of the Plat of _____ _____ Subdivision prior to the installation and construction of the above described improvements, which improvements will be installed and constructed at Developer/Owner sole cost and expense:

NOW, THEREFORE, it is hereby agreed by and between the Developer/Owner and the _____ _____(City of Baton Rouge or Parish of East Baton Rouge)_____ that for and in consideration of the final approval of Lots _____ through _____ inclusive ____ _____(Subdivision)_____, and the sale of lots therein without the above described improvements more particularly shown on the attached plan profile, having been first completed and approved, Developer/Owner binds and obligates himself within __ _months from date hereof, to install and construct the described improvements in accordance with plans prepared by _____, Civil Engineer, which plans meet the requirements of the Louisiana State Board of Health and have been approved by the Director of the Department of Public Works of the City of Baton Rouge and Parish of East Baton Rouge, said plans being attached hereto and made a part hereof.

The Developer/Owner, in order to further insure faithful performance of said obligation, has executed a surety bond in the amount of $_____, which bond is attached hereto and made a part hereof, to guarantee the installation and construction of the following improvements:

(Describe improvements same as above)

according to plans and specifications therefore. Said bond may be canceled only after said work has been completed, inspected and approved by written acceptance of the Director of Public Works of the City of Baton Rouge and the Parish of East Baton Rouge.

The above described improvements shall be constructed under the supervision of _____ _____, Civil Engineer, in full compliance with the specifications and requirements of the _____(City of Baton Rouge or Parish of East Baton Rouge)_____, and when completed said engineer shall furnish the Director of the Department of Public Works with a certificate of satisfactory completion.

It is further understood by and between the parties to this agreement that in the event said improvements are not constructed within _____ months from date hereof _____ _____(the City of Baton Rouge or the Parish of East Baton Rouge)_____ shall have and is hereby granted the right, without putting the said Developer/Owner in default, to ipso facto call upon the said surety to complete the improvements here in above described, and in default of the surety promptly causing such improvements to be constructed according to the plans and specifications therefore, the _____(City of Baton Rouge, or the Parish of East Baton Rouge)_____ shall have the right to cause the improvements to be made and to call upon said surety for payment of all costs and expenses incurred in the construction thereof.

IN WITNESS WHEREOF, these presents have been signed in the presence of the undersigned competent witnesses, at Baton Rouge, Louisiana, on this _____day of _____ 20___.

WITNESSES:

_____

_____

By: _____
(Name of Subdivider or Developer/Owner)

_____

_____
(Address of Subdivider or Developer/Owner)

PARISH OF EAST BATON ROUGE

By: _____
(Mayor-President)

Sample Surety Bond

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

KNOW ALL MEN BY THESE PRESENTS, That _____ of Baton Rouge, Louisiana, as principal and, _____ as Surety are held and firmly unto _____ Louisiana, and to all contractors, sub-contractors, journeymen, cart men, trackmen, workmen, laborers, mechanics, and furnishers of materials jointly as their interest occur, in the sum of _____ ($_____) Dollars in lawful current money of the United States, for which payment will and truly be made, we bind ourselves, our heirs, successors and assigns, in solido, by these presents.

Dated and signed at Baton Rouge, Louisiana this _____day of _____ , 20___.

THE CONDITIONS of this obligation are such that whereas, the above named principal did on the _____day of _____, 20_____, enter into a certain contract with Mayor-President of the _____to build or construct streets, sidewalks, curb and gutters, drainage and sewerage facilities in accordance with the plans and specifications prepared by _____ and approved by the Department of Public Works of the Parish of East Baton Rouge;

NOW, THEREFORE, if the aforesaid principal shall well and truly and faithfully perform said contract and comply with all its terms, covenants and conditions, according to its tenor and discharge all of said principal's obligations thereunder, and shall fully pay and discharge all of said principal's obligations to contractors, sub-contractors, journeymen, cart men, workmen, laborers, mechanics and furnishers of materials employed and furnished in the execution of said contract then this obligation shall be null and void; otherwise to be and remain in full force, effect, and virtue.

IN TESTIMONY WHEREOF, we have hereunto set our hands, in the presence of the two undersigned competent witnesses, this day, month and year above written.

WITNESSES:

_____

_____

By: _____
(Attorney-in-Fact)

_____

_____
(Address of Attorney–in-Fact)

By: _____
(Signature of Developer/Owner)

_____

_____
(Address of Developer/Owner)

Sample Maintenance Agreement Form

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

THIS AGREEMENT made and entered into this _____day of _____, 20___ by and between _____(Name of Developer/Owner)_____, hereinafter designated as Developer/Owner and the City of Baton Rouge, or Parish of East Baton Rouge, as the case may be), herein represented by _____ Mayor-President.

W I T N E S S E T H:

WHEREAS, the Developer/Owner has subdivided Lots _____ through _____ _____,_____ Subdivision, and has received approval and acceptance from the Director of the Department of Public Works for subdivision improvements constructed therein;

(Describe construction improvements as determined by Department of Public Works)

WHEREAS, under the provisions of Section 4.102.H, Unified Development Code, the Developer/Owner is required to maintain certain improvements for a period of twelve (12) months:

NOW, THEREFORE, it is hereby agreed by and between the Developer/Owner and the _____ _____ that the Developer/Owner hereby agrees that he will keep all filled trenches, pipes, manholes, structures, and paved or unpaved surfaces constructed by him in Subdivision in good condition, and will make such repairs to any defect in materials or workmanship as may develop or be discovered when called upon to do so by the Director of the Department of Public Works.

It is agreed that this agreement shall be in full force and effect for a period of one (1) year from _____, 20_____.

IN WITNESS WHEREOF, these presents have been signed in the presence of the undersigned competent witnesses, at Baton Rouge, Louisiana on this _____day of _____ , 20___.

WITNESSES:

_____ By: _____
(Name of Developer/Owner)

_____

_____ _____

_____ _____
(Address of Developer/Owner)

PARISH OF EAST BATON ROUGE

By: _____
(Mayor-President)

Sample Maintenance Bond Form

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

KNOW ALL MEN BY THESE PRESENTS, That _____, Baton Rouge, Louisiana, as Developer/Owner and, _____as surety are held and firmly bound unto _____, Louisiana, in the sum of ($_____) Dollars in lawful current money of the United States, for which payment will and truly be made, we bind ourselves, our heirs, successors and assigns, in solido, by these presents.

Dated and signed at Baton Rouge, Louisiana this _____ day of _____, 20___.

THE CONDITIONS of this obligation are such that whereas, the above named Developer/Owner did on the _____day of _____, 20_____, enter into a certain contract with Mayor-President of the _____ to maintain for a period of one (1) year from _____, 20_____, the improvements in _____ Subdivision, and keep all filled trenches, pipes, manholes, structures, and paved or unpaved surfaces constructed by him in good condition, and shall make such repairs to any defects in materials or workmanship as may develop or be discovered when called upon to do so by the Director of the Department of Public Works:

NOW, THEREFORE, if the aforesaid principal shall well and truly and faithfully perform said contract and comply with all its terms, covenants and conditions, according to its tenor and discharge all of said principal's obligations thereunder, and shall fully pay and discharge all of said principal's obligations to _____, then this obligation shall be null and void; otherwise to be and remain in full force, effect, and virtue.

IN TESTIMONY WHEREOF, we have hereunto set our hands, in the presence of the two undersigned competent witnesses, this day, month and year above written.

WITNESSES:

_____

_____

By: _____
(Attorney-in-Fact)

_____

_____
(Address of Attorney-in-Fact)

By: _____
(Signature of Developer/Owner)

_____

_____
(Address of Developer/Owner)

Sample Agreement Form To Be Used With Cash Bond

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

THIS AGREEMENT made and entered into this _____day of _____, 20_____ by and between, _____Developer/Owner_____hereinafter designated as Developer/Owner, and the PARISH OF EAST BATON ROUGE, herein represented by the Honorable _____Mayor-President.

W I T N E S S E T H:

WHEREAS, the Developer/Owner owns and desires to develop lot _____, _____ Subdivision, _____ Filing, and WHEREAS, the final plat of lot _____, _____ _____ Subdivision, _____Filing, will be given final approval by the Planning Commission of the City of Baton Rouge and the Parish of East Baton Rouge, upon Developer/Owner posting a bond insuring the satisfactory installation and construction of the following improvements:

(Describe construction improvements as determined by Department of Public Works)

as shown on plans prepared by _____ Civil Engineer, attached hereto and made apart hereof, according to the terms and conditions of this agreement and,

WHEREAS, the Developer/Owner now desires final approval of the Plat of Lot _____, _____ _____ Subdivision _____Filing, prior to the installation and construction of the above described improvements which improvements will be installed and constructed at Owner's sole cost and expense:

NOW, THEREFORE, it is hereby agreed by and between the Developer/Owner and the Parish of East Baton Rouge that for and in consideration of the final approval of lot _____, _____ _____Subdivision _____ Filing, Developer/Owner binds and obligates himself within _____ months from date hereof, to install and construct the described improvement in accordance with plans prepared by _____, Civil Engineer, which plans meet the requirements of the Louisiana State Board of Health and have been approved by the Director of the Department of Public Works of the City of Baton Rouge and Parish of East Baton Rouge, said plans being attached hereto and made a part hereof.

THE Developer/Owner, in order to further insure faithful performance of said obligation, has executed (cashier check) in the amount of _____, which check is attached hereto and made a part hereof, to guarantee the installation and construction of the following improvements:

According to plans and specifications therefore, said bond may be canceled only after said work has been completed, inspected and approved by written acceptance of the Director of Public Works of the City of Baton Rouge and the Parish of East Baton Rouge. The above-described improvements shall be constructed under the supervision of _____ _____, Civil Engineer, in full compliance with the specifications and requirements of the Parish of East Baton Rouge, and when complete said engineer shall furnish the Director of the Department of Public Works with a certificate of satisfactory completion. It is further understood by and between the parties of this agreement that in the event said improvements are not constructed within _____ months from date hereof the Parish of East Baton Rouge

shall have and is hereby granted the right, without putting the Developer/Owner in default to cause the improvements to be made and to use deposit made herewith for payment of all costs and expenses incurred in the construction thereof. Failure of the Developer/Owner to install and construct the improvements specified within the time limits of this agreement shall be reason to forfeit the bond. If the Developer/Owner installs and constructs the improvements and fails to request a refund of the bond in writing within one year after the time limits specified with this agreement, no refund will be made to the Developer/Owner.

IN WITNESS WHEREOF, these presents have been signed in the presence of the undersigned competent witnesses, at Baton Rouge, Louisiana, this ____day of _____, 20__.

WITNESSES:

_____ By: _____
(Name of Developer/Owner)

_____

_____ _____

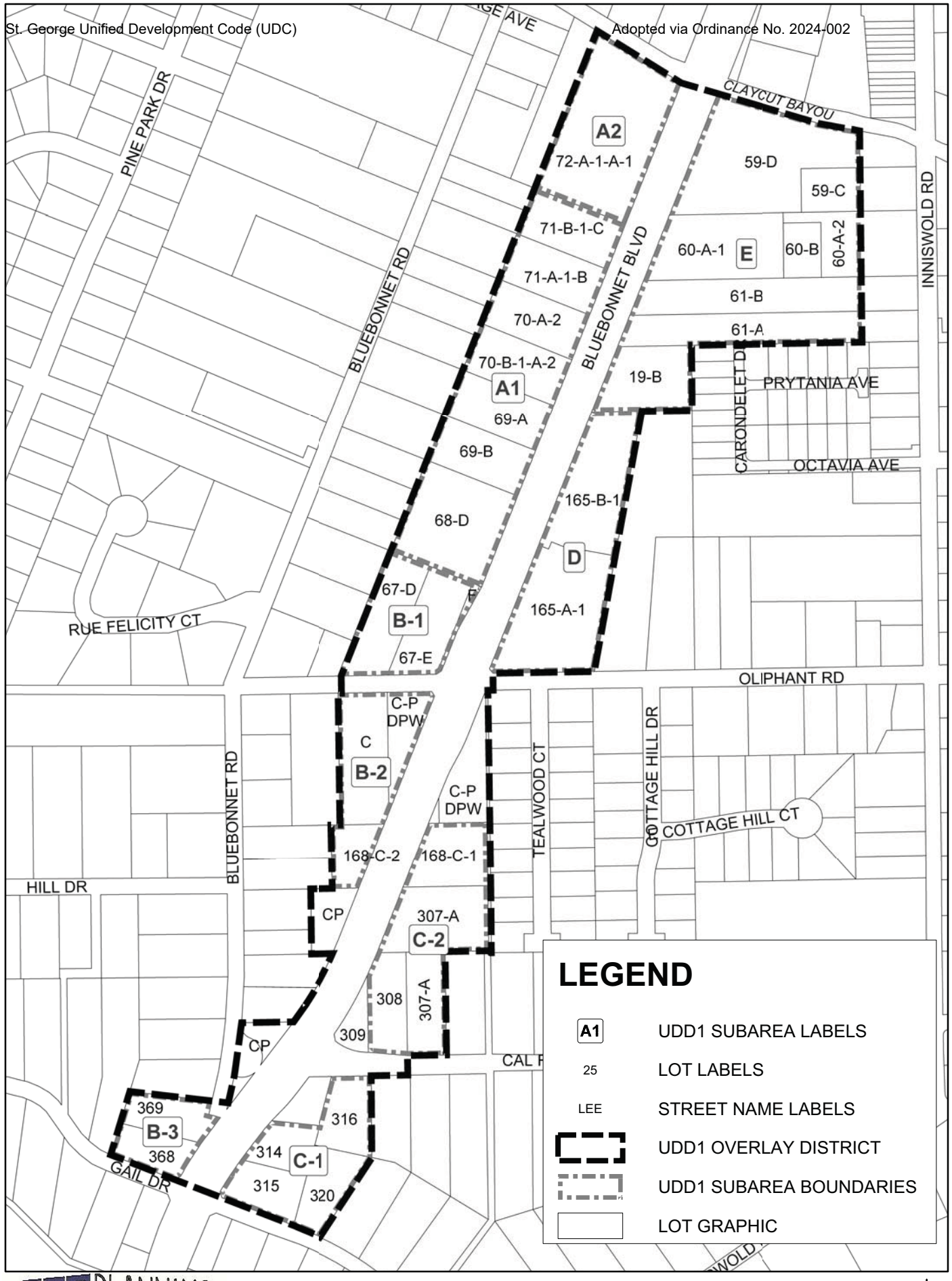
_____ _____
(Address of Developer/Owner)

PARISH OF EAST BATON ROUGE

By: _____
(Mayor-President)

Appendix F
Reserved

Appendix G
DISTRICT MAPS



EBR PLANNING

Urban Design District 1

Bluebonnet Boulevard

SCALE = 1:4,800

0 100 200 300 400

Feet

N

Appendix H
Reserved

Appendix I
AMENDMENTS TO THE UDC

This appendix lists amendments made to the Unified Development Code (UDC). It is provided as a convenience for reference and does not supplant the official record created by the ordinances that adopted the amendments. Amendments made by the City of St. George are also noted in the UDC by section in parentheses (e.g. Ord. No. ####, date adopted).

- Table 7:I.1 lists amendments made since the UDC was adopted by the City of St. George
- Table 7:I.2 lists amendments made by East Baton Rouge City-Parish from the time it adopted the UDC to the time St. George adopted the UDC (07/23/2024)

Table 7:I.1
Amendments Made by City of St. George

Sec./Chap.	Case/Ord./ Adoption	Description
UDC Adoption	2024-002 7/23/2024	Adopted current EBR-UDC as St. George UDC; Planning Commission, Zoning Commission, Board of Adjustment; Restricted Council authority to subdivisions and appeals; Required PUD for any proposed development of 15 or more residential units or ten or more commercial acres; No new billboards for one year or amendments to Sec. 16.7, whichever is sooner; Changed EBR (or similar) to St. George, as follows: • "City-Parish" to "City of St. George" • "Metropolitan Council" to "St. George City Council" • "Mayor-President" to "Mayor" • "Parish Attorney" to "City Attorney" • "Office of the Planning Commission" to "Planning Department" • "Planning Commission staff" to "Planning Department staff" • "Council Administrator" to "City Clerk" • "City/Parish Geographic Information System" to "East Baton Rouge Parish Assessor's Office" • "Department of Transportation and Drainage" or "DPW" or its Director to "Engineering Department" or its Director • "Department of Development" or its Director to "Engineering Department" or its Director, unless otherwise specified in Table 7:I.1.a
Chapters 1, 2, 3, 4, 5, 8, 10, 13, 19	T25-01 2025-005 2/25/2025	Amend the UDC and Ord. No. 2024-002 to address the impacts of larger developments, tailor the UDC to the City of St. George, and provide for related matters

Sec./Chap.	Case/Ord./ Adoption	Description
7:2.3.3, 7:9.5.1, 7:9.5.2, Chapter 19	T25-02 2025-013 4/8/2025	Make outdoor kitchens a permitted accessory use, and provide for related matters
Chapters 8, 9, 10, 11, 14, 16, App. C	4/11/2025	Correction of non-substantive errors created when zoning and overlay districts were deleted (Ord. No. 2025-005, TA25-01) without deleting all references to these districts
7:9.3.8, Ch. 19	T25-03 2025-016 4/22/2025	Definition, construction and operation of group homes

Table 7:I.1.a
Changes Authorized by Ord. No. 2024-002

Section	Official, Employee, Commission, or Department	
	Original from EBR	**Changed To**
1.1	Planning Commission	Planning & Zoning Commissions
2.3.3.E	Department of Development	Planning Department
3.1.3.C.1	Planning Commission	Planning or Zoning Commissions
3.1.3.C.2	Planning Commission	Planning or Zoning Commissions
	City-Parish Planning Commission	Planning Department
3.1.4.D	Planning Commission	Planning or Zoning Commission
3.3	Planning Commission	Zoning Commission
3.5	Planning Commission	Zoning Commission
3.7	Planning Commission	Zoning Commission
3.7.5.C	Department of Development	Building Department
3.7.6.E	Director of Development	Planning Director
4.1.2.C	Planning Commission	Planning or Zoning Commissions
4.1.3	Planning Commission	Planning or Zoning Commission
4.2	Planning Commission	Zoning Commission
	Department of Development	Planning Department staff
4.3.8.B	Planning Commission	Zoning Commission
6.7.3.A.1	Department of Development	Planning Department
8.4.1	Planning Commission	Zoning Commission
8.4.9.A	Planning Commission	Zoning Commission

Section	Official, Employee, Commission, or Department	
	Original from EBR	**Changed To**
8.4.9.D	Planning Commission	Zoning Commission
8.4.9.H.2	Planning Commission	Zoning Commission
8.4.9.H.3.b	Planning Commission	Zoning Commission
8.4.9.H.4	Planning Commission	Zoning Commission
8.4.9.H.6	Planning Commission	Planning or Zoning Commission
8.4.10.C.7	Planning Commission	Zoning Commission
8.4.10.F.2	Planning Commission	Zoning Commission
8.4.10.F.4	Planning Commission staff	Planning Director
8.4.10.H	Planning Commission	Zoning Commission
8.4.10.L.5	Planning Commission	Zoning Commission
8.4.10.O	Planning Commission	Planning or Zoning Commission
8.4.10.S	Planning Commission	Zoning Commission
9.2.1	Planning Commission	Zoning Commission
9.3.7	Division of Permits	Building Department
13.6	Department of Development	Planning Department
14.2	Planning Commission	Zoning Commission
17.4.4.D	Director of Development	Planning Director
18.3.3	Development Director	Planning Director
18.3.5.G	Development Director	Planning Director
18.6.3	Development Director	Planning Director
18.6.4	Development Director	Planning Director
	Development Department	Planning Department
18.7.1	Development Director	Planning Director
18.7.2	Development Director	Planning Director
18.7.5	Development Director	Planning Director

Table 7:I.2
Amendments Made by East Baton Rouge City-Parish

Section	Ordinance Number	Date Adopted	Amendment
2	10808	01/15/97	Deleting the Term "Abutting", as it Relates to the 200' distance from Residential Property lines for Cellular Towers (now called "wireless") Definition of Wireless has been deleted from the UDC. Please refer to Ordinance # 10996

Section	Ordinance Number	Date Adopted	Amendment
14.3	10824	02/19/97	Amend and Re-enact Section 14.3 to Add Wording Relative to Permits
4.4 I	10825	02/19/97	Amending and Re-enacting Section 4.4(I) to remove Ratification of Final Plats by the Planning Commission
19.96	10875	04/16/97	Amending the Horizon Plan to establish Timing for Major Street Plan Amendments and Fee Schedule
2	10876	04/16/97	Amending the Definition for Cellular Towers / Waiver of Setback and Height Requirements (now called "wireless") Definition of Wireless has been deleted from the UDC. Please refer to Ordinance # 10996
2	10903	05/21/97	Amending Chapter 2, the Definition for Open Space
2	10958	08/20/97	Amending Chapter 2, the Definition of Lot Width
2, 14.4 – 14.45	10996	10/1//97	Amending the Definition of Communication Tower, Height of Tower, Setback, Telecommunications, Wireless Facility, Wireless Transmission & Relay Equipment and Adding section 14.4 Wireless Communications
2	10997	10/15/97	Amending the Definition of Home Occupation
	10998	10/15/97	Amending Temporary Signs
2, 17.1 – 17.5	11016	11/19/97	Adding the Definition of Alternative Porous Pavement Parking, Chapter 2
2, 11.411	11017	11/19/97	Amending Chapter 2, the Definition of Lot Width, amending lot width for yards
16.16	11018	11/19/97	Amending Section 16.16 Administration Enforcement related to Signs
3.3 C (2)	11030	12/09/97	Amending non-conforming uses Section 3:3 C (2) The Powers of the Board shall be
18	11031	12/09/97	Amending Chapter 18, Landscape and Trees
9.101 (g)	11032	12/09/97	Amending Accessory Uses Section 9:101(G) Garage Sales
2	38484 (Resolution)	02/18/98	Adding definitions of Commercial Warehousing, General Office, Heavy Commercial, High Density Residential, Light Commercial, Low Density Residential, Medium Density Residential, Neighborhood Commercial and Neighborhood Office
4.8 (W)	11087	02/25/98	Add section 4.8 (W) Resubdivision Plats
5.2 A (4)	11106	03/18/98	Add section 5.2 (A) (4) Variations and exceptions
7.12	11128	04/15/98	Add section 7.12 Garage Apartments
10.101 (a)	11129	04/15/98	Amending PUD
8.201, 8.202	11130	04/15/98	Amending section 8.201 Child Care Centers

Section	Ordinance Number	Date Adopted	Amendment
Chapter 2	11131	04/15/98	Adding the definitions Concept Plan, Final Development Plan, Floor to land area ratio, Planned Unit Development (PUD) and PUD Green Common Open Space
4.101 (a)(2), 4.101 (b)(2)	11132	04/15/98	Adding section 4.101 (A) (2) & 4.101 (B) (2) Plan Review
13.6	11133	04/15/98	Amending Section 13.6 street and sidewalks improvement standards
16.16 B	11152	05/20/98	Amending Section 16.16(B) Administration Enforcement
10.101 B	11153	05/20/98	Adding section 10.101 (B) Small Plan Unit Development
3.4	11241	09/16/98	Amending Section 3.4 Public Hearing and Permits Issued by the Board (Appeal to the Board of Adjustment decision)
Chapter 2	11348	01/20/99	Amending Chapter 2 the Definitions of Subdivision
Chapter 2	11452	05/19/99	Amending Chapter 2 the definition of Planned Unit Development (PUD)
	11497	07/21/99	Re-enact the entire Unified Development Code as to adopt new Zoning Classification and make various necessary changes
Chapter 2	11525	08/18/99	Adding the definitions Front Line and Building Line. Amending the definition of Lot
13.6 I	11526	08/19/99	Amending Section 13.3 (I) Streets and Sidewalks
16.16 B	11527	08/20/99	Amending Section 16.16(B) Administration Enforcement
4.4 (C) (3) (a)	11559	09/15/99	Amending Section 4.4 (c)(3)(a) Permits and Final Plat Approval, Procedure. (Substantial changes)
4.4 (G) (1) (a)	11562	09/22/99	Amending Section 4.4 (G)(1) (a) Permits and Final Plat Approval, Testing Laboratory
4.4 (C) (3)	11600	11/17/99	Amending Section 4.4 (C) (3) Permits and Final Plat Approval (Prel. Plat approval)
3.3 B	11601	11/18/99	Amending Section 3.3 (B) The Powers of the Board. (Manufactured Homes)
2, 14.4, 14.42 E, 14.42 I, 14.45	11705	03/22/00	Amending Chapter 2 and Sections 14.4 through 14.45 (Wireless Communications)
3.3 B (9)	11722	04/19/00	Amending Section 3.3 (B) (9) The Powers of the Board. (Manufactured Homes)
11.301 G (H)	11747	05/17/00	Amending Section 11.301 (G) (H), Dimensional Regulations, Front Yard Setbacks
11.407	11824	08/16/00	Amending Section 11.407, Front Yard Requirements for Dwelling Uses
13.7	11825	08/16/00	Amending Section 13.7, Uniform Grid System, number required. House Numbering

Section	Ordinance Number	Date Adopted	Amendment
2, 4.101	11876	10/18/00	Adding the definition of Commercial Recreation Facilities and amending Section 4.101, Plan Review regarding Commercial Recreation Facilities
2, 11.514	11877	10/18/00	Adding the definition of Central Business District (CBD) and adding Section 11.514 related to yard requirements it the Central Business District
8.201, 8.202	11903	11/15/00	Amending Pre-Schools as a Conditional Use in the A1 and A2 Zoning Districts
16.12 A (5)	11917	12/12/00	Amending Section 16.12 (A) (5) Temporary Signs relating to Campaign Signs
2, 8.201, 8.202, 8.202.7, 8.210	11918	12/12/00	Deleting the definition of Public/Semi Public and adding the definitions of Semi Public, Public, Philanthropic Institutions, and Religious Institutions. Also adding Educational, Religious and Philanthropic Institutions as a Conditional Use in the A1, A2, A2.7, and Rural Zoning Districts
6.7 C	11919	12/12/00	Adding Section 6.7 (C) to Violations, Penalty and General Provisions relating to violations of Section 8.201 Single Family Permissible Uses
17.12 B (6)	12051	06/20/01	Amending Section 17.12(B)(6) Design Standards
2, 13.6 J	12070	07/18/01	Amending Chapter 2, Definition of Lot and Lot Width. Amending Section 13.6(J) related to Private Servitude of Access
	12176	12/11/01	Re-enact the entire Unified Development Code as to adopt various changes as recommended by the Zoning Committee
8.206.1	12299	04/17/02	Amending Chapter 8 (Zoning Districts) for determining whether a business establishment is a bar or a restaurant
14, 14.3	12300	04/24/02	Amending Chapter 14.3 relative to private community wastewater collection and treatment facilities
10.105	12301	04/24/02	Amending Chapter 10 to add Section 10.105 relative to Urban Overlay District 1
Chapter 2	12351	06/19/02	Amending the definition for "Recreational", Chapter 2
8, 8.210 A	12351	06/19/02	Amending Chapter 8, 10 and 16, to create RE/A 1, RE/A 2 and RE/A 3 Districts
16, 16.15 C 1 (d)	12352	06/19/02	Amending Chapter 16.15(C)(1)(d) relative to Off-Premise Signs

Section	Ordinance Number	Date Adopted	Amendment
11.7 A (2) (a), 14.3 B 1	12411	08/21/02	Amending Title 7 (Unified Development Code) Chapter 11, Dimensional Requirements: Section 11.7, A, 2 (a) (Geometric Standards for Development – Lots or Tracts without Access to the Wastewater Suburban Transportation Network); and Chapter 14, Utilities: Section 14.3, B, (Sanitary Sewer Not Accessible) to reduce road frontage standards from 150 feet to 100 feet for lots without access to sanitary sewer.
10.106	12394	08/21/2002	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses) of the Code of Ordinances of The City of Baton Rouge, so as to add Section 10.106 thereto, relative to Urban Overlay District 2.
8.218 D, 8.219 D	12495	11/20/02	Amending Title 7 (Unified Development Code) Chapter 8, Zoning Districts: Section 8.218 (Urban Design District One) and Section 8.219 (Urban Design District Two) to require that all lots in UDD1 and UDD2 contain a minimum of 7500 square feet and a minimum of 60 feet of frontage on a public street.
14.46	12550	01/15/03	Amending Title 7 (Unified Development Code), Chapter 14, Utilities so as to include Title 15, Miscellaneous: Chapter 5, Street Lighting: Section 15:301 to Section 15:308 of the Code of Ordinances, City of Baton Rouge and Parish of East Baton Rouge.
3.2 C (5)	12551	01/15/03	Amending Title 7 (Unified Development Code), Chapter Three, Administrative Mechanisms to remove Section 3.3 (C)(5).
16.15 B, 16.16 A 1, 16.16 A (1)(d)	12561	02/12/03	Amending Title 7 (Unified Development Code), Chapter 16, Signs, Section 16.15, Off Premise Signs to require that off-premise signs be set back a minimum of 200 feet from the property line of any property zoned SPUD or PUD with A1-A2.7 land uses designated on the final development plan.
2, 9.401	12593	03/19/03	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions) so as to add the definition of "Portable Storage Containers"; and amending Chapter 9 (Accessory Uses) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge, so as to add Section 9.401 thereto, relative to portable storage containers.

Section	Ordinance Number	Date Adopted	Amendment
2, 4.103	12594	03/19/03	Amending Title 7 (Unified Development Code, Chapter 2 (Definitions) so as to add definitions of "DetentionBasin" and "DryDetentionBasin"; and amending Chapter 4 (Permits and Final Plat Approval), Section 4.103 (Cluster Subdivisions) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge.
8.213 C (5)(a)	12614	04/16/03	Amending Title 7 (Unified Development Code) Chapter 8, Zoning Districts: Section 8.213 (Rural Districts) (C)(5)(a) to require that any mobile home must be located at least one hundred (100) feet from the street and fifty (50) feet from adjacent property lines.
2, 4.8, and all other relevant sections of Title 7	12667	06/18/03	Amending Chapter 2 (Definitions), Chapter 4 (Permits and Final Plat Approval) Section 4.8, and all other relevant sections of the Unified Development Code to remove language referring to "resubdivisions".
4.4 H	12668	06/18/03	Amending Chapter 4 (Permits and Final Plat Approval) Section 4 (H) of the Unified development Code to remove language pertaining to the Bond Process.
18	12692	07/16/03	Amending Title 7 (Unified Development Code) Chapter 18, (Landscape and Trees) in its entirety.
8.218	12721	08/20/03	Amending Title 7 (Unified Development Code) Chapter 8, Zoning Districts: Section 8.218 (Urban Design District One) relative to Sub Area B2.
8.218	12722	08/20/03	Amending Title 7 (Unified Development Code) Chapter 8, Zoning Districts: Section 8.218 (Urban Design District One) relative to Maximum Building Height.
8.220	12745	09/17/03	Amending Title 7 (Unified Development Code) Chapter 8, Zoning Districts so as to add Section 8.220 relative to Urban Overlay District 1.
2, 9.101	12747	09/24/03	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), so as to amend the definition for "CommunicationTower"; and Chapter 9 (Accessory Uses), so as to delete Section 9.101(f), relative to Radio and TelevisionTowers, and to re-letter subsection 9.101(g), relating to Garage Sales to subsection 9.101(f).
19.5	12777	11/12/03	Amending Title 7 (Unified Development Code), Chapter 19 (Amendments), so as to amend and re-enact Section 19.5 thereof, relative to signs posted for zoning amendments.

Section	Ordinance Number	Date Adopted	Amendment
8.213 (C)(5)(a)	12795	11/25/03	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) so as to amend and re-enact Section 8.213 (Rural Districts) (C)(5)(a) thereof, relative to Mobile Homes.
8.213	12844	12/10/03	Amending Ordinance 12351, adopted June 19, 2002, relative to amending Title 7 (Unified Development Code), Chapter 8, Section 8.201; so as to correct a typographical error changing Section 8.210 to read Section 8.213.
8.210b C5	12895	02/18/04	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.210B (C5 Business District) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 8.210B, regarding surface parking.
10.104	12964	05/19/04	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses) of the Code of Ordinances of the City of Baton Rouge and Baton Rouge and Parish of East Baton Rouge, so as to add Section 10.104 thereto, relative to Urban Overlay District 2.
8.216K, 8.217 G2	12965	05/19/04	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.216K (Planned Unit Development Final Development Plan) and Section 8.217 G2 (Small Planned Unit Development) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge, so as to amend and re-enact Sections 8.216K and 8.217 G2, relative to including yard variances and/or setback waivers as part of any proposed modifications to an approved Planned Unit Development or Small Planned Unit Development.
2,8, and all other relevant sections of Title 7	13006	07/21/04	Amending title 7 (unified Development Code), Chapter 2 (Definitions), and Chapter 8 (Zoning Districts), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to add a definition of "Indoor Firing Range" and amend and re-enact Sections 8.10 (A) 1, 8.210 (A) 2, 8.211, and 8.212 thereof, relative to Indoor Firing Ranges.
19.7,19.7 (A)(3)	13122	11/17/04	Amending Title 7 (Unified Development Code), Chapter 19 (Amendments), S 7 (Rezoning Criteria), Of The Code Of Ordinancesofthe City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 19.7(A)(3) thereof, relative toa Time Limitfor Rezoning.

Section	Ordinance Number	Date Adopted	Amendment
13.6(J)(4)	13123	11/17/04	Amending Title 7 (Unified Development Code), Chapter 13 (Street and Sidewalks), Section 6 (Uniform Grid Systems; Number Required), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 13.6(J)(4) thereof, relative to an L-Turnaround.
3.5	13124	11/17/04	Amending Title 7 (Unified Development Code), Chapter 3 (Administrative Mechanisms), of the Code of Ordinances of the City of BatonRouge and Parish of East Baton Rouge, so as to add Section 3.5 (Historic Preservation Commission) thereto.
3.06	13125	11/17/04	Amending Title 7 (Unified Development Code), Chapter 3 (Administrative Mechanisms), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to add Section 3.06 (Demolition and Relocation of Historic Buildings in the Downtown Development District) thereto.
8.218	13140	12/07/04	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend Sections 8.218 (Urban Design District One), relative to design guidelines.
4.103, 8.216, 8.217	13227	03/17/2005	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), Chapter 4 (permits and final plat approval), and Chapter 8 (zoning districts), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to include definitions for "Common Open Space", "Green Open Space", "pond", and "lake"; amend and re-enact Sections 4.103, 8.216 and 8.217, relative to Open Space provisions.
10.103	13228	03/17/2005	Amending Title 7 (Unified Development Code), Chapter 10 (Supplemental Uses) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to add Section 10.103 thereto, creating an Old Town Redevelopment Overlay District.
8.218	13359	08/17/2005	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section218 (UDD1 Urban Design District One) of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, So as to Amend and Re-Enact Section 8.218(D) Thereof, relative to Lot Size, Setbacks, Maximum Heights, and Access.

Section	Ordinance Number	Date Adopted	Amendment
17.8	13360	08/17/2005	Amending Title 7 (Unified Development Code), Chapter 17 (Parking), Section 8(Schedule of Off-Street Parking Requirements) of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, So as to Amend and Re-Enact Section 17.8 thereof, relative to Parking Requirements.
14.6	13384	09/14/2005	Amending Title 7 (Unified Development Code), Chapter 14 (Utilities), of The Code of Ordinances of The City of Baton Rouge And Parish of East Baton Rouge, so as to add Section 14.6 (Outdoor Lighting) Thereto.
16.14	13408	09/21/2005	Amending Title 7 (Unified Development Code), Chapter 16 (Signs), Section 14 (Permanent On-Premise Signs By Zoning District), of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to Amend and Re-Enact Sub-Section 16.14(B)(2) Thereof, Relative To Wall, Monument And Awning Signs; and so as to Add Sub-Sections 16.14(C) and 16.14(D) Thereto, Relative to Canopy and Awning Signs and Establish Specific Height and Square Foot Requirements for Monument Signs; and so as to Re-Letter Section 16.14(C) To Section 16.14(E) and amend and Re-Enact Section 16.14(C)Thereof, Relative to Sign Requirements; and so as to re-Letter Sections 16.14(D)and Section 16.14(E)to Section 16.14(F) and Section 16.14(G) respectively.
14.42	13409	09/21/2005	Amending Title 7 (Unified Development Code), Chapter 14 (Utilities) of the Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to Amend and Re-Enact Section 14.42 (Conditions), so as to add Section 14.42(N) Thereto, relative to Lighting Systems for structures which are more than 165 feet and less than 200 feet in height.
8.208.2 & 8.208.3	13410	09/21/2005	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.208.2 (GOL General Office Low Rise District) and Section 8.208.3 (GOH General Office High-Rise District) of the Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to amend and Re-Enact Sections 8.208.2 and 8.208.3 Thereof, relative to clarifying the intent and purpose of this district.

Section	Ordinance Number	Date Adopted	Amendment
4.7	13434	10/19/2005	Amending Title 7 (Unified Development Code), Chapter 4 (Permits And Final Plat Approval) ofthe Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to amend and Re-Enact Section 4.7 Thereof, relative to Final Plat Approval as it pertains to Single and Multi-Family Residential Subdivisions.
10.103	13435	10/19/2005	Amending title 7 (Unified Development Code), Chapter 10 (Supplemental Uses) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to add Section 10.106 thereto relative to The Drehr Place Historic District Guidelines.
3.2 &9.201	13437	10/26/2005	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), Chapter 3 (Administrative Mechanisms), and Chapter 9 (Accessory Uses), of The Code Of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to amend and Re-Enact Chapter 2, Relative to the definition of "Rear "Yard", add Section 3.2(C)(5) Thereto, and amend and Re-Enact Section 9.201 Thereof, relative to Accessory Buildings and to provide for Waivers Thereof.
Appendix B, Section I	13477	12/14/2005	Amending and Re-enacting Appendix B (Zoning, Subdivision and Sign Fees), of Title 7, Section I of The Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge (Unified Development Code), so as to adopt the Planning Commission Application and GIS Fee Schedule to be effective January 1, 2006.
Chapter 2	13492	01/18/2006	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge, so as to add a definition of "Urban Design District" and "Urban Design Overlay District".
8.202.5	13494	01/18/2006	Amending title 7 (Unified Development Code), Chapter 8 (Zoning Districts) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge, so as to add section 8.202.5, relative to a Two-Family Residential District.

Section	Ordinance Number	Date Adopted	Amendment
3.5	13511	02/15/2006	Amending Title 7 (Unified Development Code), Chapter 3 (Administrative Mechanisms), Section 5 (Historic Preservation Commission) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact section 3.5 Therefore, relative to future Historic Preservation Commission Appointments.
13.6	13546	03/15/2006	Amending Title 7 (Unified Development Code), Chapter 13 of Ordinance of the City of Baton Rouge and the Parish of East Baton Rouge, so as to amend Section 13.6 (I), so as to add additional requirements.
8.219	13590	04/26/2006	Amending title 7 (Unified Development Code), Chapter 8 (Zoning Districts) of the Code of Ordinance of the City of Baton Rouge and the Parish of East Baton Rouge, so as to amend and re-enact Section 8.219 therefore, relative to maximum allowable size of commercial buildings.
8.213	13623	05/17/2006	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.213 (A) (1) (RE/A1 Residential Estate/Agriculture One Districts), Section 8.213 (A) (2) (RE/A2 Residential Estate/Agriculture Two Districts), and Section 8.213 (A) (3) (RE/A3 Residential Estate/Agriculture Three Districts) of the Code of Ordinance of the City of Baton Rouge and the Parish of East Baton Rouge, so as to stipulate the maximum lot area or maximum density.
8.213	13682	07/19/2006	Amending Title 7 (Unified Development Code), Chapter 8 (zoning Districts) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge City-Parish, so as to amend and re-enact Section 8.213 thereof, so as to require that if an area is designated Residential Estate/Agriculture on the Horizon Plan "2010 Land Use Plan" and is zone Rural, all lots in a development shall be a minimum of one (1) acre or at a maximum density of four and one tenth (4.1) units per acre in an approved Cluster Subdivision Development.
10.103	13683	07/19/2006	Amending Title 7 (Unified Development Code). Chapter 10 (Supplementary Uses) of The Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge City-Parish, so as to amend and re-enact Section 10.103 (Urban Design Overlay District Guidelines and Overlay District boundaries.

Section	Ordinance Number	Date Adopted	Amendment
13.2 and 13.6	13727	09/06/2006	Amending Title 7 (Unified Development Code), Chapter 13 (Streets and Sidewalks), Sections 13.2 and 13.6, of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Sections 13.2(b),(d)thereof, add Section 13.2(g)thereto, and re-letter sections 13.2(g) and (h); amend and re-enact section 13.6(a) thereof; and add Appendix J to The Unified Development Code, relative to requiring minimum standards for street cross sections.
14.45	13728	09/06/2006	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions) and Chapter 14 (Utilities) of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 14.45 thereof, relative to Wireless Towers.
8.213 (b) and (c)	13734	9/13/2006	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), of The Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge, so as to amend and re-enact Section 8-213 (B) and (C) thereof, relative to numerical sequence.
8.218	13789	10/18/2006	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 8.218 thereof, so as to add requirements for a Traditional Neighborhood Development (TND) thereto.
8.216	13790	10/18/2006	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) of the Code of Ordinances of the City of Baton Rouge, so as to revise the requirements for Planned Unit Development (PUD).
19.41and 19.95	13846	12/05/2006	Amending Title 7 (Unified Development Code), Chapter 19 (Amendments) of The Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge, so as to add section 17.41 thereto and amend and re-enact Section 19.95 thereof, relative to Notice of Public Hearing and Notice of Change of Land Use.

Section	Ordinance Number	Date Adopted	Amendment
4.4	13848	12/05/2006	Amending Title 7 (Unified Development Code), Chapter 4 (Permits and Final Plat Approval) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge, so as to amend and re-enact Section 4.4 (C) (1) thereof, relative to procedures.
Chapters 2, 4, 13	13952	03/21/2007	Amending title 7 (Unified Development Code), Chapter 2 (Definitions), chapter 4 (Permits and Final plat approval), Chapter 5(Waivers, Variations, and Exceptions), and Chapter 13 (Streets and Sidewalks) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, relative to subdivision regulations in the Parish of East Baton Rouge.
18.3	13954	03/21/2007	Amending Title 7 (Unified Development Code), Chapter 18 (Landscape and Trees), section 3 (Landscape Standards)of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to add Section 18.3(b)(6)(j) thereof, relative to service areas.
13.6	13954	03/21/2007	Amending Title 7 (Unified Development Code), Chapter 13 (Streets and Sidewalks), Section 6 (Street and Sidewalk Improvement Standards)of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 13:6 thereof, relative to residential street construction standards.
8.216, 8.217, 8.218	13996	04/18/2007	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 8.216 (Planned Unit Development (PUD)), Section 8.217 (Small Planned Unit Development (SPUD)), and Section 8.218 (Traditional Neighborhood Development) thereof, relative to parking requirements.
11.301	14022	05/23/2007	Amending Title 7 (Unified Development Code), Chapter 11 (Dimensional Regulations) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to add Section 11:301(i) thereto, relative to front yard setbacks permitted on South Harrell's Ferry Road.

Section	Ordinance Number	Date Adopted	Amendment
10.107	14026	05/23/2007	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses) of The Code of Ordinances of The City of Baton Rouge And Parish of East Baton Rouge, so as to add Section 10.107 thereto, relative to The Government Street Urban Design Overlay District, Effective September 1, 2007.
8.106	14043	06/20/2007	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to add Section 8.106(g) thereto, relative to conditional uses.
8.213, 8.213(a)(1), 8.2139(a)(2)	14073	07/18/2007	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Sections 8.213, 8.213(a)(1), 8.213(a)(2), and 8.213(a)(3) thereof, relative to the conditional use related to oil and chemical industrial facilities.
16.16	14074	07/18/2007	Amending Title 7 (Unified Development Code), Chapter 16 (Signs) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 16.16 thereof, relative to administration procedures.
5.1	14075	07/18/2007	Amending Title 7 (Unified Development Code), Chapter 5 (Waivers, Variations, and Exceptions) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 5.1(h) thereof, relative to paving waiver procedures.
13.3	14076	07/18/2007	Amending Title 7 (Unified Development Code), Chapter 13 (Streets and Sidewalks) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 13.3 thereof, relative to the continuation of streets.
17.3, 17.13, 17.15	14077	07/18/2007	Amending Title 7 (Unified Development Code), Chapter 17 (Parking) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Sections 17.3, 17.13, and 17.15 thereof, relative to parking waiver procedures.

Section	Ordinance Number	Date Adopted	Amendment
11.510 (D)	14221	11/14/2007	Amending Title 7 (Unified Development Code), Chapter 11 (Dimensional Regulations) of The Code of Ordinances of The City Of Baton Rouge And Parish Of East Baton Rouge, so as to amend and re-enact Section 11.510(D) thereof, relative to Construction of Parking in the setback.
Chapter 15	14261	12/05/2007	Amending Title 7 (Unified Development Code), Chapter 15 (Flood Ways, Flood Plains, Drainage, and Erosion) of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to address Federal and State Water Quality Requirements.
8.218(S)	14331	02/27/2008	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to amend and Re-Enact Section 8.218(S) relative to Traditional Neighborhood Development Appeals.
10.110	14333	02/27/2008	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses) of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to add Section 10.110 (Florida Boulevard Urban Design Overlay District Six) thereto, relative to Design Guidelines and Overlay District Boundaries.
10.107	14363	03/19/2008	Amending Title 7 (Unified Development Code), Chapter 10 Supplementary Uses of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to add Section 10:107 thereto, establishing The Arts and Entertainment District.
11.6	14379	04/16/2008	Amending Title 7 (Unified Development Code), Chapter 11 (Dimensional Regulations), of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 11.6 Relative to minimum lot areas and lot widths.
10.107	14380	04/16/2008	Amending Title 7 (Unified Development Code), Chapter 10 (Supplemental Uses) of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to add Section 10.107 Thereto, relative to The Spanish Town Local Historic District Design Guidelines.

Section	Ordinance Number	Date Adopted	Amendment
16.5	14383	04/16/2008	Amending Title 7 (Planning And Zoning), Chapter 16 (Signs), of The Code of Ordinances of The City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re enact Section 16.5 (Abandoned), relative to removal.
15.7	14405	05/14/2008	Amending Title 7 (Unified Development Code), Chapter 15 (Flood Plains, Drainage, and Water Quality), Part IV (Provisions For Flood Hazard Reduction) of the Code of Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 15.7 relative to special flood hazards.
16.10, 16.12	14417	05/21/2008	Amending Title 7 (Unified Development Code), Chapter 16 (Signs) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re enact Sections 16.10 and 16.12, relative to Temporary Signs.
Chapter 4	14418	5/21/2008	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), Chapter 4 (permits and final plat approval), chapter 5 (Waivers, Variations and Exceptions), Chapter 13 (Streets and Sidewalks), and Chapter 18 (Landscape and Trees) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, relative to private servitude of access.
8.223	14432	06/18/2008	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), of the Code of Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, so as to add section 8.223 (Jefferson Highway Urban Design District Four)
10.101	14433	06/25/2008	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses), and Chapter 2 (Definitions), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to rearrange the Chapter order to be consistent with the format of the Unified Development Code.
Chapter 8	14434	06/25/2008	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), and Chapter 2 (Definitions), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to rearrange the Chapter order to be consistent with the format of the Unified Development Code.

Section	Ordinance Number	Date Adopted	Amendment
8.218	14468	08/13/08	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re enact Section 8.218(TND) Traditional Neighborhood Development.
10.102h	14494	09/17/2008	Amending Title 7 (Unified Development Code) Chapter 10 (Supplementary Uses) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, as to amend Section 10.113 Urban Design Overlay District Eight - Jefferson Highway and its subsequent Definitions to reflect the new template for Urban Design Overlay Districts.
3.01	14524	10/15/2008	Amending Title 7 (Unified Development Code) Chapter 3 (Administrative Mechanisms) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend Section 3.01 (Planning Commission Composition) relative to language changes to bring the Unified Development Code into compliance with the East Baton Rouge Plan of Government, specifically relating to the make up of the Planning Commission and the terms of its officers.
Chapter 12	14525	10/15/2008	Amending Title 7 (Unified Development Code) Chapter 12 (Recreation and Open Space) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to consolidate all Open Space requirements into one Chapter of the Unified Development Code.
13.4	14526	10/15/2008	Amending Title 7 (Unified Development Code) Chapter 13 (Streets and Sidewalks) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend Section 13.4 (Street Names) relative to street naming conventions, and provide requirements to avoid the duplication of street names throughout the City-Parish.
16.15	14549	11/19/2008	Amending Title 7 (Unified Development Code) Chapter 16 (Signs) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend Section 16.15 (Off Premise Signs) to prohibit scrolling or rotating signs on vehicles, and to provide clarification relating to the distance and citing of off premise signs.

Section	Ordinance Number	Date Adopted	Amendment
18.2	14527	10/15/2008	Amending Title 7 (Unified Development Code) Chapter 18 (Landscape and Trees) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend Section 18.2 (A) (Applicability of Landscape Requirements) relative to language changes to provide an exemption from landscape requirements for non-profit, 501 (c) (3) eleemosynary corporations.
Chapter 4	14550	11/19/2008	Amending Title 7 (Unified Development Code) Chapter 4 (Permits and Final Plat Approval) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend Chapter 4 to be consistent with the Stormwater requirements in Chapter 15.
17.8	14551	11/19/2008	Amending Title 7 (Unified Development Code) Chapter 17 (Parking) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend Chapter 17 to be consistent with the Stormwater requirements in Chapter 15, and to amend Section 17.8 (Parking Surface Type) to allow for various types of parking surfaces.
18.4, 18.13	14552	11/19/2008	Amending Title 7 (Unified Development Code) Chapter 18 (Landscape, Clearing, and Trees) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend Chapter 18 to be consistent with the Stormwater requirements in Chapter 15, to amend Section18.4 (Land Clearing Requirements) to replace the Tree Removal Permit with the Site Clearing Permit, and to amend Section 18.13 (Violations and Penalties) to provide penalties for violations of the Site Clearing Permit.
Chapter 8	14434	01/14/2009	Amending Title 7 (Unified Development Code) Chapter 8 (Zoning Districts) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to correct Ordinance 14434.
10.102h	14584	01/21/2009	Amending Title 7 (Unified Development Code) Chapter 10 (Supplementary Uses) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to correct Ordinance 14494 to change the section number from 10.103h to 10.102h.

Section	Ordinance Number	Date Adopted	Amendment
4.102, 5.2 & 13.5	14585	01/21/2009	Amending Title 7 (Unified Development Code) Chapter 4 (Permits and Final Plat Approval) Section 4.102, Chapter 5 (Waivers, Variations and Exceptions) Section 5.2, and Chapter 13 (Streets and Sidewalks) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to remove references to the Capital Improvements Committee and add references forwarding Planning Commission recommendations to the Metropolitan Council Zoning Meeting.
3.5	14717	07/15/2009	Amending Title 7 (Unified Development Code) Chapter 3 (Administrative Mechanisms) Section 3.5 (Historic Preservation Commission) to add subsection numbers, clarify the number and membership of the Commission, identify the Commission Chairman, and other minor corrections to the section.
Chapter 2	14718	07/15/2009	Amending Title 7 (Unified Development Code) Chapter 2 (Definitions) Adding definitions for "Assisted living", "Nursing home" and "Bedroom".
Amend 17.3, 17.7 (Table 1); Add 17.13F and 17.16	14719	07/15/2009	Amending Title 7 (Unified Development Code) Chapter 17 (Parking) to require detailed explanation of usages before non-simultaneous parking can be approved; reducing the off-street parking requirement for multi-family residential uses; adding transit incentives; adding a bicycle parking requirement; and minor housekeeping items.
8.219	14724	07/22/2009	Amending Title 7 (Unified Development Code) Chapter 8 (Zoning Districts) so as to add Section 8.219 the Infill/Mixed Use Small Planned Unit Development (ISPUD).
10.102F	14751	08/19/2009	Amendment to the Unified Development Code, Title 7, Chapter 10 (Supplementary Uses), Section 10.102f (Urban Design Overlay District Six – Florida Boulevard) so as to clearly state the requirement to remove all fencing made of barbed wire, razor wire, and chain link that is visible from side streets.
Chapter 18	14773	09/16/2009	Amendment to the Unified Development Code, Title 7, Chapter 18: Landscape, Clearing and Trees, Section 18.2(A), 18.6(A) and 18.8(C)2 relative to Landscape Plan Requirements.

Section	Ordinance Number	Date Adopted	Amendment
Chapter 2	14816	11/18/2009	Amending Title 7 (Unified Development Code) Chapter 2 (Definitions) so as to add the definition "Lot, Flag".
4.103A(4)h	14816	11/18/2009	Amending Title 7 (Unified Development Code) Chapter 4 (Permits and Final Plat Approval) so as to add Section 4.103A94)h to establish standards for Flag Lots.
Chapter 18	14882	03/17/2010	Amending Title 7 (Unified Development Code) Chapter 18 (Landscape, Clearing and Trees) so as to reorganize for simplification, change the technical requirements for design area site development to a point system, provide incentives for preservation of existing trees, and added a Class "C" Tree.
Chapter 8	14925	05/19/2010	Amending Title 7 (Unified Development Code) Chapter 8 (Zoning Districts) so as to amend Section 8.217 Small Planned Unit Development (SPUD) to allow up to M1 (Light Industrial) uses, remove requirement of City to rezone back to original zoning upon expiration, lower maximum size to ten (10) acres, and other miscellaneous corrections.
Chapter 10	14944	06/16/2010	Amending Title 7 (Unified Development Code) Chapter 10 (Supplementary Uses) so as to add Section 10.102i Urban Design Overlay District Nine - Old Hammond Highway (UDOD-9).
Chapter 8	14958	07/21/2010	Amending Title 7 (Unified Development Code) Chapter 8 (Zoning Districts) so as to amend Section 8.216 Planned Unit Development (PUD) to allow up to M2 (Heavy Industrial) uses, remove requirement of City to rezone back to original zoning upon expiration, lower minimum size to ten (10) acres, and other miscellaneous corrections.
Chapter 10	15029	11/17/2010	Amending Title 7 (Unified Development Code) Chapter 10 (Supplementary Uses) so as to amend Section 10.102cUrban Design Overlay District Three – Government Street (UDOD-3) to allow varied setbacks for tree preservation.

Section	Ordinance Number	Date Adopted	Amendment
Chapter 4 &13	15027 (Also Act of Correction 15091)	11/17/2010	Amending Title 7 (Unified Development Code), Chapter 4 (Permits and Final Plats), Section 4.102 (Subdivision Review and Procedures), Section 4.103 (Requirements for improvements, reservations, retention/detention areas, and Design) pertaining to notifications, and access and block requirements; Chapter 13 (Streets and Sidewalks), Section 13.1 (Blocks), Section 13.2.D (Street and Ally Right-of–Way), and Section 13.6 (Street and Sidewalk Improvement Standards) pertaining to sidewalks and blocks within subdivisions.
Chapter 14	15028	11/17/2010	Amending Title 7 (Unified Development Code) Chapter 14 (Utilities) so as to amend Section 14.43 to make notification procedures consistent with all other land development applications.
Chapter 3	15070	1/19/2011	Amending Title 7 (Unified Development Code) Chapter 3 (Administrative Mechanisms) so as to amend Section 3.3 to remove references regarding appealing Board of Adjustment decisions.
Chapter 8	15152	6/15/2011	Amending Title 7 (Unified Development Code) Chapter 8 (Zoning Districts) so as to combine Section 8.216 (Planned Unit Development), Section 8.217 (Small Planned Unit Development), and 8.219 (Infill/Mixed Use Small Planned Unit Development) into one (1) ordinance titled Planned Unit Developments.
Chapter 10	15186	9/21/2011	Amending Title 7 (Unified Development Code) Chapter 10 (Supplementary Uses) so as to amend Section 10.102d Urban Design Overlay District Four (UDOD-4) to revise boundary.
Chapter 8	15197	10/19/2011	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 8.217 (Traditional Neighborhood Development).
Chapter 10	15196	10/19/2011	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 10.101 (Natural Resource Overlay District).

Section	Ordinance Number	Date Adopted	Amendment
Chapter 3	15198	10/19/2011	Amending Title 7 (Unified Development Code), Chapter 3 (Administrative Mechanisms) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Section 3.5 (Historic Preservation Commission) and Section 3.6 (Demolition and Relocation of Historic Buildings in the Downtown Development District).
Chapters 2, 4,8, 10,15,18,19	15199	10/19/2011	Amending Title 7 (Unified Development Code) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as replace all references to "Horizon Plan" and "2010 Land Use Plan" with "Comprehensive Land Use and Development Plan" and "Comprehensive Land Use Plan" and delete current Land Use Definitions.
Chapter 2	15233	12/7/2011	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend the definition of "Monument Signage". The new definition outlines standards for new monument signs.
Chapters 2 and 3	15239	1/18/2012	Amending Title 7 (Unified Development Code), of the code of ordinances of the city of baton rouge and parish of east baton rouge, so as to amend and so as to replace references to "mobile home" and "mobile home park" with "manufactured home" and "manufactured home park"; to amend chapter 2 (definitions) so as to add the definition of "modular home" and revise the definition of "manufactured home"; and to remove chapter 3(administrative mechanisms) section 3.2.b.9.
Chapter 16	15262	2/15/2012	Amending Title 7 (Unified Development Code), Chapter 16 (Signs), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge. Allow subdivision signs to be placed in the right-of-way when approved by the Director of the Department of Public Works.
Chapter 4	15310	5/16/2012	Amending Title 7 (Unified Development Code), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re enact Chapter 4 (Permits and Final Plat Approval), Section 4.1 (General Zachary School District Amendment).

Section	Ordinance Number	Date Adopted	Amendment
Chapter 15	15322	6/13/2012	Amending Title 7 (Unified Development Code), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re enact Chapter15 (Flood Ways, Flood Plains, Drainage, and Erosion), Section 15.7 RELATIVE TO THE ESTABLISHMENT OF THE AREAS OF SPECIAL FLOOD HAZARD AS IDENTIFIED IN THE FLOOD INSURANCE STUDY (FIS) AND FLOOD INSURANCE RATE MAPS (FIRM'S) DATED JUNE 19, 2012.
Chapter 10	15337	6/20/2012	Amending Title 7 (Unified Development Code), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re enact Chapter10 (Supplementary Uses), Section 10.102f allowing illuminated signs within the Florida Boulevard Overlay District with certain restrictions.
Chapter 4	15391	9/19/2012	Amending Title 7 (Unified Development Code), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re enact Chapter4 (Permits and Final Plat Approval), Sections 4.3 (Preliminary Plats) and 4.6.A (Final Plats) The Department of Public Works will assign municipal address block ranges and address numbers to new streets and properties on preliminary plats.
Chapter 4	15479	4/17/2013	Amending Title 7 (Unified Development Code), Chapter 4 (Permits and Final Plat Approval) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge so as to re-enact and amend Section 4.8: "Cluster Subdivision".
Chapter 17	15492	5/15/2013	Amending Title 7 (Unified Development Code), Chapter 17 (Parking) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge so as to re-enact and amend Section 17.3 Off Street Parking, Section 17.7 Schedule of Off-Street Parking Requirements, and Section 17.13.
Chapter 2	15493	5/15/2013	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge so as to re-enact and amend to add Specialty Restaurant definition.

Section	Ordinance Number	Date Adopted	Amendment
Chapter 8	15532	7/17/2013	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge so as to amend and re-enact Section 8.218: "UDD1 Urban Design District One – Bluebonnet Boulevard."
Chapter 14	15583	10/16/2013	Amending Title 7 (Unified Development Code), Chapter 14 (Utilities), Section14.50, of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to revise Section 14.50 regarding the Consolidated Street Lighting District.
Chapter 16	15588	10/16/2013	Amending Title 7 (Unified Development Code), Chapter 16 (Signs),Section 16.15, of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to add the Central Thruway (from Florida Boulevard northward to the City Limits of the City of Central) to the list of routes on which off-premise signs are prohibited.
Chapter 4	15604	11/20/2013	Amending Title 7 (Unified Development Code), Chapter 4 (Permits and Final Plat Approval), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to require that all plans that go before the East Baton Rouge Planning and Zoning Commission Staff and fall within the Central Community School System be submitted to the Central Planning and Zoning Commission within five (5) days of submission of the plans to the East Baton Rouge Parish Planning and Zoning Commission.
Chapter 10	15659	3/19/2014	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses), Section 10.102d (Urban Design Overly District Four Nicholson Drive, Old South Baton Rouge) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to include Infill/Mixed-Use Small Planned Unit Developments (ISPUDs), Small Planned Unit Developments (SPUDs), Planned Unit Developments (PUDs), and Traditional Neighborhood Developments (TNDs) to list of development exempt from overlay requirements.

Section	Ordinance Number	Date Adopted	Amendment
Chapter 8	15674	4/16/2014	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.217F (Traditional Neighborhood Development) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to revise the ownership and legal control of land proposed for rezoning to TND. This amendment makes the TND ownership and control requirements consistent with Planned Unit Developments.
Chapter 14	15720	6/18/2014	Amending Title 7 (Unified Development Code), Chapter 14 (Utilities), Section 14.50 (Existing Subdivisions; Application for Inclusion in the Consolidated Street Lighting District) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to provide procedures for additions to the Consolidated Road Lighting District whereby a majority in number and amount of property tax payers in an existing subdivision may petition the Metropolitan Council for inclusion in the Consolidated Road Lighting District.
Chapter 3	15749	8/20/2014	Amending Title 7 (Unified Development Code), Chapter 3 (Administrative Mechanisms), Section 3.507.C (Designation of Local Historic Districts and Landmarks) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to enhancing the criteria listed in the UDC for Local Historic Landmarks.
Chapter 8 (TA-1-14)	15813	11/19/2014	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.216 (J) (5) (b) (Changes in the ISPUD Development Plan) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to define the types of changes which may occur within an ISPUD and assigns approval authority to the Metropolitan Council, Planning Commission, or Planning Director, depending on the scale and type of change.
Chapter 8 and Appendix H (TA-2-14)	15814	11/19/2014	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.210a.2 (HC2 Heavy Commercial Two) and Appendix H: HC2 Heavy Commercial Two District of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to restore the original definition of HC2 by removing the limit on building square footage and eliminating redundant language.

Section	Ordinance Number	Date Adopted	Amendment
Chapter 4 and Chapter 13 (TA-3-14)	15815	11/19/2014	Amending Title 7 (Unified Development Code), Chapter 4 (Permits and Final Plat Approval), Section 4.4.A.5 and Chapter 13 (Streets and Sidewalks) Section 13.6.I (Private Street) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to place that provision in the appropriate location to make it applicable to all subdivisions. This amendment also clarifies Minor Subdivision requirements with regard to recording drainage data on subdivision maps.
Chapter 19 (TA-4-14)	15816	11/19/2014	Amending Title 7 (Unified Development Code), Chapter 19 (Amendments), Sections 19.3 and 19.8 (Withdrawal of applications) of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to allow the Planning Director to accept and process a rezoning application without regard for time limits, provided the application is substantially different from the denied application(s). This amendment also addresses restrictive language regarding deadlines for withdrawals of applications and makes that language consistent with the Planning Commission's and Metropolitan Council's current practices.
Chapter 10 (TA-5-14)	15817	11/19/2014	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses), Section 10.102h (Urban Design Overlay District Eight - Jefferson Highway) and Appendix G of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to expand the boundaries of the Jefferson Highway Urban Design Overlay District to include the properties fronting the north side of Jefferson Highway, west of Drusilla Lane and east of Fairway Drive.
Chapter 2 Chapter 10 (TA-6-14)	15850	1/21/2015	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), to add definition for "Green Wall" and Chapter 10 (Supplementary Uses), Section 10.105 to add Design Standards and create five new design standards (Downtown, Urban, Walkable, Suburban and Rural to regulate design for new developments across the City-Parish.

Section	Ordinance Number	Date Adopted	Amendment
Chapter 2 Chapter 7 (TA-1-15)	15898	3/18/2015	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), to amend "Nonconforming Use" definition and add definition for "Nonconforming Lot" and "Nonconforming Structure" and Chapter 7 (Nonconforming Situations), changed chapter title to Nonconformities and restructure the entire chapter.
Chapter 2 Chapter 8 Appendix H (TA-3-15)	15899	3/18/2015	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), revise the definition of educational facility to ensure that preschools are considered in the same manner as other school facilities and Chapter 8 (Zoning Districts), Sections 8.201(A1 Single Family Residential District) and 8.202(A2 Single Family Residential District) removing preschools including Head Start and other Pre-Kindergarten programs form conditional use allowed in these sections and removed from Appendix H to be consistent.
Chapter 19 (TA-4-15)	15900	3/18/2015	Amending Title 7 (Unified Development Code), Chapter 19 (Amendments), Section 19.41 (Notice of Public Hearing) to increases the distance for public notification by mail of Planning Commission hearings from properties within 150 feet to those within 300 feet of the subject property.
Chapter 10 (TA-2-15)	15935	4/15/2015	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses), Section 10.102i (Urban Design Overlay District Nine- Old Hammond Highway) to reflect a common format for all overlay districts consistent with that used in the Design Levels, removes non-regulatory language, and permits additional uses within the Overlay.
Chapter 10 (TA-5-15)	15936	4/15/2015	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses), Section 10.104b (Local Historic Overlay District Two- Spanish Town) to establishes that single-family and two-family dwellings are permitted by right throughout the Spanish Town Local Historic District and clarifies the provisions governing building setbacks for all structures within the district.
Chapter 2 (TA-7-15)	15940	4/22/2015	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), to delete the definition for "Special Homes" and add definition for "Group Homes" and "Reasonable Accommodations".

Section	Ordinance Number	Date Adopted	Amendment
Chapter 8 (TA-8-15)	15960	5/20/2015	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.218.B.2.d (UDD1 Urban Design Overlay District One- Bluebonnet Boulevard to designate Lot CP DPW (N) as part of Urban Design District One – Bluebonnet Boulevard, Sub Area B2.
Chapter 15 (TA-9-15)	16050	8/19/2015	Amending Title 7 (Unified Development Code), Chapter 15 (Floodways, Floodplains, Drainage, and Water Quality), to incorporate additional National Flood Insurance Program (NFIP) standards.
Chapter 2 and 20 (TA-10-15)	16043	8/19/2015	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), to repeal and reserve Chapter 2 and to create Chapter 20 (Definitions).
Chapters 1, 16, 18, and 19 (TA-11-15)	16089	10/21/2015	Amending Title 7 (Unified Development Code), Chapter 1 (General Provisions), Sections 1.1 (Authority and Purpose), 1.3 (Relationship To Adopted Plans), 1.4 (Minimum Requirements), 1.5 (Fees), 1.6 (Severability) Chapter 16 (Signs), Section 16.16.C.1.c (Signs-Licensing), Chapter 18 (Landscape and Clearing, and Trees), Section 18.10.C (Administrative Guidelines) and Chapter 19 (Amendments), Section 19.97 (Land Use Plan Amendments Fee Schedule) to remove reference to specific fee dollar amounts, establish clear regulatory authority for implementation of the code, establish the relationship between the code and the currently adopted comprehensive plan, and to provide a severability clause applicable to the entire code.
Chapter 19 (TA-12-15)	16173	2/17/2016	Amending Title 7 (Unified Development Code), Chapter 19 (Amendments), Section 19.6 (Action by the Metropolitan Council) to amend so as to clarify the requirement of Council voting on amendments recommended for denial by the Planning Commission and to establish a requirement of a (2/3) to approve any amendment changing the zoning designation of privately owned real property initiated by the Metropolitan Council, other than those affecting publicly-owned property, that lacked the written support of the property owner for the proposed change.

Section	Ordinance Number	Date Adopted	Amendment
Chapter 3 (TA-1-16)	16202	3/16/2016	Amending Title 7 (Unified Development Code), Chapter 3 (Administrative Mechanisms), Section 3.5 (Historic Preservation Commission) to A revision of Section 3.5 of the Unified Development Code (UDC) so as to clarify requirements and streamline the review process.
Chapter 20	16312	9/7/2016	Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), to amend the definitions for Record Inundation, Substantial Damage, and Substantial improvement. This was a Council initiated change in response to the extraordinary flooding event of August 2016.
Chapter 15	16314	9/14/2016	Amending Title 7 (Unified Development Code), Chapter 15 (Floodways, Floodplains, Drainage, and Erosion), to amend Section 15.21 as to delete the requirements related to substantial improvements for properties located in Flood Zones B, C, and X.
Chapter 8 (TA-2-16)	16321	9/21/2016	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), To create Section 8.107, Character Areas, within the Unified Development Code, dividing the City-Parish into four geographic areas, Downtown, Urban/Walkable, Suburban, and Rural, in order to establish regulations that reflect the development character of each area; and to delete inconsistent provisions throughout the chapter.
Chapter 17 and Chapter 20 (TA-3-16)	16327	9/21/2016	Amending Title 7 (Unified Development Code), Chapter 17 (Parking) and Chapter 20 (Definitions), to repeal and replace the existing Parking Chapter of the Unified Development Code, establishing up-to-date parking regulations that reflect the character of the area within which a development is located. Also, to amend the definition of "Buffer" in Chapter 20.
Chapter 18 (TA-4-16)	16328	9/21/2016	Amending Title 7 (Unified Development Code), Chapter 18 (Landscape) to repeal and replace the existing Landscape Chapter of the Unified Development Code, establishing regulations that reflect the character of the area within which a development is located.

Section	Ordinance Number	Date Adopted	Amendment
Chapter 3 (TA-5-16)	16329	9/21/2016	Amending Title 7 (Unified Development Code), Chapter 3 (Administrative Mechanisms) to create Section 3.7, Tree and Landscape Commission, within the Unified Development Code, relocating the existing provisions of Section 18.11, Tree and Landscape Commission
Chapter 4 (TA-6-16)	16330	9/21/2016	Amending Title 7(Unified Development Code), Chapter 4 (Permits and Final Plat Approval) To create Section 4.14, Land Clearing Requirements, relocating the existing provisions of Section 18.3, Land Clearing Requirements.
Chapter 6 (TA-7-16)	16331	9/21/2016	Amending Title 7 (Unified Development Code), Chapter 6 (Enforcement and Review) To create Section 6.8, Violations and Penalties of Land Clearing and Landscape Regulations, relocating the existing provisions of Section 18.13, Violations and Penalties.
Chapter 11 (TA-8-16)	16332	9/21/2016	Amending Title 7 (Unified Development Code), Chapter 11 (Dimensional Regulations) to repeal and revise allowable heights in office districts to better distinguish between NO (Neighborhood Office) and GOL (General Office Low Rise) as requested by the Metro Council.
Chapter 8 (TA-9-16)	16333	9/21/2016	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) To repeal and revise allowable heights in office districts to better distinguish between NO (Neighborhood Office) and GOL (General Office Low Rise) as requested by the Metro Council.
Chapter 8 (TA-10-16)	16444	3/15/2017	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.213, revises the provisions of the Unified Development Code governing Rural zoned properties, limiting densities to no more than 4.1 dwelling units per acre and restricting uses to those typical of a residential zoning district, with an effective date of March 30, 2018.
Chapter 17 (TA-3-17)	16448	3/15/2017	Amending Title 7 (Unified Development Code), Chapter 17 (Parking and Loading), Sections 17.5.3B, 17.8.2, and 17.5A, amended to remove a requirement regarding driveways and accesses in the Suburban Character Area, reduce minimum vertical clearance requirements, and introduce standards for directional indicators

Section	Ordinance Number	Date Adopted	Amendment
Chapter 4 (TA-2-17)	16480	4/19/2017	Amending Title 7 (Unified Development Code), a deletes Section 4.8, Cluster Subdivision mended to delete Section 4.8, Cluster Subdivision from
Chapter 12 (TA-4-17)	16481	4/19/2017	Amending Title 7 (Unified Development Code), amended to remove the majority of the regulations in Chapter 12 that are duplicated elsewhere in deletes Section 4.8, Cluster Subdivision
Chapter 8 (TA-5-17)	16486	4/19/2017	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Sections 8.201, 8.203.1, 8.213, 8.213(a)(1), 8.213(a)(2), 8.213(a)(3) amended to amendment will remove an excessive setback requirement from all property lines for graves within a burial place while still requiring a conditional use permit, and add the word "Columbaria."
Chapter 13 (TA-6-17)	16530	5/15/2017	Amending Title 7 (Unified Development Code), Chapter 13 (Streets and Sidewalks), amendment repeals and replaces Chapter 13 of the Unified Development Code governing Streets and Sidewalks, establishing consistent design standards for the design of streets and sidewalks.
Chapter 5 (TA-7-17)	16531	5/15/2017	Amending Title 7 (Unified Development Code), Chapter 5 (Waivers) amended to remove portions of Chapter 5 that are inconsistent with the proposed changes to Chapters 13, Streets and Sidewalks, and 17, Parking and Loading, and eliminate redundancies with Chapter 4, Permits and Final Plat Approval.
Chapter 4 (TA-8-17)	16534	5/15/2017	Amending Title 7 (Unified Development Code), Chapter 4 (Permits and Final Plat Approval) amended to create a notification procedure of proposed development in the vicinity of BREC parks

Section	Ordinance Number	Date Adopted	Amendment
Chapter 8 (TA-9-17)	16535	5/15/2017	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) amended to add a provision of Chapter 8.106, Conditional Uses, for a major conditional use, adds a provision of Chapter 8.213, Conditional Uses, for Reception Halls without alcohol - not be located within a recognized residential subdivision to be eligible for approval through a Conditional Use Permit by the Planning Commission, and added a provision of Chapter 8.213, Conditional Uses, for Reception Halls with alcohol - This use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Metropolitan Council (Major Conditional Use). Shall not be located within a recognized residential subdivision.
Chapter 9 and Chapter 20 (TA-10-17)	16536	5/15/2017	Amending Title 7 (Unified Development Code), Chapter 9 (Use Regulations) amendment repeals Chapter 9, Accessory Uses, in its entirety and replaces it with a new Chapter 9, Uses, initially only addressing accessory uses with sections reserved to later move information on permitted uses from appendices into the adopted ordinance. Amending Title 7(Unified Development Code), Chapter 20 (Definitions) deletes the definition of "Home Occupation" from Chapter 20, Definitions.
Chapter 10 (TA-11-17)	16537	5/15/2017	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses) amendment repeals and replaces Section 10.102c, Urban Design Overlay District Three – Government Street with a revised and re-organized section, simplifying the requirements and eliminating non-regulatory provisions
Chapter 16 (TA-12-17)	16539	5/15/2017	Amending Title 7 (Unified Development Code), Chapter 16 (Signs) amendment removes content-based regulation in order to be consistent with Supreme Court decisions
Chapter 10 and Appendix G (TA-13-17)	16570	6/21/2017	Amending Title 7 (Unified Development Code), Chapter 10, Section 10.102e.A This amendment will remove the area within the Old South neighborhood from this overlay, limiting it to the North Gate Improvement District (lots along Highland Road from Chimes Street north to Roosevelt Street)

Section	Ordinance Number	Date Adopted	Amendment
Chapter 17 (TA-14-17)	16569	6/21/2017	Amending Title 7 (Unified Development Code), Chapter 17, Parking and Loading, Section 17.5.3 amended to clarify conditions for the Department of Development to allow alternative materials in parking areas
Chapter 8 (TA-15-17)	16590	7/19/2017	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) amended to add a provision of Chapter 8, Section 8.213 Rural, Conditional Uses, to allow Outdoor Shooting Ranges, including Skeet Shooting Ranges – establishing certain criteria for approval through a Conditional Use Permit by the Planning Commission
Chapter 8 (TA-16-17)	16701	12/6/2017	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts) amended to add a provision of Chapter 8, Section 8.213 Rural, Conditional Uses, to allow Indoor Shooting Ranges – establishing criteria for approval through a Conditional Use Permit by the Planning Commission
Chapter 16 (TA-17-17)	16702	12/6/2017	Amending Title 7 (Unified Development Code), Chapter 16 (Signs) amended increases the maximum allowable sign area for a roof sign from 200 to 600 square feet in area or 15% of the largest building façade whichever is smaller Chapter 16, Section 16.5.8 Roof Signs
Chapter 10 (TA-18-17)	16703	12/6/2017	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses) Section 10.102g Urban Design Overlay District Seven - Downtown Design Overlay, amended to replace the existing Arts and Entertainment Overlay with a with a revised and re-organized section, defining appropriate uses, simplifying requirements, eliminating non-regulatory provisions and renaming to Downtown Design Overlay,
Chapter 20 (TA-1-18)	16781	3/21/2018	Amending Title 7 (Unified Development Code), Chapter 20 (Definitions) revised existing and added new definitions related to the Flood Ordinance in an effort to simplify and strengthen regulations for greater protection from flooding,
Chapter 15 (TA-2-18)	16782	3/21/2018	Amending Title 7 (Unified Development Code), Chapter 15 (Floodways, Floodplains, Drainage and Water Quality) revised the provisions of the floodplain ordinance to provide greater protection from flooding.

Section	Ordinance Number	Date Adopted	Amendment
Chapter 8 (TA-3-18)	16814	4/18/2018	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.217, Traditional Neighborhood Development The change replaces the existing Traditional Neighborhood Development regulations with simplified regulations that:1.Eliminate redundant or inconsistent provisions of the ordinance 2. Eliminates provisions that have never been applied 3. Updates terminology for consistency with other provisions of the UDC 4. Increases public notice provisions consistent with other sections of the UDC 5. Authorizes additional uses in Mixed Use Areas 6. Updates parking requirements to reflect more current standards 7. Applies design provisions of the Urban/Walkable Character Area 8. Provides for appeals of the decisions of the Planning Director 9. Enables grocery store desired by neighborhood residents
Chapter 10 (TA-4-18)	16864	7/18/2018	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses), Section 10.102e, Urban Design Overlay District Five – Northgate amendment repeals and replaces, Urban Design Overlay District Five – Northgate with a revised and re-organized section, simplifying the requirements and eliminating non-regulatory provisions
Chapter 10 (TA-5-18)	16886	8/15/2018	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses), Section 10.102h, Urban Design Overlay District Eight – Jefferson Highway, amendment repeals and replaces with a revised and re-organized section, simplifying the requirements and eliminating non-regulatory provisions
Chapter 17 (TA-6-18)	16895	9/19/2018	Amending Title 7 (Unified Development Code), Chapter 17 (Parking and Loading), amendment repeals and replaces clarify sections, and add required parking ratios for new uses
Chapter 2 (TA-7-18)	16965	1/16/2019	Amending Title 7 (Unified Development Code), creating Chapter 2 (Administration), clarifying the responsibilities of the Metropolitan Council, Planning Commission, Board of Adjustment, and Historic Preservation Commission

Section	Ordinance Number	Date Adopted	Amendment
Chapter 3 and Chapter 19 (TA-8-18)	16966	1/16/2019	Amending Title 7 (Unified Development Code), repeals Chapter 19 (Amendments), and repeals and replaces Chapter 3 (Administrative Mechanisms), with a new Chapter 3 (Processes) eliminating inconsistencies and clarifying the processes used for adopting and amending the comprehensive plan, amending the text of the Unified Development Code, rezoning property, approving conditional use permits, revoking servitudes and rights-of-way, designating historic landmarks and districts, approving certificates of appropriateness, approving demolitions of building more than 50 years old in the Downtown Character Area, and authorizing land clearance
Chapter 20 (TA-10-18)	16967	1/16/2019	Amending Title 7 (Unified Development Code), Chapter 20 (Definitions), Section 20.2 (Defined Terms) amended the definition of "Agricultural Activities" to expressly exclude marijuana from the types of plants that may be cultivated as an agricultural product.
Chapter 12 (TA-3-19)	17025	3/20/2019	Amending Title 7 (Unified Development Code), Chapter 12 (Open Space), amendment repeals and replaces Chapter 12, Open Space, to require open space in residential developments other than planned unit developments; establishes thresholds for requiring open space; and defines uses that may be considered as open space.
Chapter 19 (TA-4-19)	17026	3/20/2019	Amending Title 7 (Unified Development Code), TO Repeal Chapter 20 (Definitions) to create a new Chapter 19 (Definitions) To revise existing, add new, and delete obsolete definitions to simplify regulations and move current definitions chapter to 19.
Chapter 8 (TA-2-19)	17044	4/17/2019	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), amendment deletes out-of-date and unused provisions from Section 8.213 and adds language regulating sand and gravel mining through the issuance of a Major Conditional Use Permit
Chapter 18 (TA-5-19)	17045	4/17/2019	Amending Title 7 (Unified Development Code), Chapter 18 (Landscape and Trees) to eliminate redundancies, clarify buffer requirements between different uses on a single property, and clarify requirements for street yards in the Suburban Character Area

Section	Ordinance Number	Date Adopted	Amendment
Chapter 17 (TA-6-19)	17046	4/17/2019	Amending Title 7 (Unified Development Code), Chapter 17 (Parking and Loading) to add the guest parking requirements for townhome developments that are currently located in Chapter 4, Permits and Final Plat Approval
Chapter 4 (TA-7-19)	17063	5/15/2019	Amending Title 7 (Unified Development Code), Chapter 4 (Permits and Final Plat Approval) repeals Chapter 4, Permits and Final Plat Approval, and replaces it with a new Chapter 4, Site Plans and Plats to eliminate redundancies and inconsistencies, eliminate subdivision types that have not been used in the past, expands notification requirements to be uniform across all processes, clarifies the approval process for expansions of multi-family projects are clarified, eliminates specific scale requirements for preliminary plats in favor a legibility requirement, incorporates references to Chapter 12, Open Space extends the period of validity of a preliminary plat to three years, makes automatic the extension of a preliminary plat after construction plan approval, authorizes the Planning Director to extend preliminary plat validity by one year in extenuating circumstances, incorporates State requirements regarding the approval or disapproval of major subdivisions, and incorporates provisions for flag lots and townhome developments originally recommended by the former Zoning Advisory Committee in 2016
Chapter 1 (TA-8-19)	17064	5/15/2019	Amending Title 7 (Unified Development Code), Chapter 1 (General provisions) deleting provisions that deal with the subdivision of land that are being incorporated into Chapter 4, Site Plans and Plats, and adding provisions regarding interpretation of the UDC that are being relocated from Chapter 6, Enforcement.
Chapter 6 (TA-9-19)	17065	5/15/2019	Amending Title 7 (Unified Development Code), Chapter 6 (Enforcement) repeals Chapter 6, Enforcement and Review, and replaces it with a new Chapter 6, Enforcement, deleting provisions that expired in 1958, provisions that are inconsistent with Chapter 8, Zoning Districts, and language regarding interpretation of the UDC (that is moved to Chapter 1, General Provisions); and correcting citations throughout the chapter

Section	Ordinance Number	Date Adopted	Amendment
Chapter 10 (TA-11-19)	17099	6/19/2019	Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses) repeals Chapter 10, Supplementary Uses, and replaces it with a new Chapter 10 Overlays, reorganizes the chapter to list overlay districts alphabetically, updates all references, and creates a new Section 10.3.5, Drusilla Jefferson Overlay, in the commercial area north of I-12 of the former Jefferson Highway Overlay
Chapter 15 (TA-13-19)	17100	6/19/2019	Amending Title 7 (Unified Development Code), Chapter 15 (Floodways, Floodplains, Drainage, and Water Quality), amended to eliminate the provision of Section 15.21.H of the UDC requiring streets and parking lots within the parish to be constructed above the record inundation.
Chapter 7 (TA-14-19)	17101	6/19/2019	Amending Title 7 (Unified Development Code), Chapter 7 (Nonconformities), amended to correct code citations, clarifies the difference between the ability for a nonconformity to be continued and when it must be discontinued, and makes the period for re-establishing legal nonconformities uniform in all zoning districts.
Chapter 8 (TA-15-19)	17118	7/17/2019	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), Section 8.4.8.F, General Airport (GA), this amendment repeals Sections 8.301 through 8.306, Airport Zoning, and replaces it with a new Section 8.4.8.F, General Airport (GA) District
Chapter 3 (TA-10-19)	17134	8/22/2019	Amending Title 7 (Unified Development Code), Chapter 3 (Processes), Section 3.14, Coordination with Others, this amendment extends the review period from 45 days to 60 days for Central and Zachary
Chapter 17 (TA-18-19)	17173	10/16/2019	Amending Title 7 (Unified Development Code), Chapter 17 (Parking), to permit off-site parking for residential uses in the Urban/Walkable Character Area and require permanent marking of spaces in parking lots
Chapter 4 (TA-19-19)	17174	10/16/2019	Amending Title 7 (Unified Development Code), Chapter 4 (Site Plans and Plats), Section 4.1.2, Coordination with Others amended to eliminate inconsistencies between the coordination provisions of Chapter 3, Processes, and those of Chapter 4, Site Plans and Plats

Section	Ordinance Number	Date Adopted	Amendment
Chapter 5 (TA-20-19)	17175	10/16/2019	Amending Title 7 (Unified Development Code), Chapter 5 (Waivers) amendment repeals and replaces Chapter 5, Waivers, to update the list of waivers that can be granted and organize them by the entity that is authorized to grant the waiver
Chapter 4 (TA-22-19)	17203	12/4/2019	Amending Title 7 (Unified Development Code), Chapter 4 (Site Plans and Plats), Section 4.2, RV Parks, amendment revises Section 4.2, Site Plans, creating a new Section 4.2.4, Recreational Vehicle Parks, with standards for the design of RV Parks while eliminating inconsistencies between these provisions and those in Section 4.2.3, Manufactured Home Parks
Chapter 16 (TA-23-19)	17204	12/4/2019	Amending Title 7 (Unified Development Code), Chapter 16 (Signs), amendment revises Chapter 16, Signs, by adding language requiring permits for the erection of signs, eliminating inconsistencies between ordinance provisions, clarifying the distinction between changeable copy signs and electronic message, clarifying regulations for portable signs, eliminating out of date provisions, simplifying regulations for monument signs, and reducing the size of pylon signs
Chapter 13 (TA-24-19)	17205	12/4/2019	Amending Title 7 (Unified Development Code), Chapter 13 (Streets and Sidewalks) Section 13.2, Street and Alley Widths; Section 13.6, Street Addressing, and Section 13.8, Sidewalks and Pedestrian Ways, revises Section 13.6, Street Addressing, by establishing standards for the assignment of street addresses, and corrects errors and language in other sections
Chapter 10 (TA-16-19)	17260	2/19/2020	Amending Title 7 (Unified Development Code), Chapter 10 (Overlay Districts) Section 10.5 The Hundred Oaks Overlay, This amendment requires that abutting nonconforming lots in the area described above that are held in common ownership as of March 1, 2020 be considered as a single lot for purposes of development to the extent that they would meet minimum lot width requirements

Section	Ordinance Number	Date Adopted	Amendment
Chapter 4 (TA-1-20)	17834	5/20/2020	Amending Title 7 (Unified Development Code), Chapter 4 (Site Plans and Plats), this amendment relocates and updates language relative to utility requirements in subdivisions currently in Chapter 14, Utilities
Chapter 14 (TA-2-20)	17835	5/20/20	Amending Title 7 (Unified Development Code), Chapter 14 (Utilities), this amendment reorganizes and updates the provisions of Chapter 14, deleting language being moved to Chapter3 4, , and 19
Chapter 19 (TA-3-20)	17836	5/20/20	Amending Title 7 (Unified Development Code), Chapter 19 (Definitions), this amendment relocates definitions currently in Chapter 14, Utilities, to Chapter 19, Definitions and adds or revises definitions associated with other chapters
Chapter 3 (TA-4-20)	17854	6/17/2020	Amending Title 7 (Unified Development Code), Chapter 3 (Processes), sections 3.5.4, Issuance of a Conditional Use Permit, through 3.5.8, Revocation of a Conditional Use Permit, amendment applies the same standard to subsequent conditional use permit applications as is applied to zoning changes, allowing a new conditional use permit to be sought on a property which a previous conditional use permit has been denied if the new application is for a less intense use
Chapter 8 (TA-5-20)	17892	8/19/2020	Amending Title 7 (Unified Development Code), Chapter 8 (Zoning Districts), wholesale re-write of Chapter 8, reorganizing the chapter by intensity of use, eliminating some zoning districts, making others inactive, and restoring one district to active use
Chapter 9 Appendix H (TA-6-20)	17893	8/19/2020	Amending Title 7 (Unified Development Code), Chapter 9 (Use Regulations) wholesale re-write of Chapter 9, creating easy to read tables of principal uses by zoning districts, repealing Appendix H
Chapter 11 Appendix F (TA-7-20)	17894	8/19/2020	Amending Title 7 (Unified Development Code), Chapter 11 (Dimensional Regulations) a wholesale re-write of Chapter 11, creating easy to read tables of development standards by building type, repealing Appendix F
Chapter 16 (TA-1-21)	18148	6/16/2021	Amending Title 7 (Unified Development Code), Chapter 16 (Signs) revises to clarify dimensional standards by adding graphics, establish time period for temporary signs, and address licensing issues

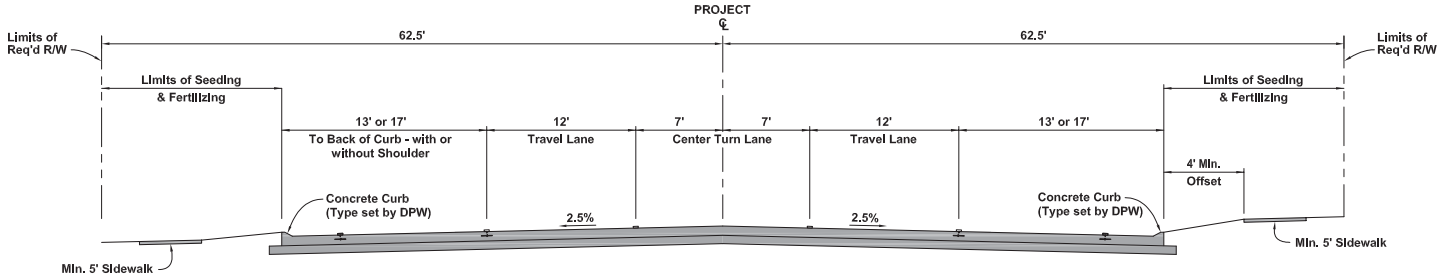
Section	Ordinance Number	Date Adopted	Amendment
Appendix J (TA-2-21)	18149	6/16/2021	Amending Title 7 (Unified Development Code), Appendix J (Street Cross Sections) adds new street cross sections to in an effort to incorporate green infrastructure and complete streets
Chapter 15 (TA-3-21)	18150	6/16/2021	Amending Title 7 (Unified Development Code), Chapter 15 (Floodways, Floodplains, Drainage and Water Quality) revises the floodplain ordinance to provide greater protection from flooding
Chapter 11 Chapter 17 Chapter 19 (TA-4-21)	18368	12/1/2021	Amending Title 7 (Unified Development Code), Chapter 11 (Dimensional Regulations) Section 11.1.2Yards, Chapter 17 (Parking and Loading) Section 17.5.2 Locational Standards for Parking Areas and Chapter 19 (Definitions) UDC amendment; adds clarified regulations; and revises definition of "Alley", and creates a new definition for "Garage, Front Loaded"
Chapter 2 Chapter 6 (TA-5-21)	18382	01/19/2022	Amending Title 7 (Unified Development Code), Chapter 2 (Administration) Section 2.3.3 and Chapter 6 (Enforcement) Section 6.1 UDC amendment change to appeals of the Building Official's decision, interpretation of the UDC, or the International Building Code (IBC) from the Board of Adjustment to the Board of Appeals
Chapter 17 (TA-1-22)	18511	05/18/2022	Amending Title 7 (Unified Development Code), Chapter 17 (Parking and Loading) Section 17.5.3 to establish separate standards for driveways for single family detached, single family attached, and semidetached housing types.
Chapter 9 and Chapter 19 (TA-2-22)	18512	05/18/2022	Amending Title 7 (Unified Development Code), Chapter 9 (Use Regulations) and Chapter 19 (Definitions) amendment; creates two types of business activity allowed in a home as an accessory use with limitations: "Home Office" and "Home Occupation"
Chapter 3 (TA-3-22)	18513	5/18/2022	Amending Title 7 (Unified Development Code), Chapter 3 (Processes) to add formal notification for developments to be constructed within 1,000 feet of the Baker City Limits which require approval of the East Baton Rouge Planning Commission
Chapter 19 (TA-4-22)	18539	6/15/2022	Amending Title 7 (Unified Development Code), Chapter 19 (Definitions) amendment; revises definitions to remove regulations for Office/Warehouse Flex Space, Monument Sign, and Projecting Sign

Section	Ordinance Number	Date Adopted	Amendment
Chapter 17 (TA-5-22)	18564	7/20/2022	Amending Title 7 (Unified Development Code), Chapter 17 (Parking and Loading) Section 17.5.2.A.3 to clarify Front Loaded Garage Setbacks
Chapter 9 and Chapter 19 (TA-7-22)	18684	11/16/2022	Amending Title 7 (Unified Development Code), Chapter 9 (Use Regulations) and Chapter 19 (Definitions) to establish regulations for operating short-term rentals
Chapter 9 (TA-8-22)	18753	2/15/2023	Amending Title 7 (Unified Development Code), Chapter 9 (Use Regulations) Section 9.2.8, Table 9.G, Principle Uses Allowed in Industrial Zoning Districts
Chapter 5 (TA-1-23)	18783	3/15/2023	Amending Title 7 (Unified Development Code), Chapter 5 (Waivers) Section 5.1.4, revising section to be consistent with new stormwater regulations
Chapter 16 (TA-2-23)	18853	5/17/2023	Amending Title 7 (Unified Development Code), Chapter 16 (Signs) Section 16.2.4 to provide regulations for abandoned signs
Chapter 9 (TA-3-23)	18886	6/21/2023	Amending Title 7 (Unified Development Code), Chapter 9 (Use Regulations) Section 9.5.2.D to revise Chapter 9, to clarify regulations for fences and walls
Chapter 9 (TA-4-23)	19077	12/6/2023	Amending Title 7 (Unified Development Code), Chapter 9 (Use Regulations) Section 9.2.2, Table 9.A to revise Chapter 9, modifying regulations of conditional uses for outdoor commercial recreation facilities

Appendix J
STREET CROSS SECTIONS AND APPROVED STREET NAME SUFFIXES

Approved Street Name Suffixes

Name	Standard Abbreviation	Description and Stipulations
Alley	ALY	Alleys are public servitudes which generally run behind lots and provide service to homes and businesses, or are otherwise short streets narrower than the standard width. This suffix is generally not used for new streets except in exceptional circumstances.
Avenue	AVE	A road or thoroughfare that serves through traffic, or ingress/egress traffic within a subdivision or subdivisions. This suffix may only be used for east-west oriented streets.
Boulevard	BLVD	A through street; can also be an entrance roadway for a larger subdivision. These roads contain a landscaped central reservation and a minimum of four through traffic lanes. Roadways of this description are required to use this suffix per the Unified Development Code.
Circle	CIR	A side street which has both termini on the same road, creating a loop or crescent.
Court	CT	Short dead end street which terminates in a cul-de-sac. Recommended length is 600 feet or less.
Drive	DR	A road or thoroughfare that serves through traffic, or ingress/egress traffic within a subdivision or subdivisions. This suffix may only be used for north-south oriented streets.
Highway	HWY	Reserved suffix for State-maintained roads only.
Lane	LN	Minor street within a subdivision which may or may not be a dead-end.
Loop	LOOP	A side street which has both termini on the same road, creating a loop or crescent.
Place	PL	Short dead end street which terminates in a cul-de-sac.
Parkway	PKWY	A thoroughfare designated as a major street. These roadways should include a median or central reservation.
Road	RD	A thoroughfare serving primarily rural areas, with a length greater than one-half mile in length.
Street	ST	A road or thoroughfare that serves through traffic or continues across several subdivisions.
Thruway	THWY	A major street with a minimum of four through traffic lanes and a dedicated central reservation.
Walk	WALK	A side street within an older neighborhood. This suffix is generally not used for new streets except in exceptional circumstances.
Way	WAY	Minor street within a subdivision which may or may not be a dead-end.



ARTERIAL - 4-LANE WITH CENTER TURN LANE

(MAJOR STREET PLAN)

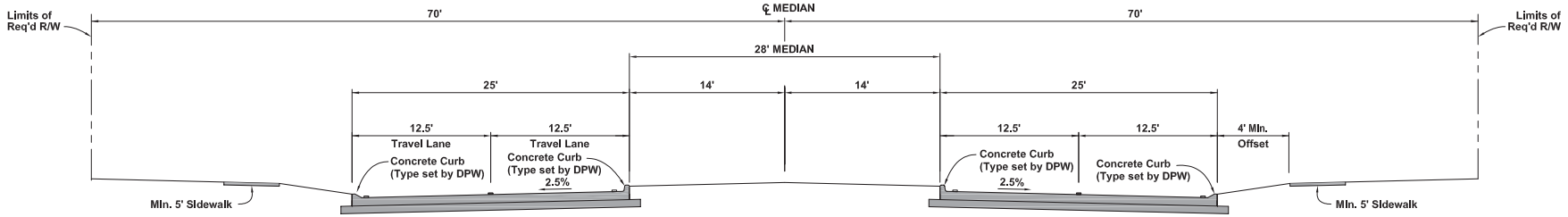
Where Used: As designated by DPW or where a 4-lane arterial street is shown on the Major Street Plan.

Traffic Volume: Anticipated traffic volume should be 15,000 to 35,000 vpd. and there should be a large number of driveways / access points.

Design Speed: 45 mph

Speed Limit: 35-45 mph

Access: Access will be limited with points of access approved by DPW.



ARTERIAL - 4-LANE WITH MEDIAN

(MAJOR STREET PLAN)

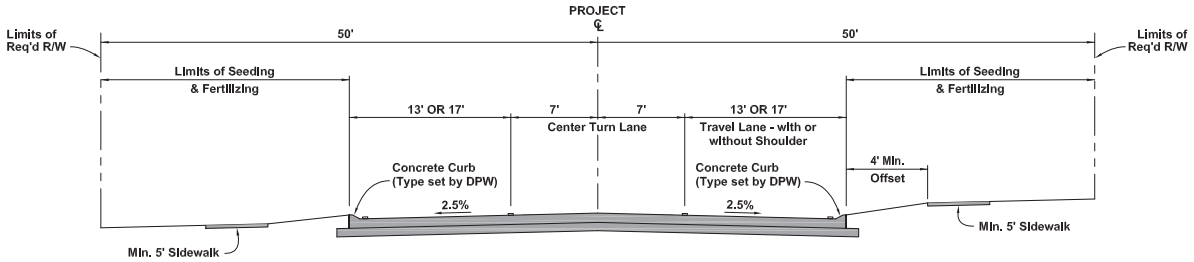
Where Used: As designated by DPW or where a 4-lane arterial street is shown on the Major Street Plan and the use of a median is appropriate for the surrounding land use and access.

Traffic Volume: Anticipated traffic volume should be 15,000 to 35,000 vpd.

Design Speed: 45 mph

Speed Limit: 35-45 mph

Access: Access will be limited with points of access approved by DPW.



ARTERIAL / COLLECTOR - 2-LANE WITH CENTER TURN LANE

(MAJOR STREET PLAN)

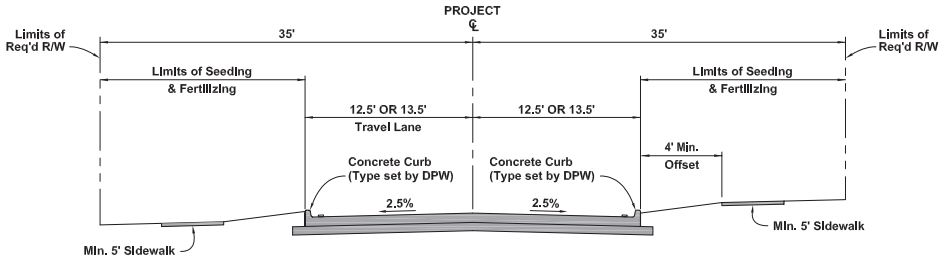
Where Used: As designated by DPW or when a Collector Street is shown on the Major Street Plan.

Traffic Volume: Anticipated traffic volume should be 3,500 to 15,000 vpd, and there should be a large number of driveways / access points.

Design Speed: 45 mph

Speed Limit: 30-45 mph

Access: Access will be limited with points of access approved by DPW.



ARTERIAL / COLLECTOR - 2-LANE

(MAJOR STREET PLAN)

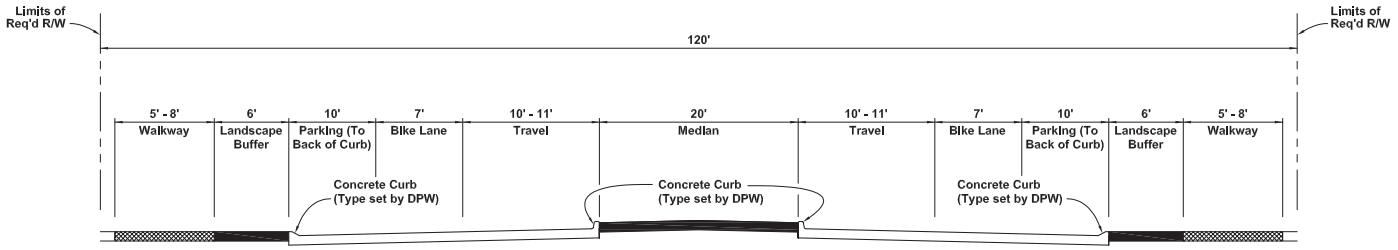
Where Used: As designated by DPW or when a Collector Street is shown on the Major Street Plan.

Traffic Volume: Anticipated traffic volume should be 3,500 to 15,000 vpd.

Design Speed: 45 mph

Speed Limit: 30-45 mph

Access: Access will be limited with points of access approved by DPW.



COLLECTOR - 2 LANE WITH MEDIAN, PARKING & BIKE LANES

(MAJOR STREET PLAN)

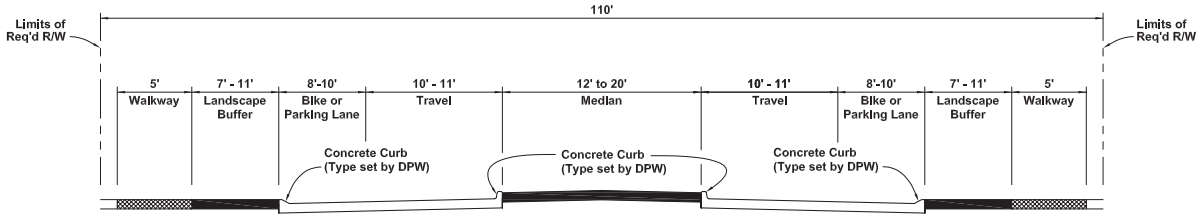
Where Used: When a Collector Street is shown on the Major Street Plan and parking and bike lanes are appropriate for the surrounding land use.

Traffic Volume: Anticipated traffic volume should be 2,500 to 3,500 vpd.

Design Speed: 40 mph

Speed Limit: **25-30 mph**

Access: Access will be limited with points of access approved by DPW.



COLLECTOR - 2 LANE WITH MEDIAN AND BIKE OR PARKING LANES

(MAJOR STREET PLAN)

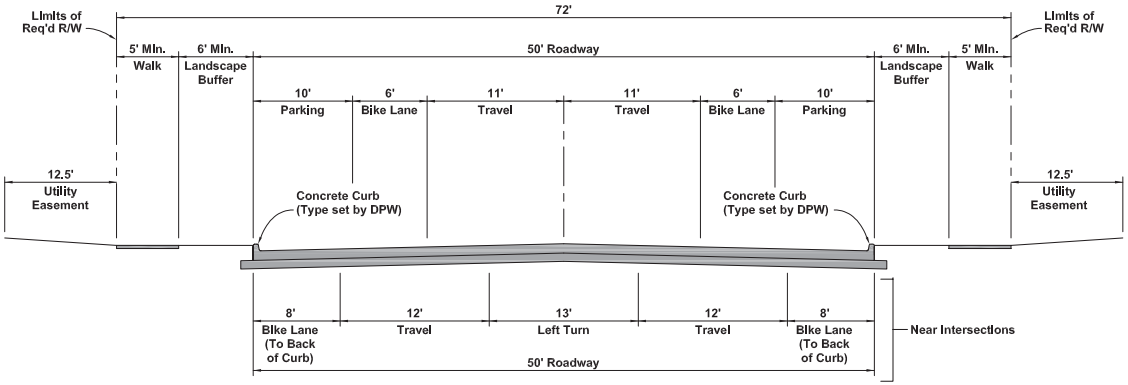
Where Used: When a Collector Street is shown on the Major Street Plan and parking and/or bike lanes are appropriate for the surrounding land use.

Traffic Volume: Anticipated traffic volume should be 2,500 to 3,500 vpd.

Design Speed: 40 mph

Speed Limit: 25-30 mph

Access: Access will be limited with points of access approved by DPW.



COMMERCIAL LOCAL - 2 LANES WITH BIKE LANES AND PARKING

Where Used: In commercial areas for local access and circulation where accommodations for bikes and on-street parking are appropriate.

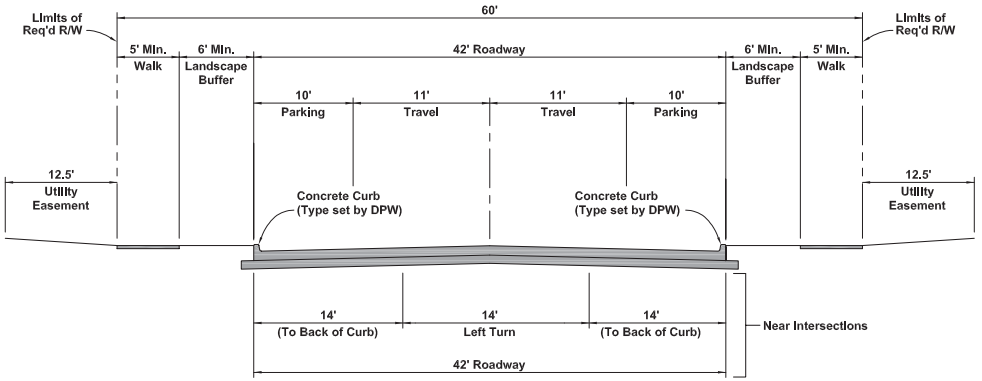
Traffic Volume: Anticipated traffic volume should be 2500 vpd or less.

Design Speed: 30 mph

Speed Limit: 25 mph

Access: Access will be limited with points of access approved by DPW.

Notes:
Utilities such as electricity, natural gas, cable, and telephone are typically located within the utility easements.
Infrastructure, including but not limited to, sanitary sewer, water, street lighting and traffic control devices are typically located within the street right-of-way.



COMMERCIAL LOCAL - 2 LANES WITH PARKING

Where Used: In commercial areas for local access and circulation where on-street parking is appropriate.

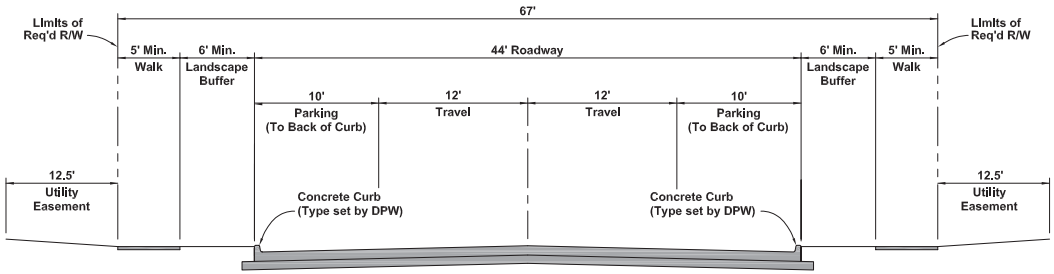
Traffic Volume: Anticipated traffic volume should be 2500 vpd or less.

Design Speed: 30 mph

Speed Limit: 25 mph

Access: Access will be limited with points of access approved by DPW.

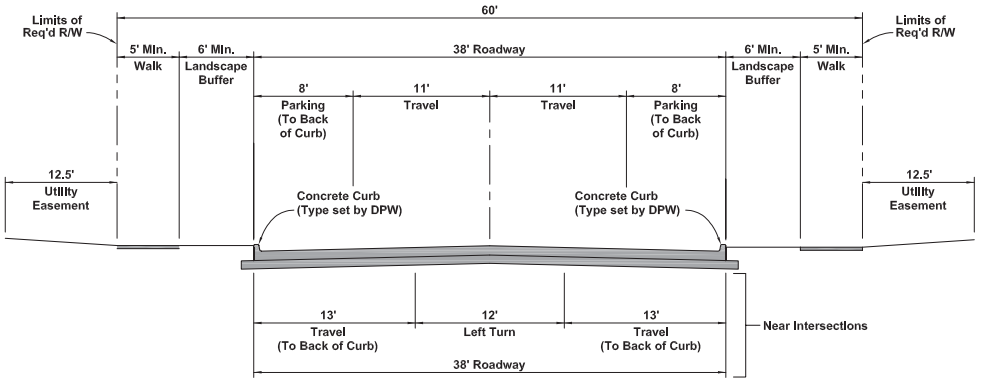
Notes:
Utilities such as electricity, natural gas, cable, and telephone are typically located within the utility easements.
Infrastructure, including but not limited to, sanitary sewer, water, street lighting and traffic control devices are typically located within the street right-of-way.



INDUSTRIAL LOCAL - 2 LANES WITH PARKING

Where Used:	In industrial areas for local access and circulation where on-street parking is appropriate.
Traffic Volume:	Anticipated traffic volume should be 2500 vpd or less.
Design Speed:	30 mph
Speed Limit:	25 mph
Access:	Access will be limited with points of access approved by DPW.

Notes:
Utilities such as electricity, natural gas, cable, and telephone are typically located within the utility easements.
Infrastructure, including but not limited to, sanitary sewer, water, street lighting and traffic control devices are typically located within the street right-of-way.



RESIDENTIAL LOCAL - 2 LANES WITH PARKING

Where Used: In residential areas where on-street parking is desired.

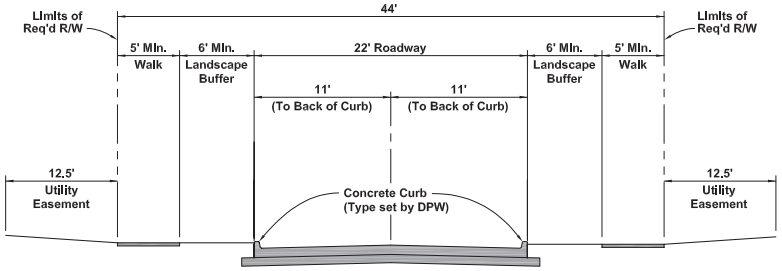
Traffic Volume: Anticipated traffic volume should be 1,000 to 2,500 vpd.

Design Speed: 30 mph

Speed Limit: 25 mph

Access: Unlimited

Notes:
Utilities such as electricity, natural gas, cable, and telephone are typically located within the utility easements.
Infrastructure, including but not limited to, sanitary sewer, water, street lighting and traffic control devices are typically located within the street right-of-way.



RESIDENTIAL LOCAL (NARROW) - 2 LANES WITHOUT PARKING

Where Used: In residential areas where on-street parking is prohibited.

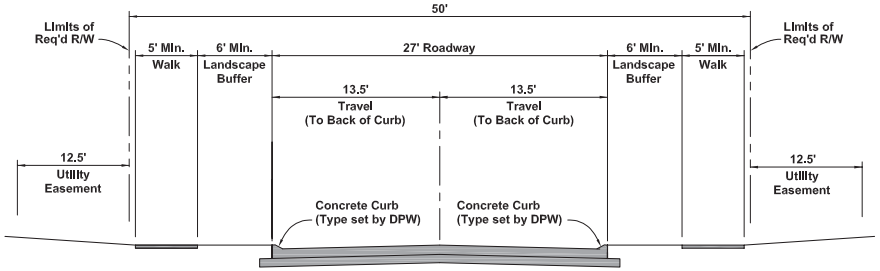
Traffic Volume: Anticipated traffic volume should be 1,000 vpd or less.

Design Speed: 25 mph

Speed Limit: 25 mph

Access: Unlimited

Notes:
Utilities such as electricity, natural gas, cable, and telephone are typically located within the utility easements.
Infrastructure, including but not limited to, sanitary sewer, water, street lighting and traffic control devices are typically located within the street right-of-way.



RESIDENTIAL LOCAL (WIDE) - 2 LANES WITHOUT PARKING

Where Used: In residential areas.

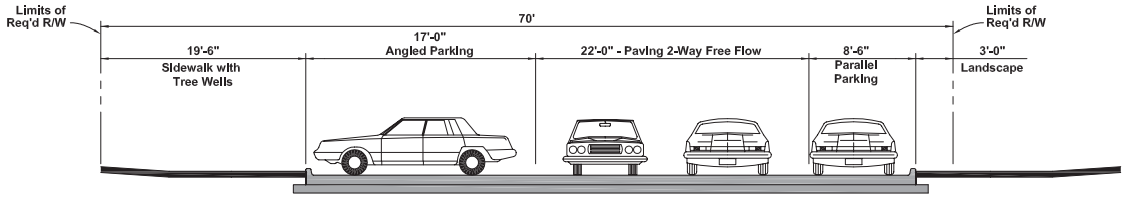
Traffic Volume: Anticipated traffic volume should be 2,500 vpd or less.

Design Speed: 25 mph

Speed Limit: 25 mph

Access: Unlimited

Notes:
Utilities such as electricity, natural gas, cable, and telephone are typically located within the utility easements.
Infrastructure, including but not limited to, sanitary sewer, water, street lighting and traffic control devices are typically located within the street right-of-way.



TND - MIXED PARKING

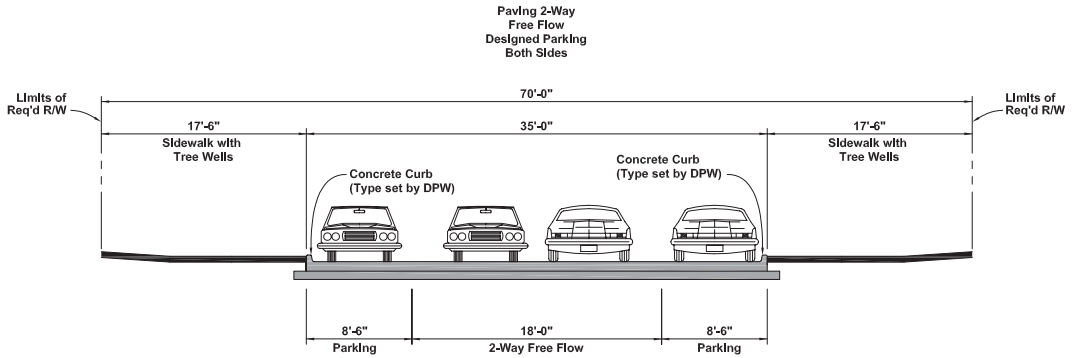
Where Used: Within TND-designated residential and commercial areas with on-street parking, serving as connectors between neighborhoods and core areas (often terminating at prominent building or plazas or circulate around squares or neighborhood parks).

Traffic Volume: Anticipated traffic volume should be less than 2,500 vpd.

Design Speed: 30 mph

Speed Limit: 25-30 mph

Access: Unlimited



TND - PARALLEL PARKING

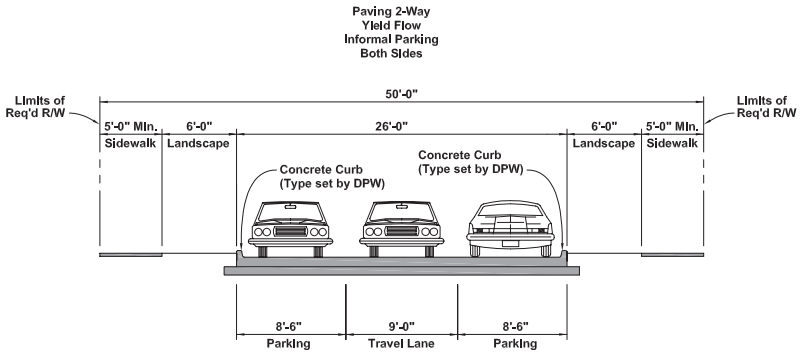
Where Used: Within TND-designated areas with designated parking both sides and providing access to neighborhood, commercial, or high-density residential areas.

Traffic Volume: Anticipated traffic volume should be less than 2,500 vpd.

Design Speed: 25 mph

Speed Limit: 20-25 mph

Access: Unlimited



TND - YIELD FLOW WITH PARKING 2-SIDES

Where Used: Within TND-designated areas (with informal parking allowed both sides) providing two-way yield flow access to housing.

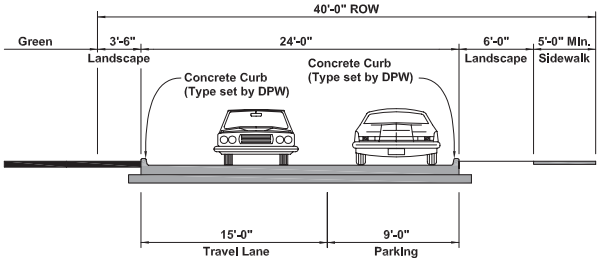
Traffic Volume: Anticipated traffic volume should be less than 500 vpd.

Design Speed: 20 mph

Speed Limit: 20 mph

Access: Unlimited

Paving 2-Way
Yield Flow
Informal Parking
One Side



TND - YIELD FLOW WITH PARKING 1-SIDE

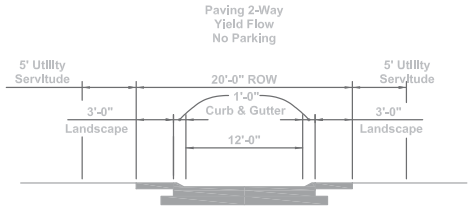
Where Used: Within TND-designated areas (with informal parking designated on one) providing two-way yield flow access to single-family homes.

Traffic Volume: Anticipated traffic volume should be less than 500 vpd.

Design Speed: 20 mph

Speed Limit: 20 mph

Access: Unlimited



BACK LANE

Where Used: Within designated areas providing rear access to property and garbage pick-up.

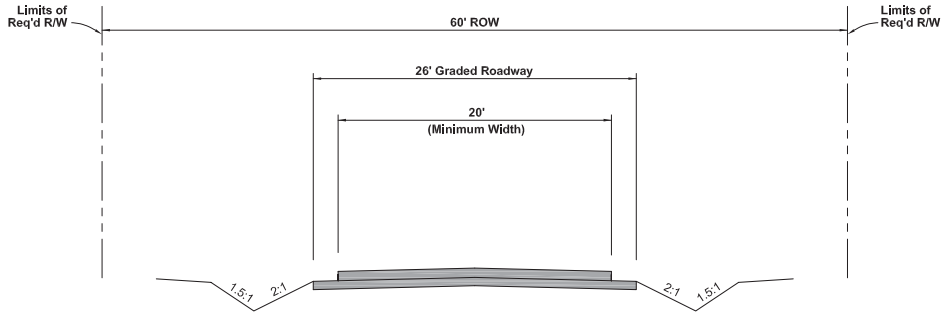
Traffic Volume: Not intended to accommodate through traffic.

Design Speed: N/A

Speed Limit: N/A

Access: Unlimited

Notes:
Utilities such as electricity, natural gas, cable, and telephone are typically located within the utility easements.
Infrastructure, including but not limited to, sanitary sewer, water, street lighting and traffic control devices are typically located within the street right-of-way.



20' STREET WIDTH - OPEN DITCH

Where Used: Non-Residential subdivisions.

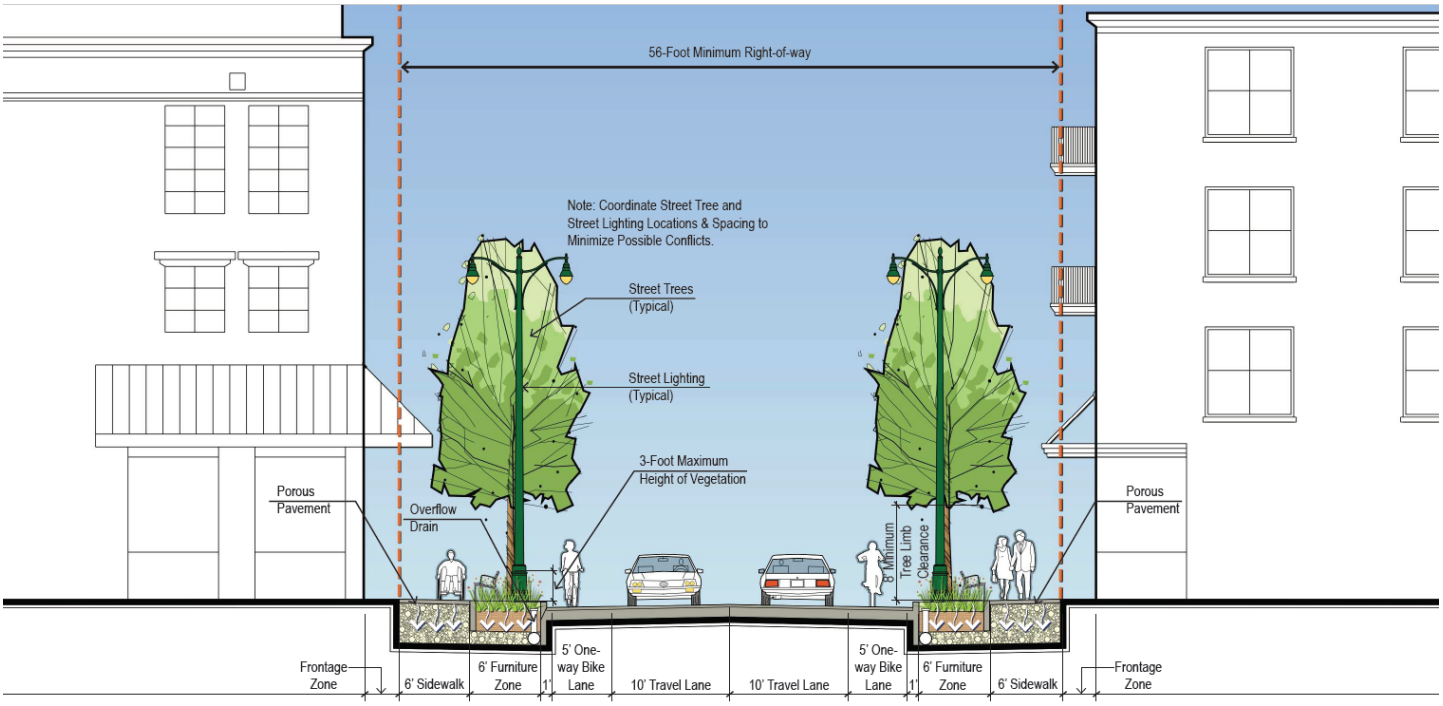
Traffic Volume: Anticipated traffic volume should be 1,000 vpd or less.

Design Speed: 25 mph

Speed Limit: 25 mph

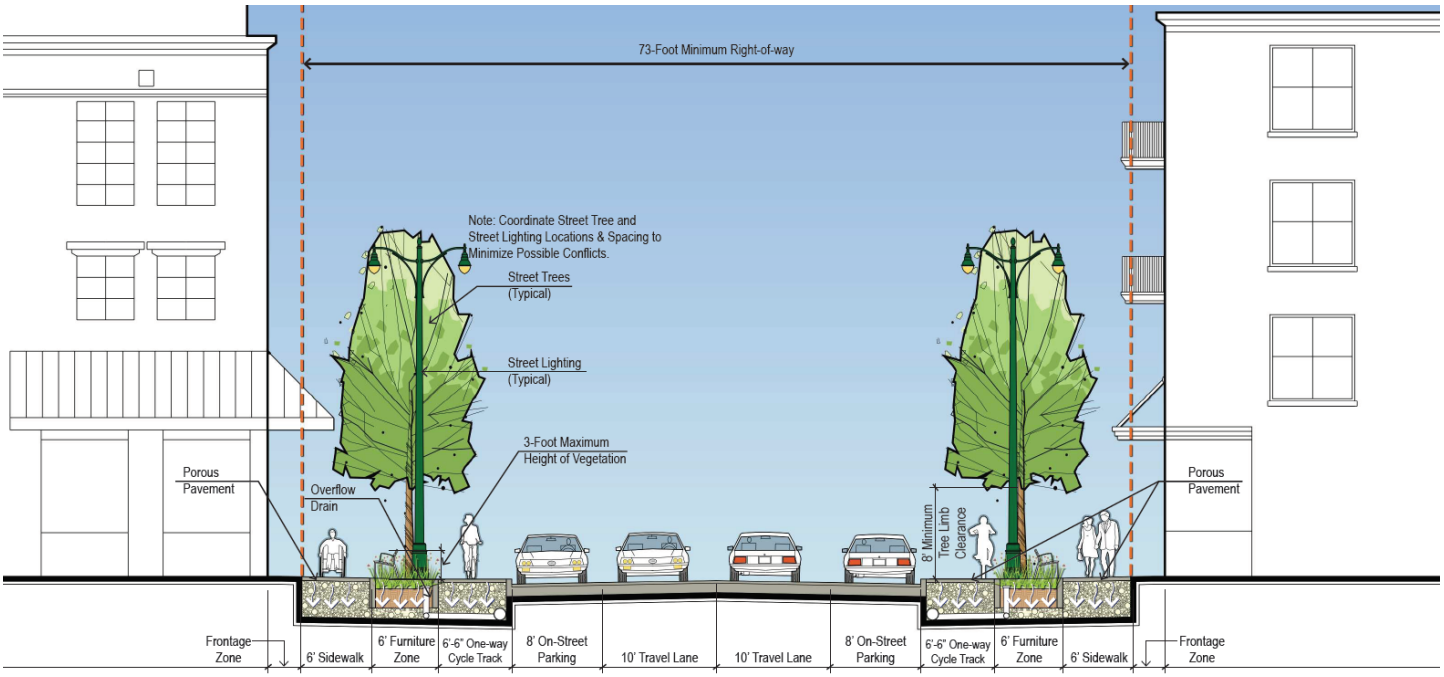
Access: Unlimited

Street Cross Sections - Green Infrastructure



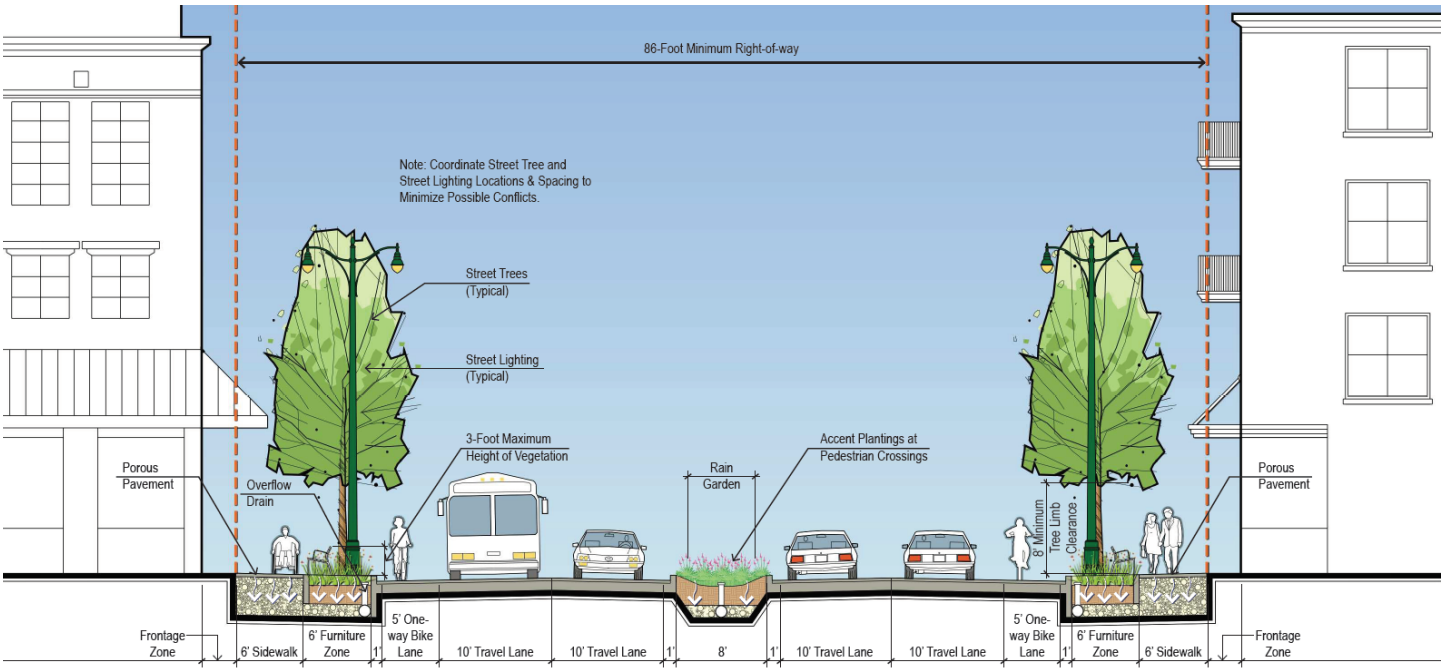
URBAN/WALKABLE - 2-LANE (No On-Street Parking)

Travel Lane Width:	Ten Feet
Shoulders:	One Foot (Edge of Travel Lane to Back of Curb; Curb & Gutter)
Bike Facility:	Five Foot (On-Street Bike Lanes with Bike Boxes at Intersection)
Furniture Zone:	Six Foot (Rain Gardens Preferred)
Pedestrian Pathway:	Six Foot Sidewalk
Design Speed:	25 mph



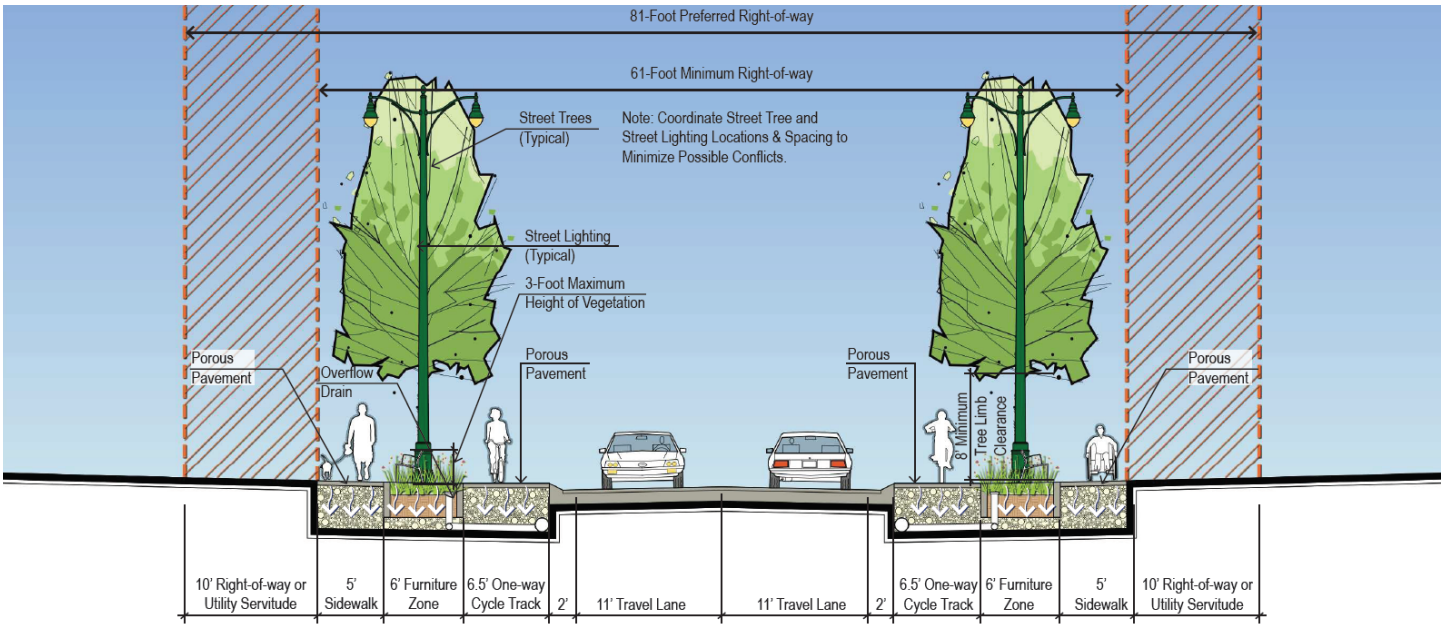
URBAN/WALKABLE - 2-LANE (With On-Street Parking)

Travel Lane Width:	Ten Feet
Shoulders:	Eight Foot On-Street Parking Areas
Bike Facility:	Six Foot 6 Inches (Offset Protection with Bike Boxes at Intersection)
Furniture Zone:	Six Foot (Rain Gardens Preferred)
Pedestrian Pathway:	Six Foot Sidewalk
Design Speed:	25 mph



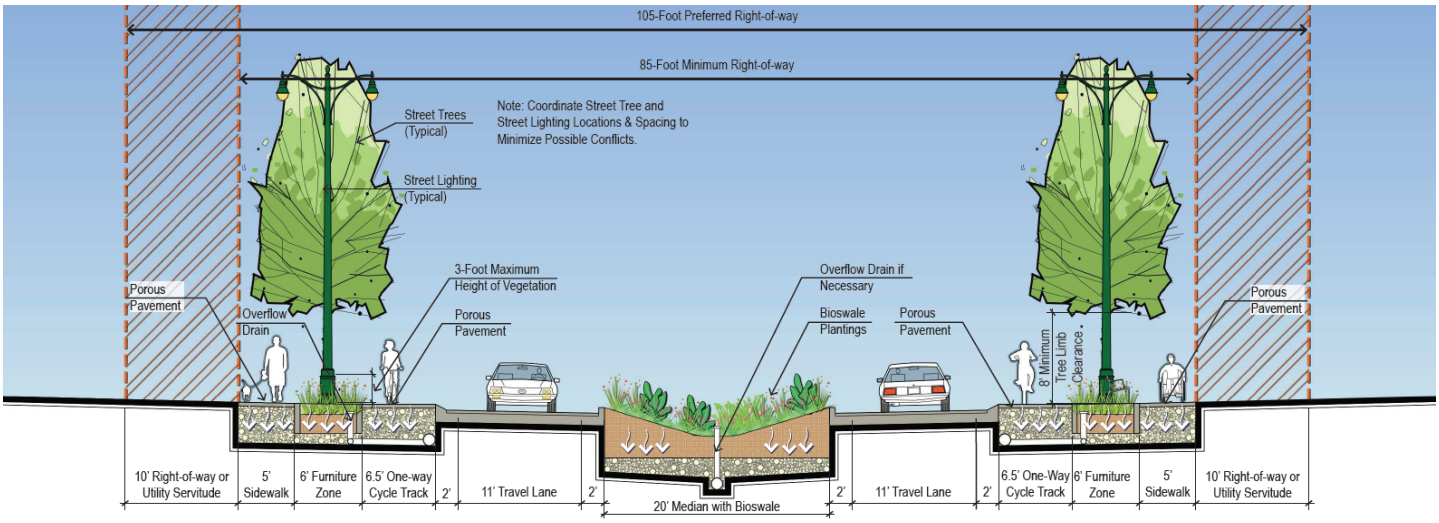
URBAN/WALKABLE - 4-LANE

Travel Lane Width:	Ten Feet
Shoulders:	One Foot (Edge of Travel Lane to Back of Curb; Curb & Gutter)
Bike Facility:	Five Foot (On-Street Bike Lanes with Bike Boxes at Intersection)
Furniture Zone:	Six Foot (Rain Gardens Preferred)
Pedestrian Pathway:	Six Foot Sidewalk
Design Speed:	30 mph



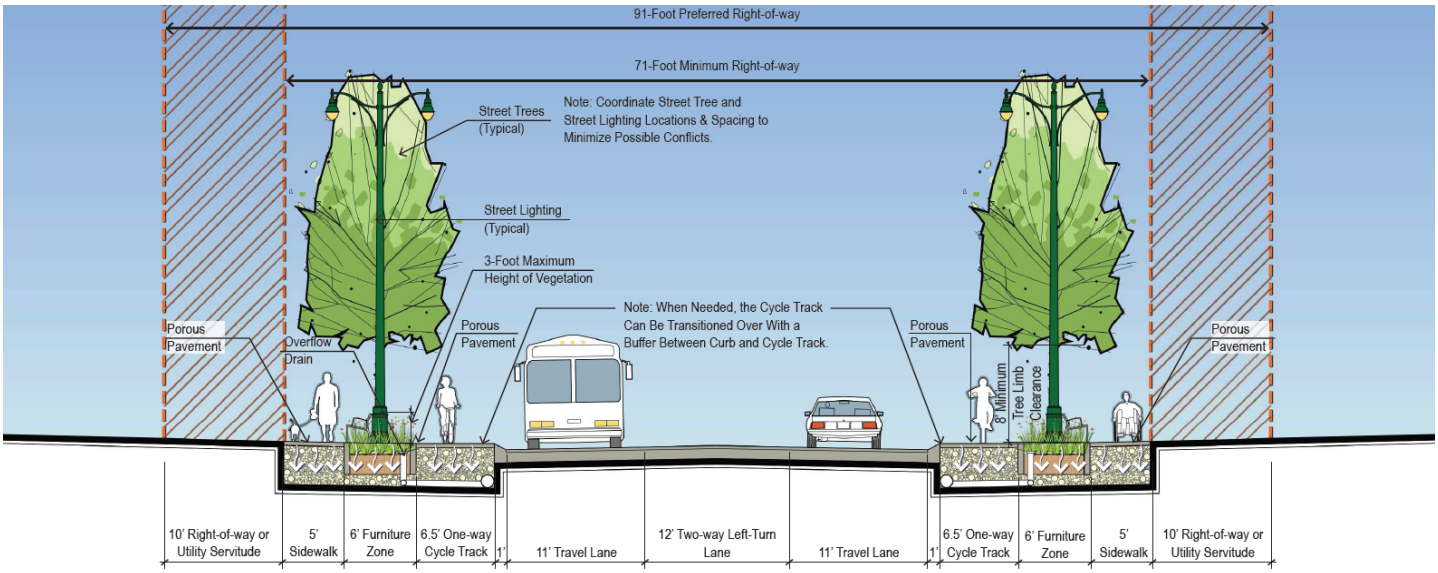
SUBURBAN - 2-LANE

Travel Lane Width: 11 Feet
Shoulders: Two Foot (Edge of Travel Lane to Back of Curb; Curb & Gutter)
Bike Facility: Six Foot Six Inches (One-way Cycle Track)
Furniture Zone: Six Foot (Rain Gardens Preferred)
Pedestrian Pathway: Five Foot Sidewalk
Design Speed: 30 mph



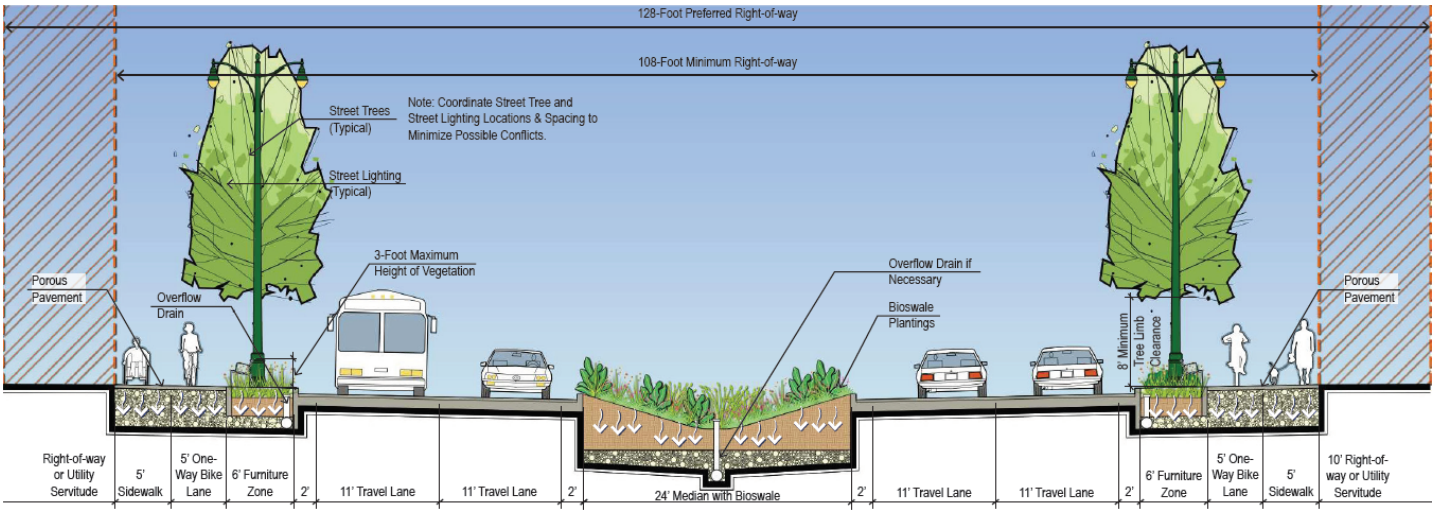
SUBURBAN - 2-LANE (With Median Bioswale)

Travel Lane Width:	11 Feet
Shoulders:	Two Foot (Edge of Travel Lane to Back of Curb; Curb & Gutter)
Bike Facility:	Six Foot Six Inches (One-way Cycle Track)
Furniture Zone:	Six Foot (Rain Gardens Preferred)
Pedestrian Pathway:	Five Foot Sidewalk
Design Speed:	30 mph



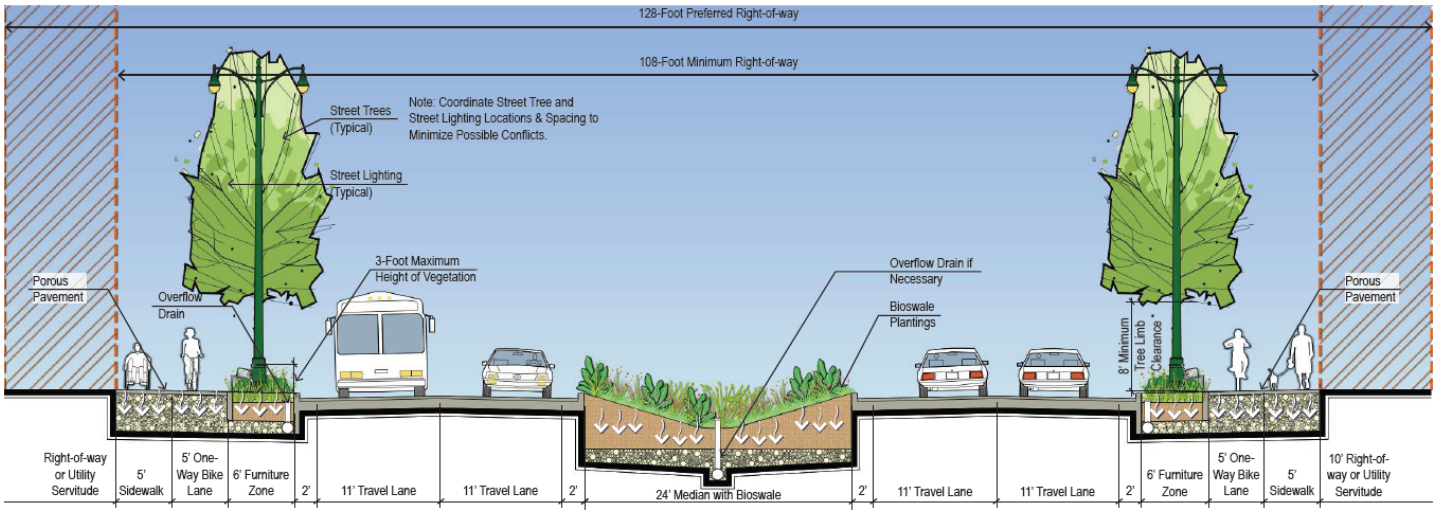
SUBURBAN - 3-LANE

Travel Lane Width:	11 Feet
Shoulders:	One Foot (Edge of Travel Lane to Back of Curb; Curb & Gutter)
Bike Facility:	Six Foot Six Inches (One-way Cycle Track)
Furniture Zone:	Six Foot (Rain Gardens Preferred)
Pedestrian Pathway:	Five Foot Sidewalk
Design Speed:	35 mph



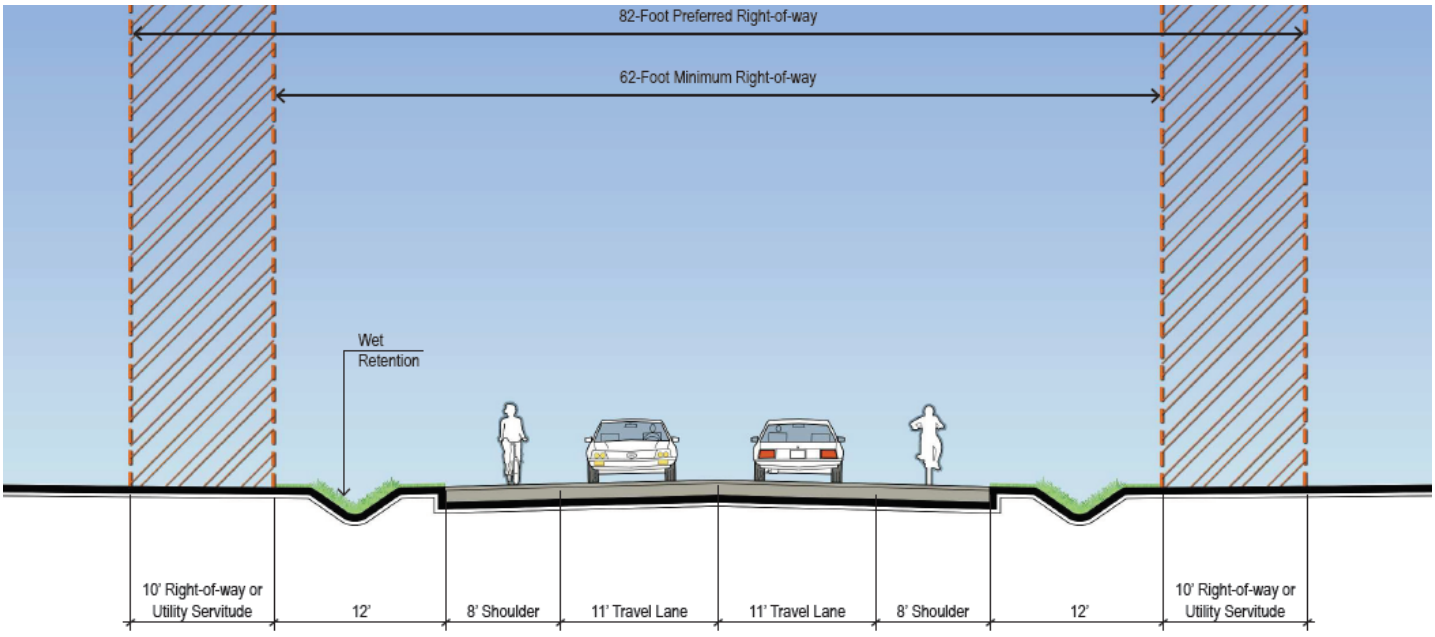
SUBURBAN - 4-LANE (Reverse Crown with Median Bioswale)

Travel Lane Width:	11 Feet
Shoulders:	Two Foot (Edge of Travel Lane to Back of Curb; Curb & Gutter)
Bike Facility:	Five Foot (One-way Bike Lane)
Furniture Zone:	Six Foot (Rain Gardens Preferred)
Pedestrian Pathway:	Five Foot Sidewalk
Design Speed:	40 mph



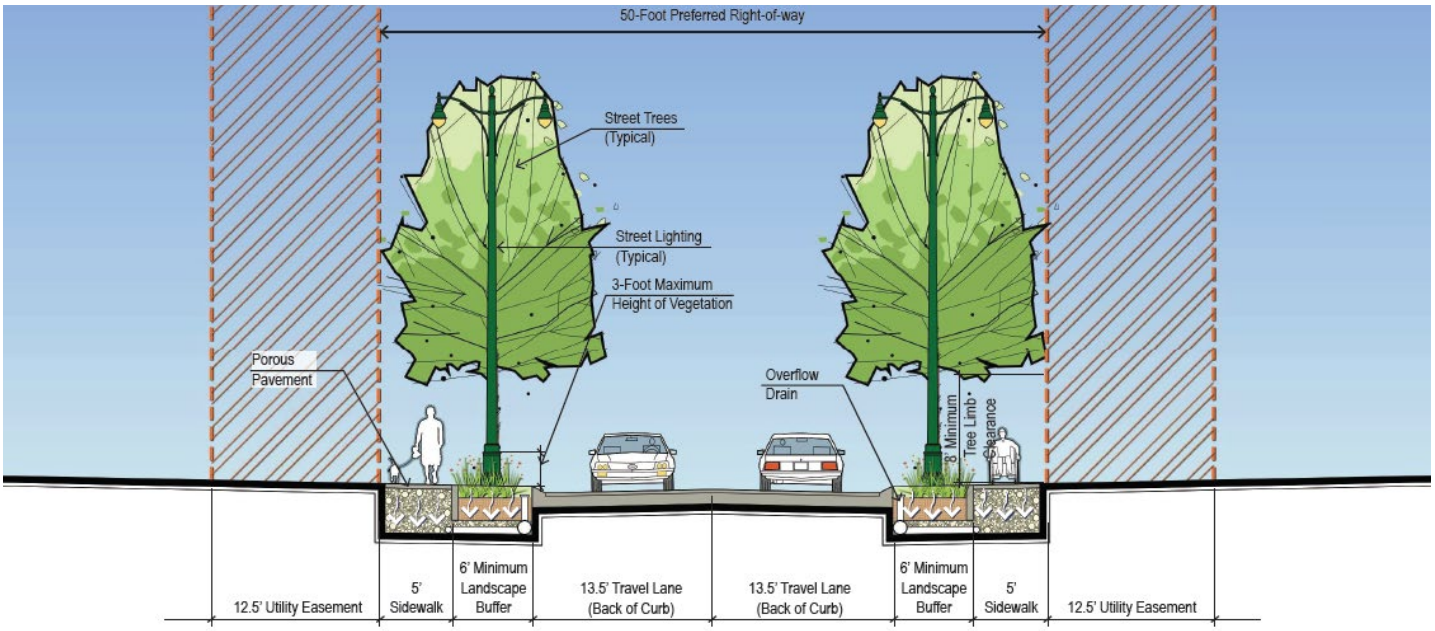
SUBURBAN - 4-LANE (Normal Crown with Median Bioswale)

Travel Lane Width:	11 Feet
Shoulders:	Two Foot (Edge of Travel Lane to Back of Curb; Curb & Gutter)
Bike Facility:	Five Foot (One-way Bike Lane)
Furniture Zone:	Six Foot (Rain Gardens Preferred)
Pedestrian Pathway:	Five Foot Sidewalk
Design Speed:	40 mph



RURAL - 2-LANE

Travel Lane Width: 11 Feet
Shoulders: Eight Foot (Separation with Intermittent Rumble Stripe)
Bike Facility: Shoulder
Furniture Zone: None
Pedestrian Pathway: None
Design Speed: 40 mph



SUBURBAN (WIDE) - 2-LANE (Without Parking)

Travel Lane Width:	12 Feet
Shoulders:	One Foot Six Inches (Edge of Travel Lane to Back of Curb; Curb & Gutter)
Bike Facility:	None
Furniture Zone:	Six Foot Landscape Buffer (Rain Gardens Preferred)
Pedestrian Pathway:	Five Foot Sidewalk
Design Speed:	30 mph

STORMWATER

Best Management Practices for East Baton Rouge Parish - Master Development Program

City of Baton Rouge - Parish of East Baton Rouge Planning Commission
Louisiana Department of Environmental Quality
U.S. Environmental Protection Agency

STORMWATER
Best Management Practices
East Baton Rouge Parish - Master Development Program

Made possible in part by grants from the
Louisiana Department of Environmental Quality

July 2007

in collaboration with **BROWN+DANOS** land**design**, inc.

MISSION STATEMENT

"It is an undisputable fact that most, if not all, land development and public improvement projects have an impact on the natural conditions of adjacent areas. Unfortunately, this impact is negative due to the intrusion of civilization upon any environment. The purpose of the (committee) is to minimize or eliminate these adverse impacts through the promulgation of guidelines, policies and procedures designed to protect the environmental quality of surrounding areas and water bodies, through education of the public; and through utilization of existing environmental systems integrated with urban planning."

City-Parish Wetlands Steering Committee, 2006.

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INTRODUCTION

This document summarizes the work that was completed by the Louisiana Department of Environmental Quality (LDEQ), the City-Parish Planning Commission (CPPC), and Louisiana State University's School of the Coast and Environment, in association with the grant entitled, "Mitigating Nonpoint Source Pollution in Urban Watersheds with Spatial Modeling, Best Management Practices for Wetlands and Community Outreach."

The sources of water pollution are characterized as either nonpoint or point source pollution. Point source pollution can be traced to a specific spot as the source, such as pollution from industrial waste or sewage treatment plants. Nonpoint Source (NPS) Pollution originates from many diffused sources that deposit pollutants on the ground. Pollution occurs when rain, snowmelt or irrigation drains over (runoff) and through (filtration) the ground. As the runoff moves, it picks up and carries away natural and manmade pollutants, ultimately depositing them into lakes, rivers, wetlands, coastal waters, and even aquifers (underground sources of drinking water). This Master Development Program Manual will guide the implementation of measures necessary to protect the watersheds within and around the City of Baton Rouge-Parish of East Baton Rouge from the adverse impacts of nonpoint source pollution.

Stormwater management (SWM) is a diverse issue that concerns practically everyone, including engineers, landscape architects, architects, planners, developers, environmentalists, public officials, civic groups, realtors, homeowners, and renters. They can all use this information as practical guidance in site planning and design, control of pollutant sources, and stormwater treatment. The result will mitigate urban runoff pollution and improve stormwater management for new development projects or redevelopments of underutilized land.

The ways in which land is developed and used is the most obvious and influential contributor to urban runoff. There is a direct correlation between human activities and regional patterns of wet and dry pollutants entering the urban landscape. Undeveloped land in its natural state is very effective in minimizing stormwater runoff and water pollution through several processes.

The quantity of runoff is minimized compared to developed land because

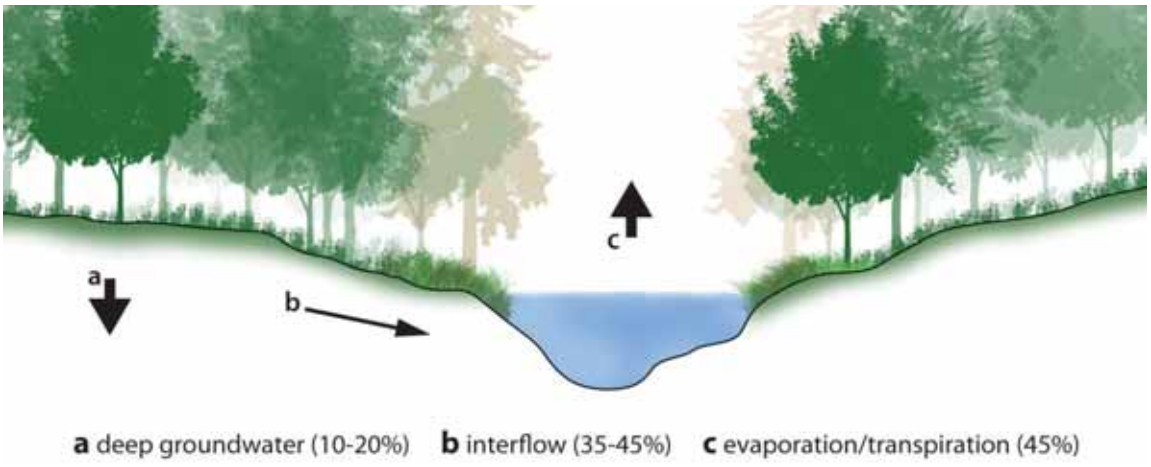


Figure 1: Hydrologic Cycle, Natural Environment

A watershed is the specific land area that drains water into a river system or other body of water.

Our water bodies must be fishable and swimmable.

trees, shrubs, grasses and other plants utilize the water, taking it in through leaves and roots. Plant leaves dissipate the energy of raindrops, which reduces impact on the ground and, in turn, reduces erosion. Rainwater and runoff are also slowed by plants, providing more time for evapotranspiration and infiltration processes to occur. Finally, water that does become runoff is filtered and treated by plants, resulting in cleaner water entering lakes and streams.

Typical urban development practices in Louisiana often begin with completely clearing the land, leaving it unprotected. Construction activities, particularly earthmoving and grading work, increase soil erosion, runoff, and water pollution. Projects are typically designed and built with significantly increased impervious surfaces, such as roofs, roads, and parking areas. The result creates higher peak flows which in turn increases pollutant runoff and pollution deposition into lakes and streams. This typical urbanized condition also contributes to backwater flooding in Louisiana. Backwater flooding is upstream flooding caused by downstream conditions such as channel restrictions or high flow in a downstream confluence of waterways. The water has no place toward which to drain, so it backs up and floods the areas upstream.

Water Bodies and Hydrology

The LDEQ and the U.S. Environmental Protection Agency (EPA) have assessed water quality for ten hydrologic sub-basins in East Baton Rouge Parish (EBRP). Louisiana State University's (LSU) School of the Coast and Environment Research Team divided the LDEQ sub-basins into smaller sub-watersheds. Best Management Practices (BMPs) can be applied to individual developments within these watersheds. The scale of the new sub-watershed is a compromise between development and the water quality assessment made by regulatory authorities (G. Paul Kemp, 2005 Annual Report).

Using existing Light Detection And Ranging (LIDAR) Data, EBRP was divided into five geologically defined terraces that change in elevation from south to north beginning with the Manchac Alluvium, continuing through Terraces 1, 2 and 3, and finally to the Mississippi River Drainage terrace. Elevation thresholds were derived for each area to separate source (runoff producer) from sink (runoff receiver) zones. The sink zones have historically experienced occasional backwater flooding (Kemp et al. 2005), and make up approximately 18 percent of the Parish (Figure 2).

East Baton Rouge Parish is bordered on three sides by natural waterways. The Mississippi River is the western boundary and receives a limited amount of drainage from the northeastern part of the parish and downtown Baton Rouge. Bayou Manchac, formerly a tributary of the Mississippi River, is the southern boundary and drains much of the southern part of the parish. The Amite River flows north to south along the eastern boundary and receives all the water from Bayou Manchac and the Amite River watershed. The northern boundary is drawn along a latitudinal line (roughly 30.7° north latitude) and is not defined by a drainage feature. Within the parish the average rainfall is 77.64 inches per year, which also significantly contributes to the Baton Rouge waterways.

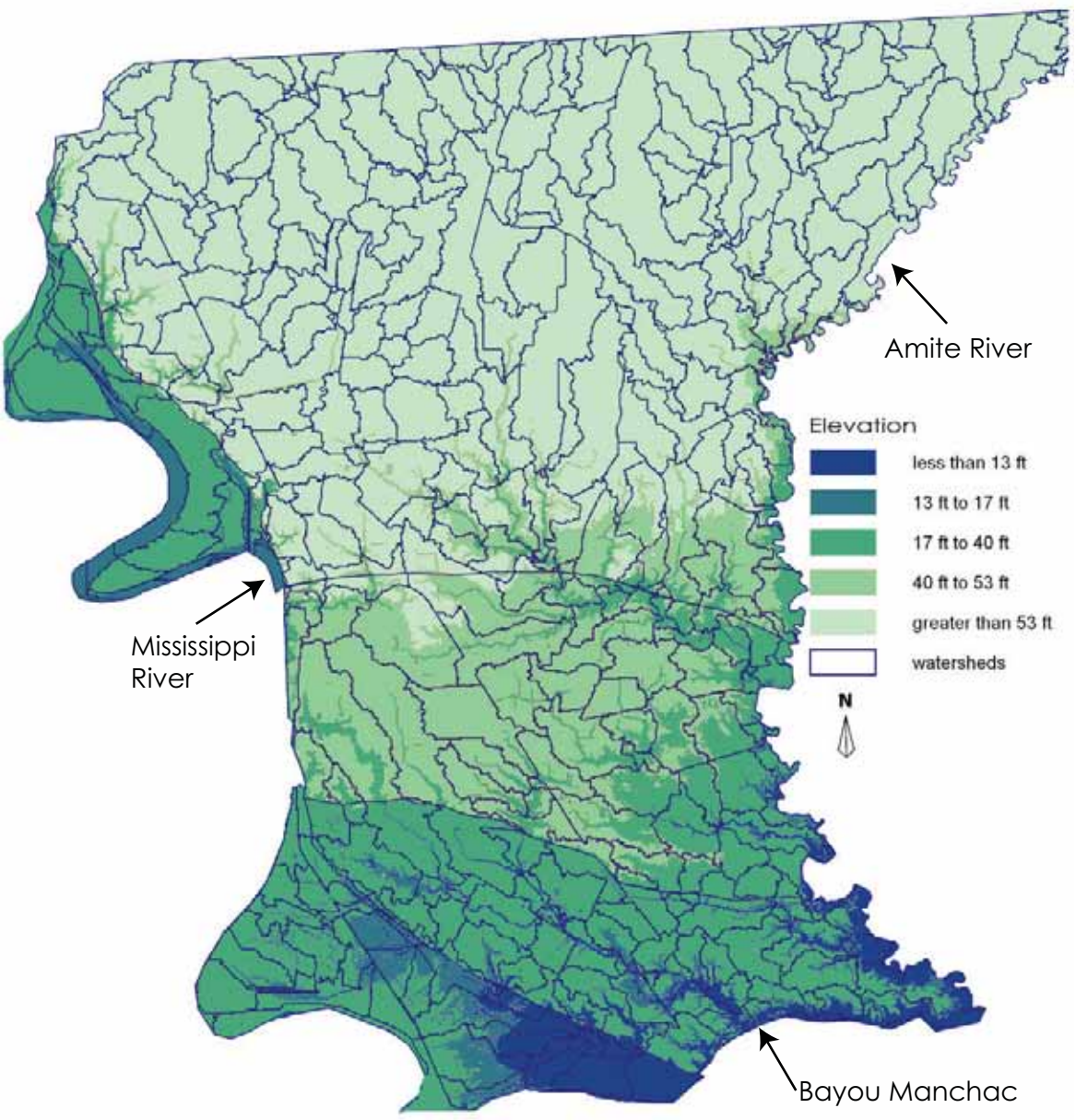


Figure 2: Watersheds and Elevation in East Baton Rouge Parish

Terrace	Elevation Threshold (ft., NAVD88)
Manchac Alluvium	13
Terrace 1	17
Terrace 2	40
Terrace 3	53
Mississippi River Drainage	35

Table 1: East Baton Rouge Parish Terrace Elevation Thresholds

According to the 1996 National Water Quality Inventory, stormwater runoff is a leading source of water pollution.

Water Pollution Problems

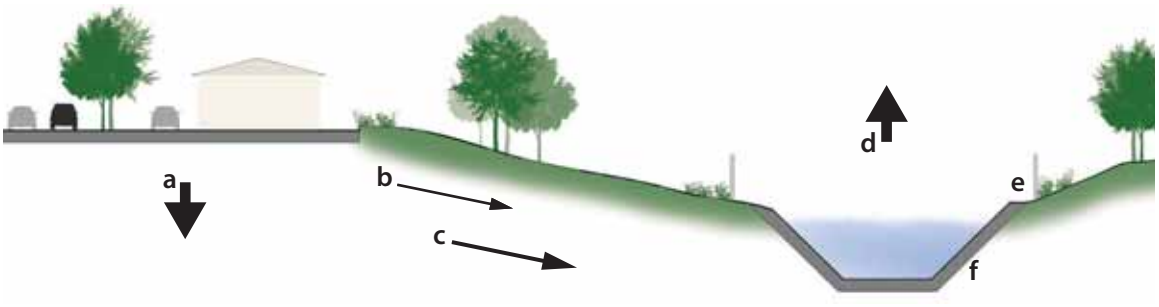
The sources of water pollution are characterized as either nonpoint or point source pollution.

According to the 1996 National Water Quality Inventory, stormwater runoff is a leading source of water pollution. A Total Maximum Daily Load (TMDL) establishes the maximum amount of a pollutant (sum of allowable pollutant loads from point and nonpoint sources) that can be released into a water body without causing the water body to become impaired and/or violate state water quality standards (Source LDEQ). Early efforts in improving water quality focused on regulating discharges from traditional "point source" facilities; such as municipal sewage plants and industrial facilities. In many cases it was found that only addressing "point sources" did not adequately reduce pollutants. Additional measures under Section 303(d) of the 1972 Clean Water Act require states to develop a list of water body segments that are impaired or limited in quality. These water bodies do not meet water quality standards even after point source pollution prevention measures have been implemented. Federal law requires that state and local jurisdictions establish priority rankings for water quality limited segments on the lists and develop Total Maximum Daily Loads (TMDLs). TMDLs for each segment, as their name implies, set the standard for discharges of each pollutant into each segment, with the purpose of improving water quality.

Pollutants generated by human activities, deposited over exterior surfaces, such as rooftops, parking lots, streets, patios, lawns and any other open land, are exposed to rain. The pollutants are washed and carried out by rainwater runoff into streams, ponds, lakes, and ground water. Typical pollutants include excess fertilizer, herbicide, and insecticide from agricultural lands and residential areas; oil, grease, and toxic chemicals from urban land uses and energy production; sediment from improperly managed construction sites, crop, forest lands, and eroding stream banks; salt from irrigation practices; acid drainage from inactive mines; and bacteria and nutrients from livestock, pet wastes, and faulty septic systems.

Water-based activities are a central component of our culture and daily social lives.

Activities which generate pollutants include landscape irrigation runoff, street washing, car washing, cleaning of outdoor facilities, groundwater seepage, illegal connections, hydrant flushing, construction runoff, and other commercial and residential activities. A common characteristic of urban runoff is the transport of pollutants into the stormwater collection system through the gutter of an adjacent road. Any



a deep groundwater (5%) **b** runoff (55-75%) **c** interflow (10%)
d evaporation/transpiration (15-25%) **e** fencing **f** concrete lined drainage canal

Figure 3: Hydrologic Cycle, Typical Manmade Environment

pollutants that are associated with roads and streets will also be washed away and will contribute to the myriad pollutant loads generated by the particular land use activity. All surfaces will, therefore, have a direct impact on runoff water quality with greater impacts occurring from runoff generated by water flowing over impervious surfaces.

Improving Water Quality

Why is it important to protect our waters? Nonpoint source pollutants are transported by runoff over impervious ground surfaces or through the layers of soil into surface water bodies and subsurface aquifers, contaminating the quality of drinking water and creating a threat to public health. For waterbodies that are not a source of drinking water, water quality is critical both to protecting humans during recreation activities and fish and wildlife that depend upon it for sustenance. Simply stated, our water bodies must be fishable and swimmable.

Furthermore, East Baton Rouge Parish in its entirety drains into Bayou Manchac and the Amite River, and ultimately into Lake Pontchartrain. This makes nonpoint source pollution an issue in East Baton Rouge Parish because it affects much of the southeastern section of the state. Although this manual focuses on single developments, a regional perspective is also needed. Stormwater management can be and must be implemented at the regional scale by discouraging urban sprawl, encouraging infill development, and preserving natural features. Developers are more focused on their individual development projects, but their development practices can be greatly enhanced through regional and statewide measures. This manual focuses on SWM for land development.

The Stormwater Treatment Train

When properly planned and designed, stormwater is filtered and cleaned through a series of BMPs before reaching a surface water body. This is called the stormwater treatment train. The longer the distance and time stormwater must travel before beginning treatment, the more pollutants it collects and carries. Therefore, the first and most effective place to implement BMPs is at the source, that is, where the rain falls.

The **first stage** of the treatment train is at the site development scale. Stormwater runoff should be reduced at the site and runoff that does occur should be treated onsite through a series of stormwater BMPs. This will require the water to remain onsite for a longer time for treatment to occur before leaving, while being certain that flooding does not occur. The treated stormwater would leave the site by entering either the city's storm drainage system through a subsurface pipe or open waterway. As the water flows through the pipe or waterway, stormwater from other sites flows with it, some of which might not have been adequately treated.

The **second stage** of treatment should occur offsite, but within the same subwatershed to further clean the water before it enters the larger watershed along with other waters. Treatment can be accomplished by implementing BMPs along the waterway and at the lowest area of the subwatershed at the outfall. Manufactured BMPs are available for in-pipe treatment as well.

The **third stage** of treatment should occur within the larger watershed before the water enters the basin. In the case of East Baton Rouge Parish, the basin is Lake Pontchartrain. Considering the

parish is part of such a large water basin, a site's sub-watershed is nested within other larger watersheds, sub-basins, and basins. As in the second stage, treatment can be accomplished along the waterways and at the outfall of each sub-watershed as it empties into the larger watershed.

The **final stage** of treatment within the basin should be at the outfall into Lake Pontchartrain. Wetlands can be found all around the lake in areas that have been developed right up to the lake edge. In these areas, the natural wetlands serve an important function in filtering and cleaning water that flows into the lake. Where wetlands do not exist, other stormwater BMPs should be implemented, completing the stormwater treatment train within the Lake Pontchartrain Basin.

Using BMPs to Improve Water Quality

The use of BMPs for Stormwater Management (SWM) offers an alternative to the typical practices of conveyance by minimizing impervious surfaces and mitigating changes to the natural hydrologic system. This is termed "Integrated Stormwater Management," an approach which regards stormwater as a resource rather

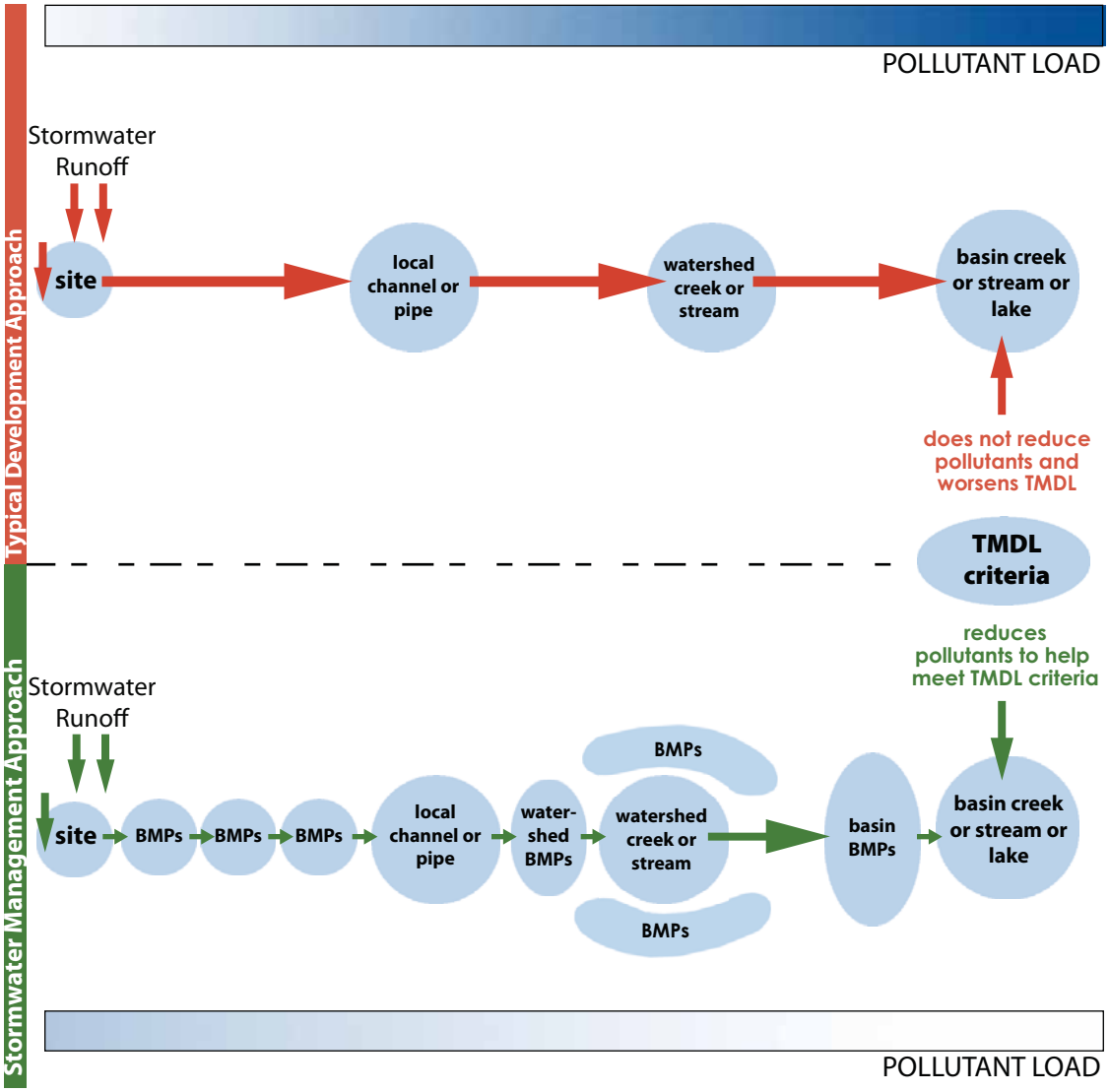
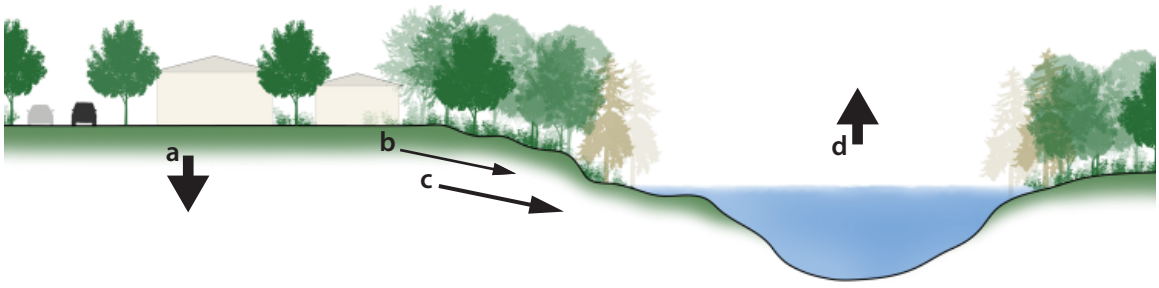


Figure 4: Development Stormwater Treatment Train



a deep groundwater (15%) **b** runoff (10%) **c** interflow (45%) **d** evaporation/transpiration (30%)

Figure 5: Hydrologic Cycle, Green Environment

than as waste which must be disposed. Integrated SWM recognizes all aspects of hydrology and water resources: environmental, social, and cultural. Water bodies are found throughout Louisiana and most residents live near a water resource. As a result, water-based activities are a central component of our culture and social activities. By utilizing a site's natural hydrology, the size of artificial drainage facilities can be minimized. Conserving and utilizing natural hydrology means the natural integrity of the site is disturbed less and the environmental, social, and cultural resources of the site remain intact. Integrated SWM utilizes natural drainage corridors and areas in multiple ways, serving drainage, water quality, and aesthetic, wildlife, and recreation functions. Multi-functioning streams, lakes, and wetlands mimic how water resources have historically performed in Louisiana.

The goals of integrated SWM are

- To reduce runoff and peak flows by reducing impervious surfaces
- To protect the quality of water bodies and groundwater by effectively using BMPs to filter and remove pollutants from runoff.
- To protect and enhance natural hydrologic systems.
- To use stormwater as visual and recreational amenities in the landscape.
- Add value and enhance sense of place while minimizing development costs.

Figure 6: Most Louisiana residents live near a water resource

STORMWATER MANAGEMENT PLANNING PROCESS

To efficiently and effectively manage and treat stormwater onsite, it must start at the beginning, at the site planning stage. This chapter will address SWM in two major steps in the site planning process: Existing Conditions Analysis and Schematic Site Planning. Stormwater management in site design is addressed in Chapter 4.

Step 1: Identify and Analyze Site Conditions

In East Baton Rouge Parish, the typical development approach is to first completely clear the site of vegetation and grade it to fill in low areas and create an even surface of soil. This usually results in the loss of rich topsoil that could be stockpiled for use later in planted areas. The practice also causes the uncovered soil to erode during rainfall, often flowing into and polluting creeks, rivers, and subsurface drainage systems.

For subdivision developments, as many residential lots as possible are planned along roadways that access the entire property. Massive retention/detention basins are used to retain the stormwater runoff from the increased area of impervious surfaces. This typical approach creates a small percentage of lots with "lake views" which are actually views of retention basins that are not designed as lakes. The overriding flaw in the typical approach is that the resulting development has little relationship to the original site and, as a result, has little character or identity. This represents a missed opportunity to create a distinctive and more easily marketable development that utilizes its cultural and natural resources. As an example, the natural site hydrology and existing vegetation should be used as the basis for the development's drainage scheme, which will also serve to maintain water quality.

Figure 7: Typical Development, no erosion control measures employed

Context

Understanding the surrounding setting of the development site is important in planning the SWM and in knowing how the hydrology, terrain, and vegetation link with other areas. For instance, how close is the development site to the subwatershed outfall or to a creek, stream, or lake? Does the elevated part of the site offer special views of nearby landmark buildings or historic areas? Is a small waterway part of a larger network of vegetated waterways that provide wildlife habitat? The answers to these types of questions should inform the site planning, and ultimately the design, of the development.

In analyzing the topography of the site and surrounding land, it is critical to identify the location of the site within its subwatershed. A map of East Baton Rouge watersheds is available online at http://www.brgov.com/dept/planning/wetlands.htm. All of the watersheds in EBR Parish are sensitive because all

of the water drains directly into either the Amite River or Bayou Manchac and then the Amite River. Both waterbodies are identified by the EPA as impaired and not in compliance with the Clean Water Act. EBR Parish must meet its responsibility in substantially reducing water pollution so that these waterbodies become compliant, otherwise fines and development restrictions will likely be imposed.

Upstream watersheds contribute pollution that affects downstream waterbodies and are considered source areas for water contaminants. Downstream watersheds not only contribute to water pollution, but bear the burden of upstream pollution and are considered sink areas that receive the polluted waters. It is even more critical to treat stormwater in sink areas because they represent the last opportunity before the water enters Bayou Manchac and the Amite River. In addition to locating the watershed within which the site lies,
the surface waterways and underground drainage system, as well as floodplains, must be identified and researched. The East Baton Rouge Parish Department of Public Works (DPW) can provide information on floodplains, the low flow and flood stage of surface waterways, and the capacity of culverts and underground pipes.

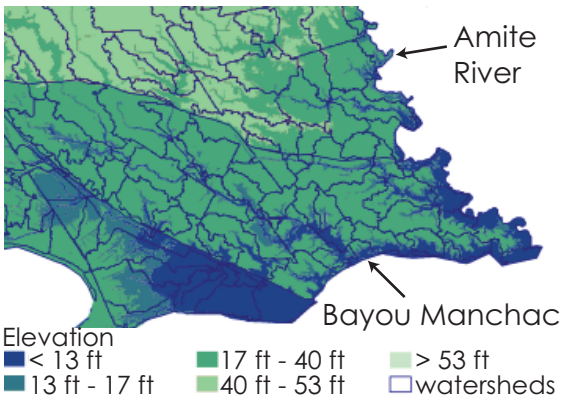


Figure 8: Closeup of the Southeast East Portion of Baton Rouge Parish

The Louisiana Department of Environmental Quality (LDEQ) is in the process of testing water samples from EBR Parish waterbodies and will provide on their website information about pollutant levels, total maximum daily loads (TMDLs) allowed, and any water quality restrictions for developing within each waterbody's watershed. All of this information will determine not only the criteria for designing a development's drainage system for water conveyance and flood prevention purposes, but also criteria for improving water quality.

The Development Site

Understanding the development site's hydrology is important in planning post-development drainage and stormwater management. Identify the high points and ridges as well as the low points and swales or channels. In which directions does the water flow in all areas of the site? Define the watershed boundaries on the site. It is likely that some small watersheds will not be wholly contained within the site and will be shared with adjacent properties. The above described analysis of the site's context will be helpful here. A simple diagram of existing watersheds and surface hydrology on the site should be prepared. (see figure 9) In addition to analyzing the surface drainage patterns, the pre-development runoff rate and volume for a minimum ten-year design storm should be calculated.

The site's topography and slope should be analyzed, along with soils, to be aware of potential for soil erosion during both the development's construction phase and post-occupancy when stormwater BMPs are functioning. Steeper slopes, particularly in highly erodable soils, should be identified for protection and stabilization. Floodplains and areas susceptible to flooding should be

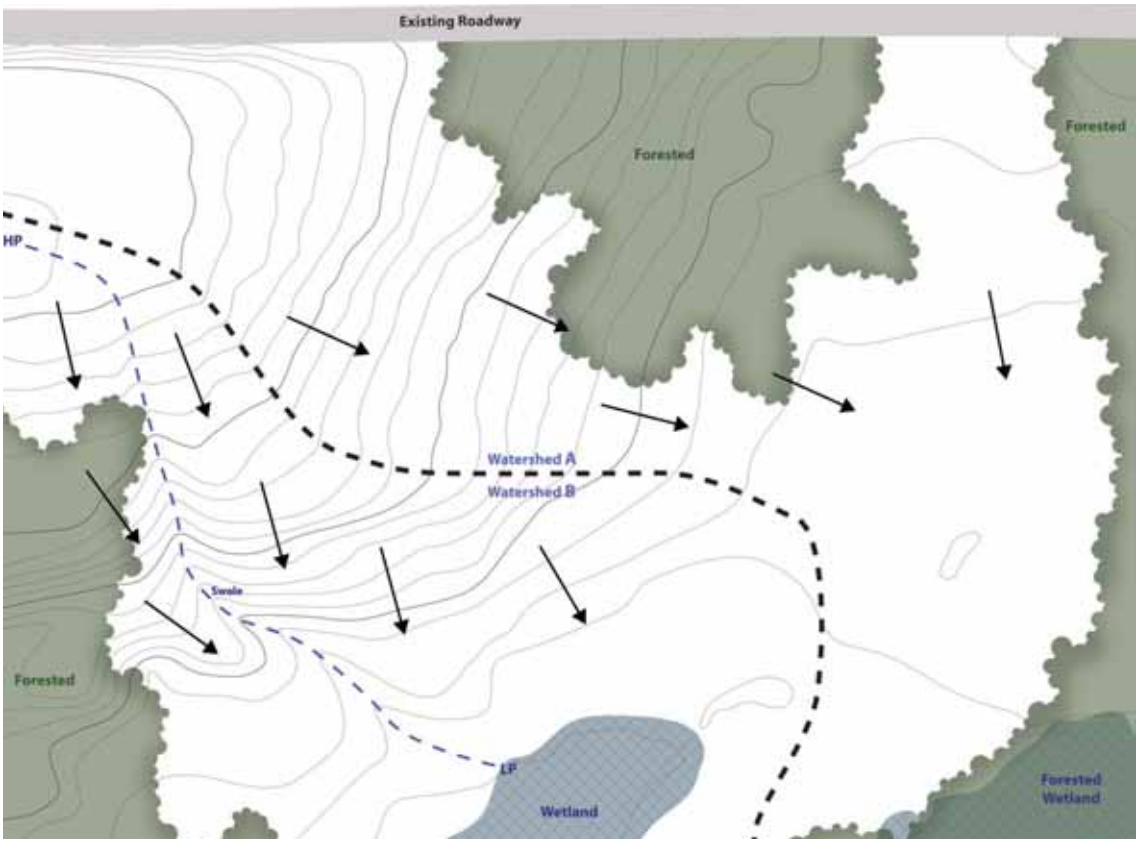


Figure 9: Step 1, Existing Watersheds and Surface Hydrology Map

mapped and development minimized in those areas where possible. Higher areas on the site are the prime development zones. Concentrating development in higher zones and leaving the lowest lying areas as conservation and for stormwater management saves construction costs and long term maintenance post-construction.

Soil borings from the areas suitable for development should be tested, not just for structural purposes, but for infiltration rates and planting media quality. Much of EBR Parish has silty clay soils characterized by very low infiltration rates. In other words, such soils hold the water for long periods of time before reaching groundwater. Some parts of the parish have more permeable soils. The types of soils and their depths is important in selecting and design BMPs as described in Chapter 4.

Vegetation and land cover, such as grasses, concrete, asphalt, forests, wetlands, ponds, and creeks cover the land within the site.

Bare soil will erode during rainstorms, while vegetation holds soil together and prevents or minimizes erosion. Mature stands of trees can be maintained and protected rather than cleared, creating an amenity and possible stormwater BMP as well as reducing runoff from the development. Major stands of vegetation onsite might be part of an even larger stand when examined in the site context. This could mean the vegetation provides habitat for wildlife and fish, if a waterbody exists within. Once again, such a resource on site should be conserved and used as an amenity with trails and passive recreation, as well as for stormwater management. Less environmentally valuable portions of the site can be more densely developed to provide for full development rights.

"Did you know that because of impervious surfaces such as pavement and rooftops, a typical city block generates 9 times more runoff than a woodland area of the same size?"

EPA website

Development	Development statistics	Notes regarding the developments preservation of natural areas
Garnet Oaks Bethel Township, Pennsylvania	80 homes 58 acres	51% of the land preserved as open space, including woodlands, tree specimens, and structures from the property's original estate Housing price premiums are based in part on the lots' proximity to open space
Newpoint Beaufort, South Carolina	124 homes 54 acres	The site layout preserved small wetlands and saved many large existing trees, some in the greenway between the street and sidewalk The riverside green and a community dock provide river access for the neighborhood
Prairie Crossing Grayslake, Illinios	337 homes 667 acres	350 acres devoted to prairies, pastures, farms, fields, gardens, marshes, & lakes Community-supported organic garden The community is the western anchor of the Liberty Prairie Reserve, a 2,500-acre preserve of forest, marshes, prairies, and farmland
The Fields of St Croix Lake Elmo, Minnesota	90 homes 226 acres	60 percent of the community's land preserved as permanent open space Home sites are clustered near a wooded ridgeoverlooking the site's ponds and open space An historic Civil War-era barn was preserved and used as a community center Thirty acres of prairie restoration featuring native plants indigenous to the area Existing wooded slopes, which are home to many specimen oak trees and provide excellent wildlife habitat, preserved The open space is permanently guaranteed by a conservation easement granted to the Minnesota Land Trust

Table 2: Examples of community design which took site hydrology, topography, and soils into consideration while planning the development and maintained natural site features as amenities

The following table lists just a few of the many subdivision and new community projects across the nation that have employed this approach. It is worth noting that homes in these developments typically sell quicker and at higher prices than those developed on sites that have been completely cleared of its natural resources.

Step 2: Prepare a Preliminary Stormwater Management Plan

A Stormwater Management Plan (SMP) is composed of two parts, the Water Quality Impact Study (WQIS) and the Drainage Impact Study (DIS). The DIS is described in the East Baton Rouge Parish Unified Development Code (UDC) and the WQIS is detailed below.

To guide more sustainable site planning, a schematic site WQIS should be prepared once the developable areas are identified. The preliminary WQIS will take into account the rate and volume of post-construction runoff, the likely pollutants in the stormwater, treatment objectives, and the site's stormwater treatment train.

Runoff Rate and Volume (post-construction)

In planning the development, it is imperative that all increased runoff post-development remain on site until the city's stormwater system has capacity to receive it. More importantly, all runoff from the site after development must be treated using stormwater BMPs, so the amount of water to be treated must be

Water Quality Impact Study Outline

A. Existing Conditions
- Site location
- Watershed and subwatersheds (on and off site)
  - route of drainageways to the Amite River or Bayou Manchac
  - Total Maximum Daily Loads (TMDLs) for applicable affected waterbodies www.deq.louisiana.gov/portal/tabid/130/Default.aspx
- Soils and Topography
  - site contours at maximum two-foot contour interval
  - general land slopes
  - soil types and characteristics
- Land cover – be specific, show on a current aerial photo and in a table with land cover area (acres or SF) and percent of total site
  - forest
  - paving (list by type)
  - meadow
  - crops
  - buildings
  - waterbodies
  - wetlands
  - etc.

B. Proposed Conditions
- Watershed and subwatersheds (on and off site)
  - route of drainageways to outfall that connects to Bayou Manchac or the Amite River
  - indicate proposed modifications to the existing drainage pattern (map and design cross-sections)
- Land cover – be specific, show on a current aerial photo / site plan and in a table with land cover area (acres or SF) and percent of total site
  - forest
  - paving (list by type)
  - meadow
  - rooftops
  - waterbodies
  - wetlands
  - etc.
- Land cover comparison table
  - existing versus proposed
- Site uses and activities – be specific, show on current site plan, indicate area (acres of SF)
  - parking
  - retail commercial building
  - outdoor market
  - auto repair
  - building maintenance area
  - trash collection
  - restaurant grease disposal
  - kitchen area
  - salvage yard
  - restaurant dining area
  - plant nursery growing area
  - dry cleaning
  - chrome plating
  - car washing
  - fueling station
  - lumber storage
  - recreation areas
  - dog park
  - roadways
  - dwelling units
  - etc.
- Empirically expected pollutants from land cover, uses, and activities

C. Proposed Water Quality Treatment
- Stormwater Treatment Train
  - subwatersheds
  - drainageways
  - BMPs
- Water flows per subwatershed (cfs)
- BMPs
  - sizes
  - water capacity
  - function
  - empirically expected pollutant reduction (percentage)
- Operation and maintenance
  - control and containment per special activity
  - housekeeping

D. Conclusion
- Table of empirically expected percent removal of each pollutant per BMP for expected impact to affected waters

The economic benefit of using a natural drainage system was demonstrated in The Woodlands community north of Houston, Texas: the construction estimates for the "storm sewers required for the conventional system were $18,679,300, while the natural drainage systems costs were $4,200,400…a savings of $14,478,900."

The Woodlands, WRT, 1973

calculated. The rate of stormwater runoff, such as in cubic feet per second (cfs) is a factor of the ten-year design storm rainfall and the land cover over which it flows. The volume of runoff is a factor not only of the design storm, but also of the land cover, particularly impervious and pervious surfaces.

Likely Pollutants and Treatment Objectives

Most commercial and housing development projects will generate water pollutants from vehicles, golf course and lawn maintenance, and erosion. The primary pollutants from these sources are oil, grease, freon, other chemicals from vehicles, heavy metals, nutrients, pesticides, herbicides, and sediment.

Determining the treatment objectives and designing the site treatment train are informed by both the source of each type of pollutant and the surface stormwater drainage patterns planned for the development.

Sediment is caused by soil erosion, for which the first defense is to prevent the erosion from occurring at all. Erodable soils and slopes should be stabilized and runoff should be diverted so it does not flow over these slopes. The velocity of runoff can be reduced to minimize erosion. The area to which the sediment flows should be designed with a treatment area up stream of it to initially capture the sediment.

To minimize nutrients, pesticides, and herbicides from entering the stormwater, the best and first line of defense is to reduce the use of these chemicals in golf courses and lawn areas. See Chapter 4: Site Management and Maintance for specific suggestions. Runoff from these areas should be treated in any case. This will require use of vegetated BMPs that will not only biologically uptake the nutrients and use them, but also uptake and break down many pesticides and herbicides into their non-hazardous components.

Oil, grease, chemicals, and heavy metals from vehicles are washed off of parking lots and roadways during the first few minutes of a rainstorm. These areas should be designed to drain into vegetated BMPs for filtering and biological uptake before flowing into the storm drainage system.

Stormwater that runs off of rooftops typically contains heavy metals, organic materials, and coatings and other components of the roofing materials. Rain gutter downspouts can carry rooftop runoff to stormwater BMPs.

Schematic Site Water Quality Impact Study

Knowing the source and type of pollutants, and determining the treatment objectives, a site treatment train of BMPs can be developed. It involves simply following the stormwater where it falls and flows on the site, and creating areas for BMPs to treat the water from erosion areas, turf areas, vehicle areas, rooftops, and activity areas that generate pollutants.

The example schematic Water Quality Treatment Plan (see figure 10) shows the general areas where each type and intensity of development will be constructed, the direction of surface drainage, and the treatment train of stormwater BMPs. When compared to the diagram of the pre-construction site drainage, it shows how the site's existing hydrology is used as the basis for planning the development drainage.

Expected Pollutants by Activity / Use						
Roadways and Parking Lots	oil	grease	freon	heavy metals	other chemicals	
Lawn, Plantings, and Golf Course Maintenance	oil	grease	pesticides	herbicides	nutrients	other chemicals
Roofs and Gutters	organic materials	roofing materials	coatings	heavy metals		
Automotive Repair Shops	oil	grease	freon	heavy metals	other chemicals	
Food Preparation	organic materials	grease	other chemicals			
Commercial Buildings	oil	heavy metals	other chemicals			
Residential Buildings	organic materials	pesticides	herbicides	other chemicals		
Light Industrial	oil	grease	coatings	heavy metals	other chemicals	

Table 3: Likely Pollutants from Commercial and Housing Development Projects

Step 3: Prepare a Final Stormwater Management Plan

Now that the concepts for the site development and stormwater treatment train have been developed, the designer can work out the site plan details while designing specific BMP components.

The most effective means of minimizing stormwater pollution and runoff is to minimize impervious surfaces. If natural features of the site are conserved as amenities in perpetuity, then the same development intensity can be achieved by concentrating development in the areas most suitable for structures and roadways. Denser and more clustered development means shorter road lengths. Roadway widths can also be minimized while following the EBR Unified Development Code (UDC). Reducing the lengths of driveways, narrowing driveways, and providing for shared parking in commercial areas minimizes impervious surfaces.

The results of this approach to site planning not only helps prevent water pollution by reducing runoff, but also reduces infrastructure costs. If the same number of homes are served by less street paving (shorter and narrower streets), the construction costs are reduced. The cost of constructing drainage, sewerage, and other infrastructure will also be much lower.

Water Quality Impact Study

The site development plan, including stormwater management, were designed and detailed based on the planned treatement train diagrammed in the Water Quality Treatment Plan (see figure 11) Note that in many areas of the project, stormwater BMPs are integrated into the site design, rather than placed off to the side, separate from the development. For instance, the boulevard entrances are planned with biofiltration medians, which are bioswales into which the road slopes and drains. Instead of continuous curbing around the median, curb gaps at frequent intervals are employed to allow water to runoff the roadway, enter the biofiltration median, and flow down the median instead of down

a gutter. The water is treated in the bioswale as it moves. See Chapter 5: Stormwater BMPs for more information on bioswales.

Summary of the Stormwater Management Planning Process

Step 1: Identify and Analyze Site Conditions

- Context
- The development site
- Existing Watershed and Surface Hydrology Map

Step 2: Preliminary Stormwater Management Plan (SMP)

- Prepare a Drainage Impact Study (DIS)
- Prepare a Preliminary Water Quality Impact Study (WQIS)
    - Runoff rate and volume (post-construction)
    - Stormwater treatment train
    - Likely pollutants and treatment objectives
    - Schematic Water Quality Treatment Plan

Step 3: Final Stormwater Management Plan

- Prepare a Final Water Quality Impact Study
- Final Water Quality Treatment Plan

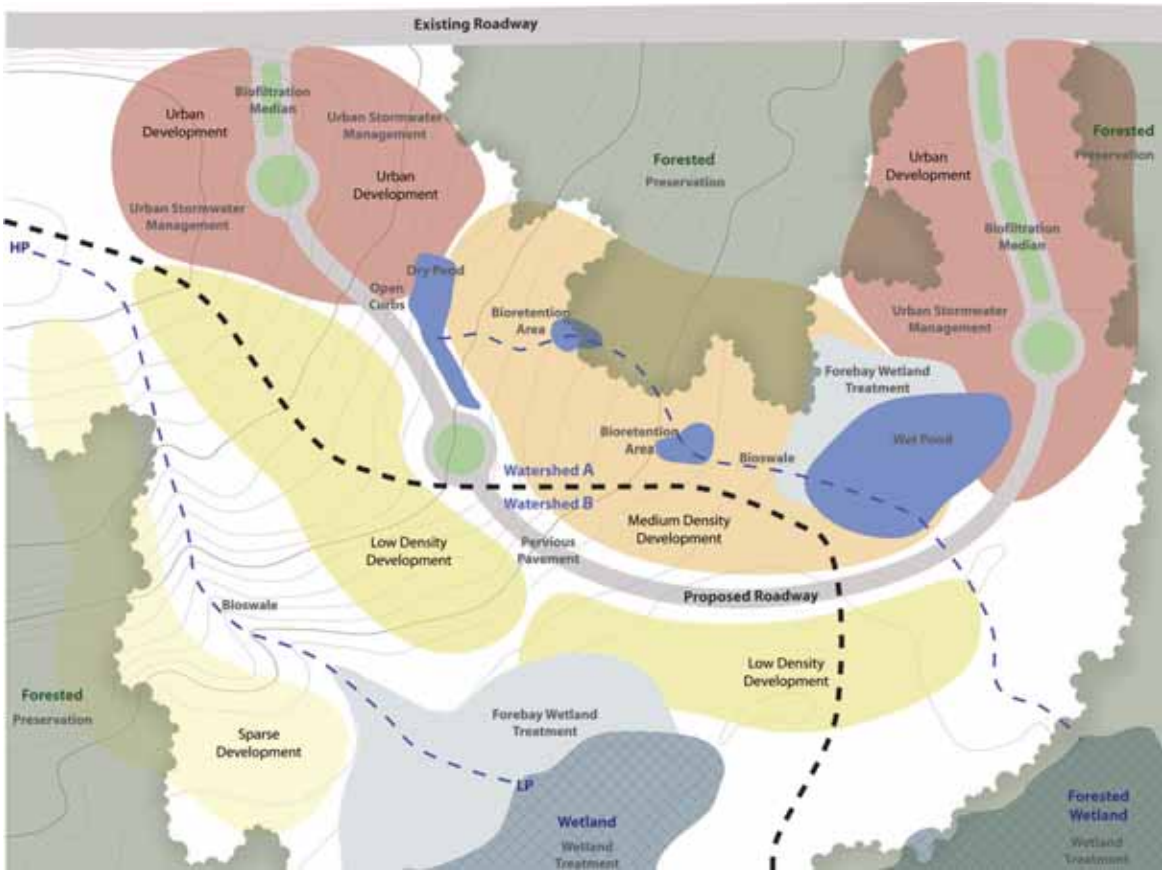


Figure 10: Step 2, Schematic Water Quality Treatment Plan

Figure 11: Step 3, Final Water Quality Treatment Plan

Integrating BMPs into the Planning Process

On the following pages show examples of how to integrate BMPs into the site plan during the stormwater management planning process.

Figure 12: Typical roadway development

Figure 13: Roadway with a biofiltration median

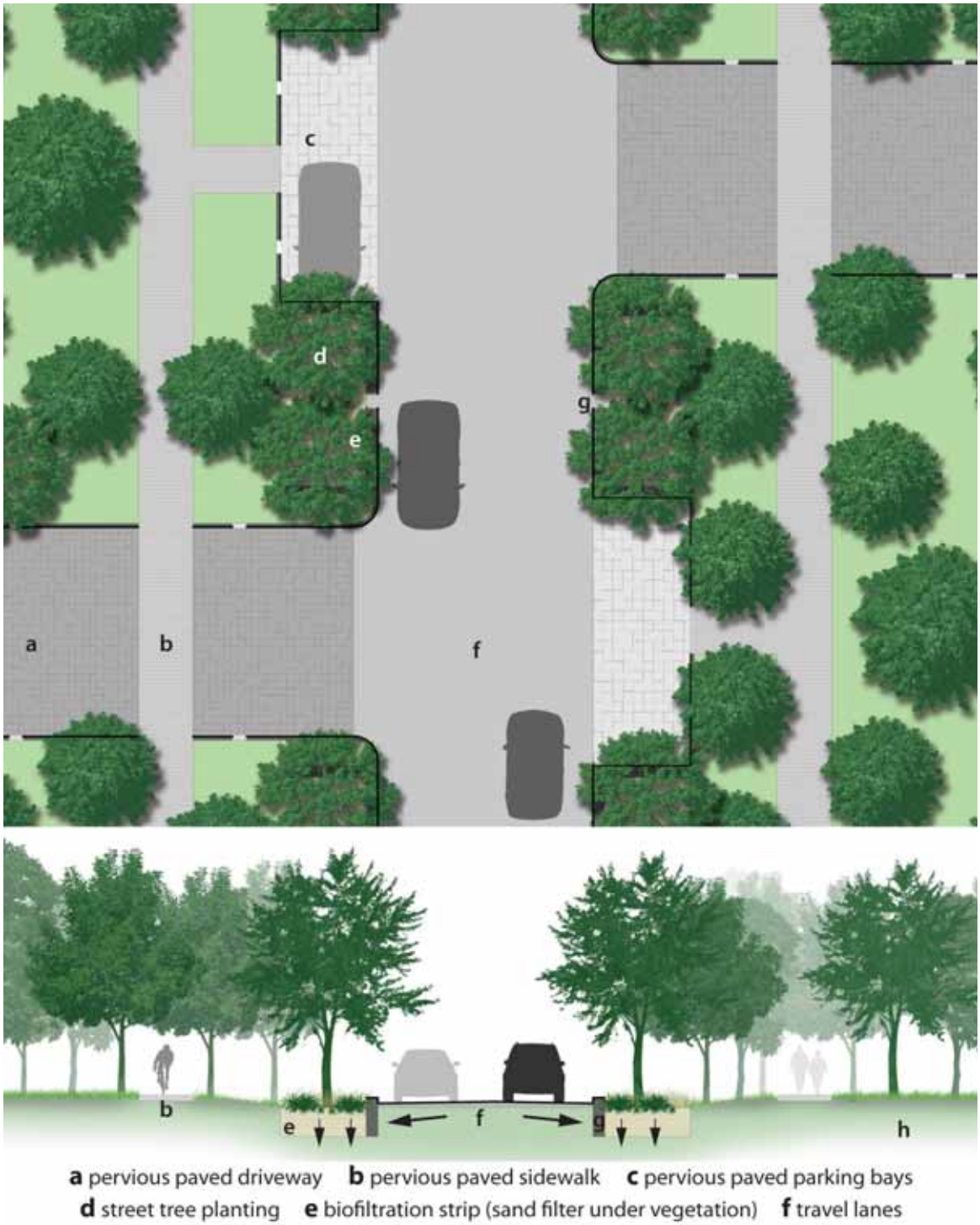
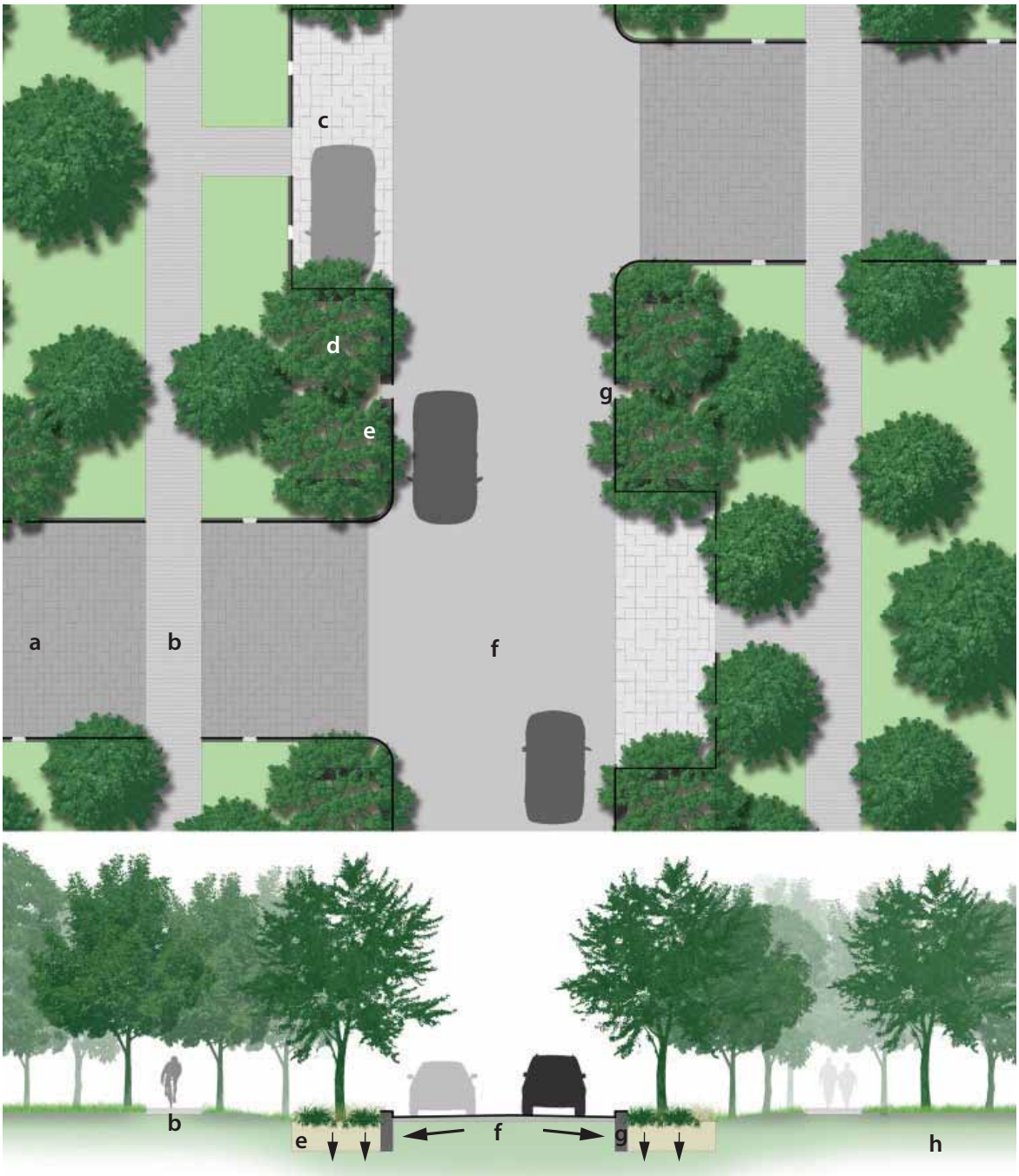


Figure 14: Above, plan of a typical biofiltration median Below, section of a typical biofiltration median

Water Quality Boulevard

Biofiltration medians on a roadway can act as filtration devices. Instead of closed curbs all around the median to retain the soil, the median is built at a lower elevation and curb gaps allow the stormwater from the street to flow into the median. There, plants use and clean the water before it drains into the stormwater system. Runoff is also reduced as water infiltrates into the soil in the median.



a pervious paved driveway **b** pervious paved sidewalk **c** pervious paved parking bays
d street tree planting **e** biofiltration strip (sand filter under vegetation) **f** travel lanes
g gapped curbs **h** non-compacted subgrade

Figure 15: Above, plan of a typical roadway biofiltration strip Below, section of a typical roadway biofiltration strip

Water Quality Road

Local roads with or without on-street parking can help filter pollutants. Water that would normally runoff into sewer systems can be directed into pervious parking along the street, and then drain into planted areas along the right-of-way. Local roads without on-street parking can drain through curb gaps into planted areas. This strategy could also be considered an infiltration strategy as stormwater drains into planted areas and pervious pavement into the soil below.

a pervious pavement **b** biofiltration median **c** wheel stop **d** curb cuts **e** bioswale **f** wheel stop/curb finishing options

Figure 16: Diagram of a typical environmentally sensitive parking lot and drainage

Figure 17: Environmentally sensitive parking lot

Environmentally Sensitive Parking Lot

Environmentally sensitive parking lots reduce the amount of non-pervious surface a typical parking lot presents. These parking lots include pervious paving, bioswales in the medians, and could include stormwater storage under the surface. Environmentally sensitive parking lots are also considered an infiltration strategy.

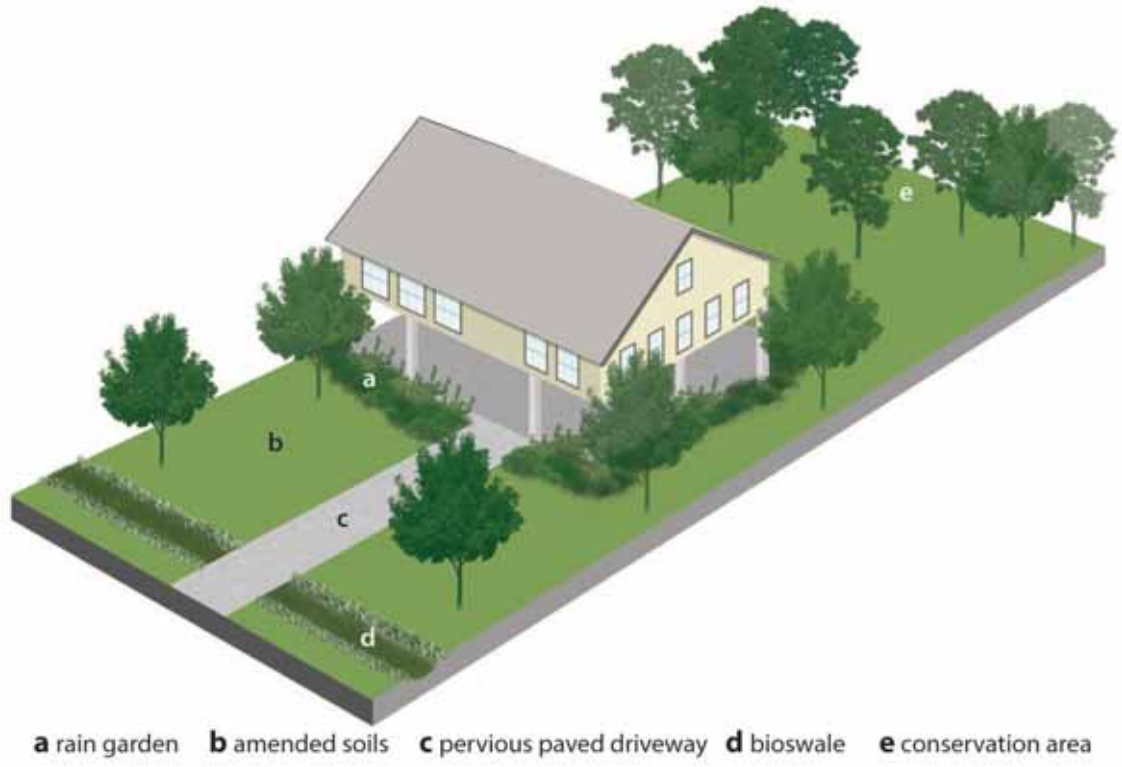


Figure 18: Diagram of a typical environmentally sensitive residential lot with a raised house

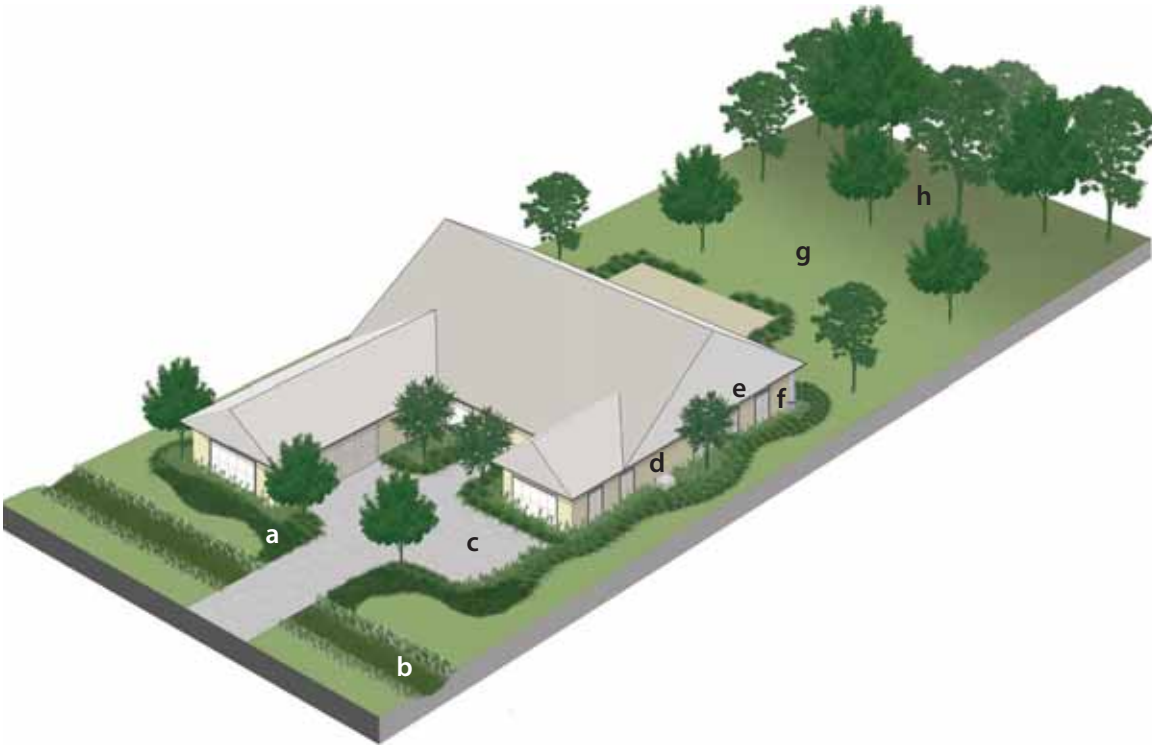


Figure 19: Diagram of a typical environmentally sensitive residential lot with a slab house

Water Quality Residential Lot

Environmentally sensitive residential lots, also considered infiltration and retention/detention strategies, concentrate on keeping stormwater on the property for longer periods. They include bioswales, rain gardens to filter the water, cisterns to store water for irrigation and outdoor uses, and pervious pavement.

Water Quality Commercial Property

For commercial developments, the same principles apply. The office building project in the following diagram was engineered with the typical approach. (see figure 20) As a result, the development would have to incorporate a five-acre detention/ retention pond to handle the runoff from the rooftop and pavement. The pond was planned in a tight space directly across from the entrance to the development. This is clearly not an ideal situation, with five acres of land dedicated to a rectangular pond with steep slopes and a chain link fence surrounding it.

As is often typical, the developer did not want to start the site planning process over because so much architectural and engineering work had already been completed. The next two diagrams illustrate two ways in which a site plan that did not consider stormwater management from the beginning could be modified to reduce stormwater runoff, improve water quality and, as a result, reduce the size of the required detention and retention pond.

The first solution merely modifies grading of the parking lots. (see figure 21) Instead of sloping toward the center of the drive aisles, the paving is sloped away from the center and toward the landscaped islands. The landscaped

Figure 20: Typical development - lots, parking, curbs gutters

Figure 21: Stormwater BMP option - curb cuts, graded so water drains to islands

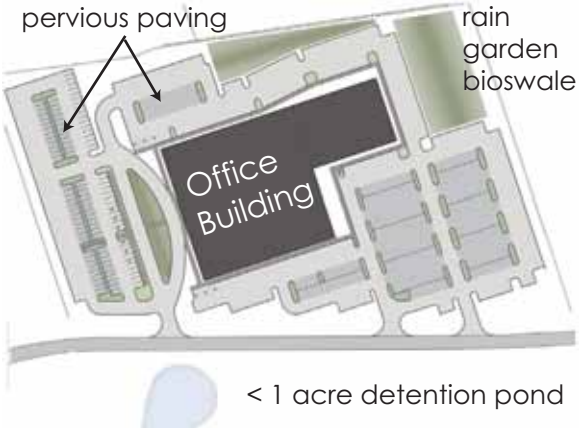


Figure 22: Stormwater BMP integrated - pervious paving, bioswales, curb cuts, graded so water drains to islands

areas would be redesigned to be at a lower elevation and with curb gaps so water flows from the impervious parking surface into raingardens and bioswales. Raingardens were also designed in open areas around the perimeter of parking lots. Using stormwater runoff modeling, the first solution showed the pond could be reduced in size by over 20%.

The second solution for this commercial development utilized the grading and drainage approach of the first, and added two additional features which dramatically reduced the required size of the pond and further improved the quality of water entering our water bodies. (see figure 22) Pervious concrete was designed for all the parking spaces. Although it has been proven to be durable and strong enough to be used for all the parking lot roadways as well, the developer's engineer preferred that it not be used in travel lanes. In addition to the pervious concrete which allows water to drain off the parking surface at a rate more rapid than any storm (up to 50 inches per hour), a manufactured subsurface retention storage system was used. The soil excavated for the four-feet of subsurface storage system was used as fill under the building. The subsurface system was connected at the top to a pipe leading into the city's stormwater system, serving as the outlet and as an overflow outlet. This design reduced the pond to less than one acre in size, reduced from original size (using the typical approach) by 80%. Perhaps the pond could have been eliminated altogether if the site plan had been designed from the start with stormwater management in mind.

Benefits to Development

In considering the approach to site development planning discussed in this chapter, it is important to remember the benefits:

- Conservation of green space and compactness of development provides flexibility in the site design.
- More open space that serves stormwater management also provides additional amenities.
- Conservation of the site's natural and cultural features provides the opportunity to create a unique development with a strong sense of place.
- These developments are in higher demand and can demand higher sales prices due to their unique character.
- Less infrastructure is required to be constructed.
- Construction costs are reduced.
- Infrastructure maintenance costs are reduced.

CONSTRUCTION PHASE

Stormwater Pollution Prevention Plan

A Stormwater Pollution Prevention Plan (SWPPP) is a site-specific document that is required by the Environmental Protection Agency for construction sites that must comply with stormwater discharge requirements. This plan is more than just a sediment and erosion control plan, but it describes all the activities needed to prevent stormwater contamination and comply with the requirements of the Clean Water Act during construction. For more information please visit:

http://www.epa.gov/Region8/water/stormwater/downloads.html

http://www.deq.louisiana.gov/portal/tabid/80/Default.aspx
http://brgov.com/dept/dpw/environmental.htm

An SWPPP document will identify potential sources of stormwater pollution on the construction site and describe both BMPs and procedures that will be implemented to reduce pollutants and stormwater discharge at the site. Construction site BMPs can be structural or non-structural.

In Louisiana, if you are building new construction, whether it is a subdivision, commercial, or private property, if you will disturb one acre or more of development, you must have a SWPPP to receive a permit. The Louisiana Department of Environmental Quality (LDEQ) has issued EBR Parish, Louisiana State University, and Southern University an overall stormwater discharge permit, known as a National Pollutant Discharge and Elimination System (NPDES) permit. This requires

The contractor is responsible for preparing the SWPPP and its associated Notice of Intent (NOI).

Figure 22: Lack of erosion prevention measures has allowed sediment to flow directly into the drain

Figure 23: Drain inlet protection employed to prevent sediment from entering the storm drain system

the parish to prevent polluted discharge of stormwater into any waterbodies within or adjacent to the parish. During the construction phase of a development project, the SWPPP is the means by which the parish ensures you do not violate the terms of their LDEQ permit. It is the responsibility of the contractor to prepare the SWPPP, implement it onsite, and inspect and maintain the BMPs during the entire construction period.

The contractor is legally obligated to implement the SWPPP, and to **inspect** and **maintain** the BMPs during the **entire** construction period.

Site Clearing BMP's

During site preparation and clearing, the contractor should plan early. Minimizing the area that is disturbed is crucial to preventing stormwater pollution. There is no need to disturb site areas in which construction will not take place. The construction area limits must be identified on the SWPPP. Soil disturbance and unprotected exposure should be minimized and and revegetated and mulched as soon as possible. Protective zones should be established around valued natural resources, such as mature trees, wetlands, major tree stands, and wildlife habitat. No construction activities should be allowed outside the construction area limits, including the storage of materials and equipment and the parking of construction and workers vehicles.

Figure 24: Construction activities in violation of the Water Quality Act

Figure 25: Sediment control BMP - silt fencing

Erosion Control BMPs

Erosion control is intended to prevent soil particles from detaching and being transported in runoff. The first and best means of accomplishing this is to minimize disturbed areas and to preserve existing vegetation and surface drainage patterns. In areas that must be disturbed, temporary or permanent measures can prevent soil erosion. Erosion control BMPs include establishing vegetation in disturbed areas as soon as possible, mulching, covering stockpiles, stabilizing the construction site entrances, and diverting runoff from disturbed areas.

Figure 26: Construction with erosion prevention measures

Figure 27: Erosion control BMPs must be maintained throughout construction to ensure that they are functioning properly

Vegetation plays a big role in erosion control. For the most success, establish vegetation as soon as possible after a disturbance. Test the soil and use an appropriate seed mix for the particular time of year.

Sediment Control BMPs

Sediment control is the second line of defense because soil erosion has already occurred and the sediment must be stopped from leaving the site. These can be very effective, but require more effort than preventing erosion in the first place. Sediment control BMPs involve removing as much as possible of the suspended soil particles from runoff. This requires proper installation and

Figure 28: Sediment from unstabilized bank has washed out onto the sidewalk

Figure 29: Bank is being stabilized with erosion control matting

Figure 30: Protection against sediment runoff can be increased by layering sediment control measures such as a sediment retention basin and silt fencing

maintenance which is crucial throughout the construction phase. Sediment control BMPs include silt fences, check dams, drain inlet protection, and sediment retention basins.

BMPs to Control Water Runoff

Drainage-ways should be stabilized through all construction phases to minimize increased erosion from channels as needed or called for in the SWPPP. Additional temporary swales and detention basins must be constructed to control runoff and resulting erosion. It may be possible after construction to convert these into permanent open channel systems by following the development site plan in creating temporary drainage ways.

Good Housekeeping Measures

The construction site SWPPP must be implemented prior to breaking ground at a construction site in order to protect the existing site. The construction site should be kept free from debris as much as possible. Spills from paint, oil, and chemicals used during construction can contaminate the soil and surrounding water bodies, so they should be disposed of offsite at the appropriate facilities in the parish.

SITE MANAGEMENT AND MAINTENENCE

The staff who will maintain and repair the development, once construction is completed and the the property is in use, are key players in stormwater management. They must ensure the stormwater treatment train continues to function in improving water quality, and must practice good housekeeping on the property to prevent the introduction of new pollution sources.

The most important step is to prepare and implement a maintenance program. As part of the design of BMPs, the landscape architect should prepare a maintenance manual to assist staff in properly caring for the individual BMPs and the entire stormwater treatment train. The maintenance manual should include specific information on when and how to maintain and replace vegetation, clean pervious paving, and prevent stormwater pollution when repairing and maintaining other parts of the development.

Maintaining the Stormwater Treatment Train

General recommendations for maintenance of each type of BMP are itemized in Table 4.

Good Housekeeping Measures

Practicing good housekeeping in maintaining and operating the development will minimize future problems and costs. Those addressed below serve the primary goal of reducing pollution and waste in the environment, particularly water pollution. Practicing these measures will also help developments comply with EPA water quality regulations.

Cleaning

- Practice regular street sweeping to prevent litter build up.
- Clean structures and surfaces to remove oil and grease.

Repairs and Storage

- Do not store motor parts or equipment containing grease, oil, or gasoline in

BMP	Maintenance Actions	Schedule
Dry/Wet Pond	Check for erosion of banks & repair	Twice annually
	Ensure conveyance is operational	Twice annually
	Check for sediment accumulation in pond & forebay	Annually
	Clear inlet & outlet of debris	Annually
	Manage pesticides & fertilizer	Standard
	Remove litter & debris	Standard
	Remove sediment from forebay	Every 5-7 years
	Remove sediment from pond when 25% filled	Every 20 years
Pervious Paving	Use a street sweeper to vacuum	Twice annually
Vegetated BMP's	Remove invasive species	Annually (End of Autumn)
	Check for plant pests and diseases	Twice annually
	Ensure conveyance & overflow outlets are clear and operational	Twice annually

Table 4: General recommendations for maintenance of Stormwater BMPs

uncovered areas susceptible to runoff.
- Do not store uncovered or unsealed trash or chemical containers in uncovered areas susceptible to runoff.
- Repair machines and vehicles in covered areas or on a pad of absorbent material to contain leaks, spills, and discharges.

Water and Waste
- Do not allow irrigation water to run off of the property.
- Do not allow fluids from washing or cleaning activities to run off of the property.
- Dispose of waste and pollutants properly.
- Recycle materials to minimize waste.

Plants
- Use alternatives to herbicides, such as
    - keeping planted areas mulched (do not use cypress mulch, which is made from logging cypress in Louisiana's coastal wetlands)
    - mowing grass to maintain higher grass, which is more competitive
    - leaving grass clippings which provide nutrients
    - water deeply and infrequently
    - planting native grasses or wildflowers in large areas
- Use alternatives to fertilizers, such as
    - compost
    - leave twigs and leaves on the ground under trees (not on lawns)
- Use alternatives to pesticides, such as
    - diversify plant species
    - handpick pests off of plants early
    - set traps, such as: netting, can traps, and sticky boards
    - use beneficial insects, such as butterflies and bees
    - use fish to control mosquitoes
- Use low-toxicity pesticides
- Replace dying, diseased, or damaged plants immediately

The most important things to remember in site management and maintenance are that every action has the potential to prevent or reduce water pollution, and that a regular maintenance regime conducted by trained staff is a worthwhile investment.

STORMWATER BMPs

Best Management Practices (BMPs) are a broad range of methods and procedures. These practices include pre-construction and post-construction implementation, urban to rural settings, and landscape or hardscape composition. In this chapter, various BMPs will be described and shown in the following categories: Detention and Retention Systems, Infiltration Systems, and Filtration Systems.

Detention and retention systems function as stormwater BMPs by providing places that collect stormwater and then slowly release it over a period of time.

Detention systems are designed to hold water only during storm events, allowing the water to percolate into the ground or flow out of the basin over a range of time. Some systems are designed to store water for a specified number of hours, while others a specified number of days. Either option can be accomplished with an at surface (open) or below surface (closed) system.

Retention systems are permanent bodies of water that are designed to accommodate a specified volume of stormwater in excess of their normal levels. These systems then allow the additional water to slowly percolate into the ground or flow out of the basin, which returns to its normal water level.

Infiltration systems create a highly porous surface layer that prevents runoff by allowing water to quickly flow below the surface and filters it before the water percolates into the groundwater supply. The efficacy of infiltration systems is completely dependent upon the permeability of the soil.

Filtration systems collect and filter stormwater with the use of plants, sand, and/or gravel. They are often used in combination with other types of stormwater BMPs.

For more information please visit:
www.epa.gov/waterscience/guide/stormwater/
www.epa.gov/waterscience/guide/stormwater/files/usw_a.pdf

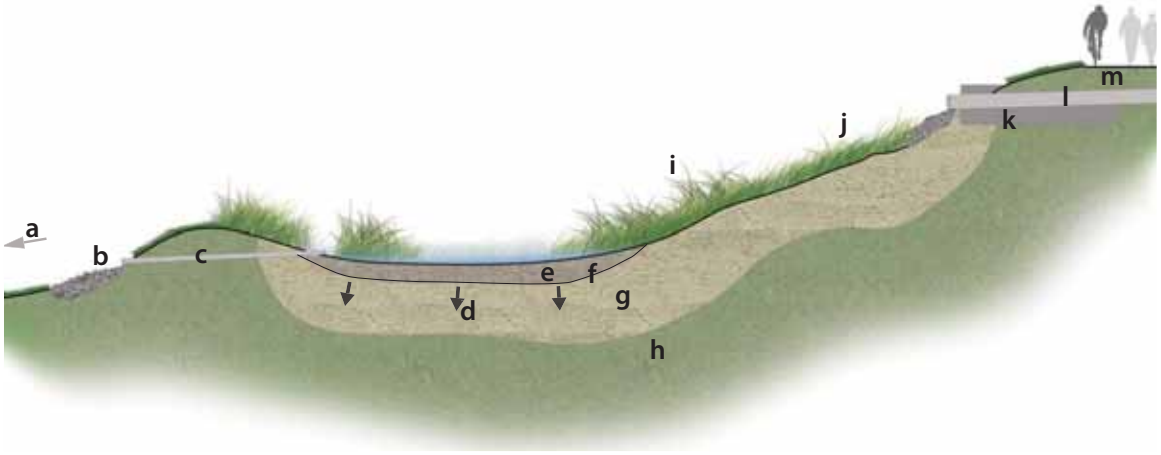
Stormwater BMP	Percent Pollutant Removal (Median)						
	Total Suspended Solids	Total Phosphorus	Soluble Phosphorus	Total Nitrogen	Nitrate & Nitrite Nitrogen	Copper	Zinc
Detention and Retention Systems							
Dry Ponds	47	19	-6.0	25	4	26	26
Wet Ponds	80	51	66	33	43	57	66
Infiltration Systems							
Infiltration BMPs	95	70	85	51	82	n/a	99
Filtration Systems							
Filtration BMPs	86	59	3	38	-14	49	88
Bioswales	81	34	38	8	31	51	71
Water Quality Wetland	76	49	35	30	67	40	44

Source, National Pollutant Removal Performance Database for STPs: 2nd Edition, www.cwp.org

Table 5: Efficacy of Stormwater BMPs

Detention and Retention Systems

- Dry Pond
- Wet Pond
- Pond Edge with Bulkhead
- Pervious Paving with Manufactured Subsurface Storage



a connection to stormwater management system **b** gravel bed **c** outflow pipe **d** slow infiltration **e** soil media **f** geotextile fabric **g** sand **h** non-compacted soil **i** wetland plants & natural grasses **j** forebay **k** rock headwall **l** inflow spray pipe **m** path

Figure 31: Schematic Section of a Dry Pond

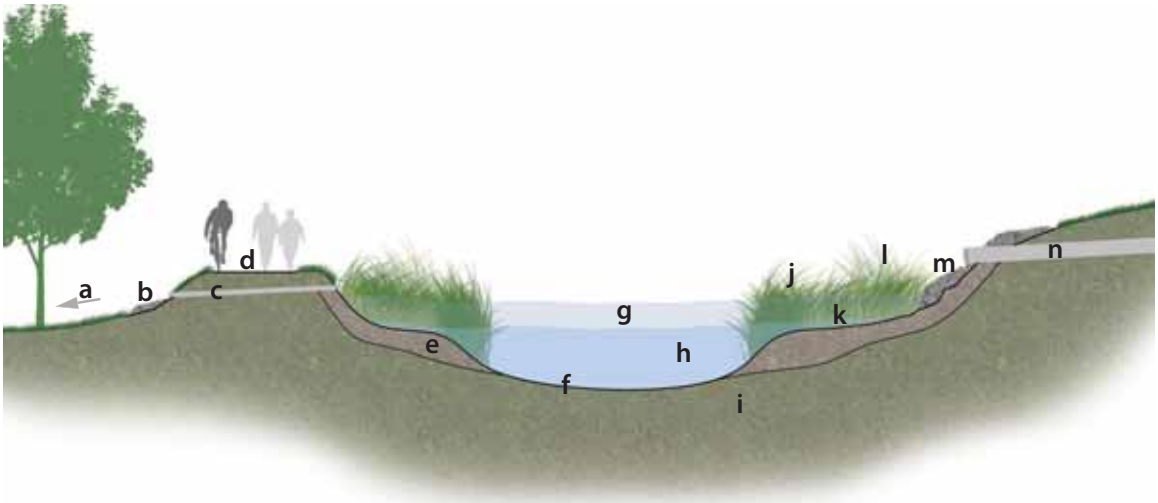
DETENTION AND RETENTION SYSTEMS

Dry Pond

Dry ponds, also known as detention ponds, are designed to hold water for a minimum time and then completely drain. This allows pollutants to be filtered by the vegetation along the edges and bottom on the pond. Stormwater can then infiltrate into the soil or flow out of the basin slowly into a surface water body on closed drainage system.

Wet Pond

Wet ponds, also known as stormwater ponds or retention / detention ponds, are permanent bodies of water. Above the permanent water line is an area in which water levels are allowed to fluctuate as stormwater is detained. This area of water level fluctuation is known as freeboard. The edges of wet ponds, including the freeboard area, are vegetated with plants that filter the water before it enters the pond. Wet ponds also treat water through particle settlement.

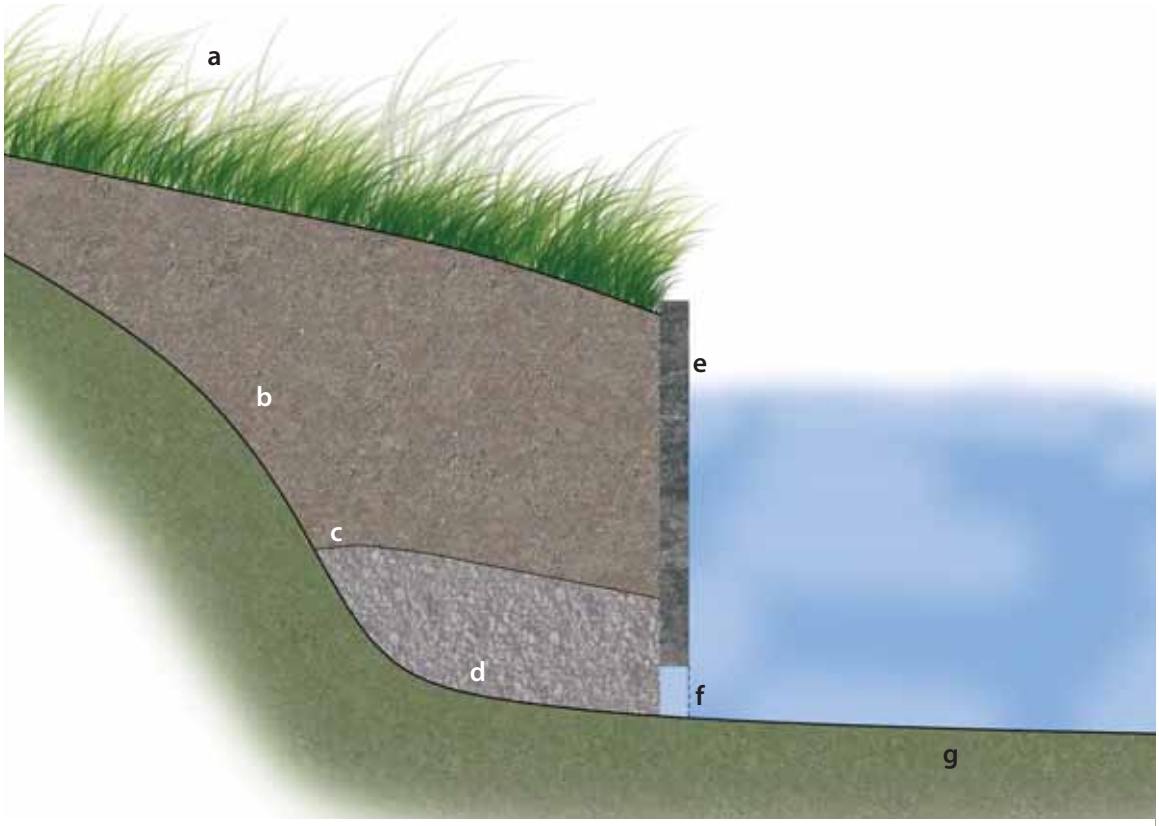


a connection to stormwater management system **b** gravel bed **c** emergency spillway **d** path **e** amended soil **f** pond liner **g** freeboard **h** permanent wet pond **i** non-compacted soil **j** wetland plants & natural grasses **k** aquatic bench **l** forebay **m** rocks to reduce velocity & energy of flow **n** inflow pipe

Figure 32: Schematic Section of a Wet Pond

Pond Edge with Bulkhead

Ponds in restricted spaces can still filter runoff from the surrounding areas. When bulkheads are used, the pond can receive water that flows through vegetation over the bulkhead. Water can also enter the pond through the amended soil and gravel, then through a permeable barrier below the bulkhead. This device is also serves to filter stormwater.

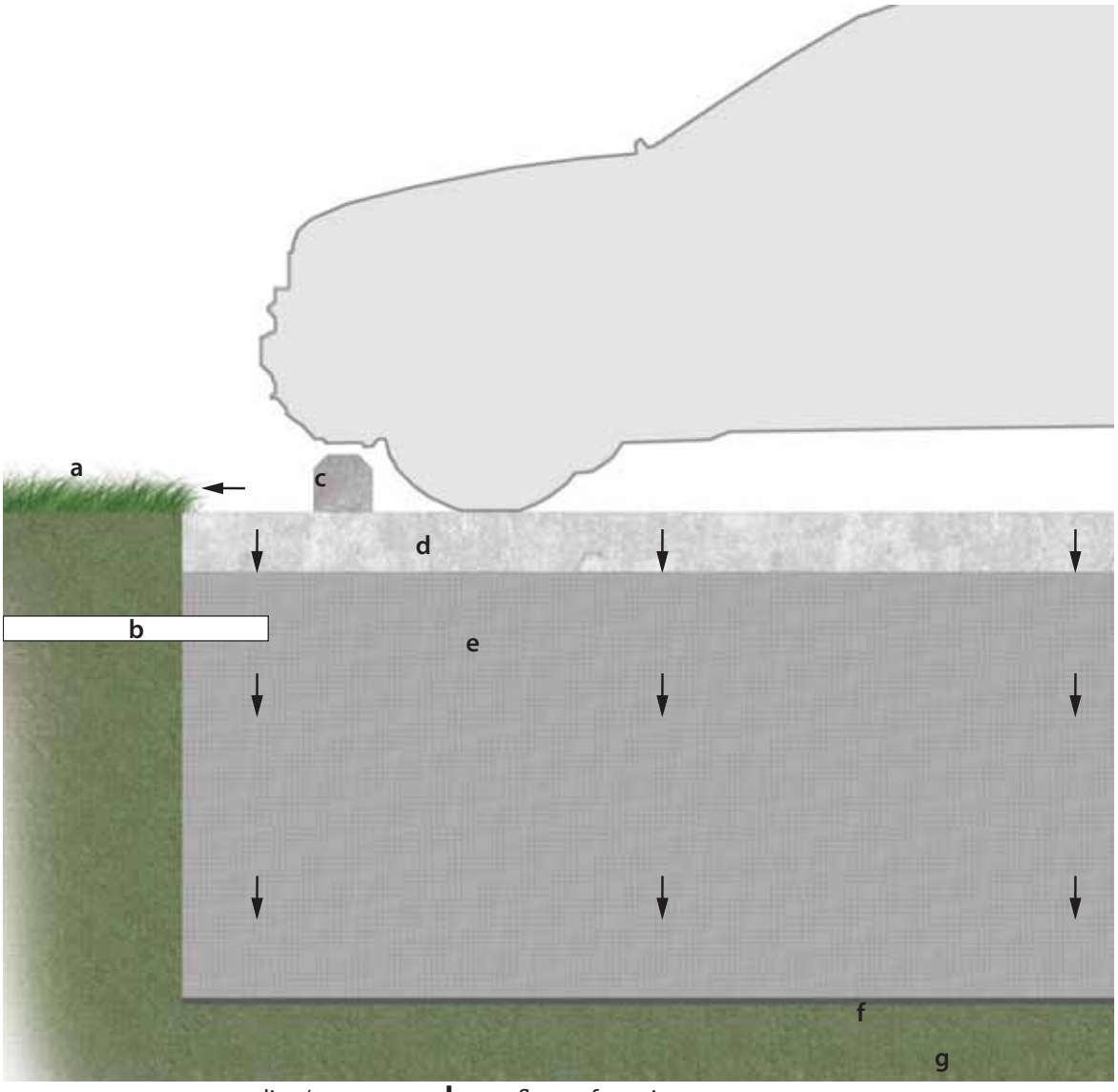


a vegetated filter **b** amended soil **c** geotextile fabric **d** gravel **e** barrier/bulkhead **f** permeable barrier **g** undisturbed subgrade

Figure 33: Schematic Section of Bulkhead

Pervious Paving with Manufactured Subsurface Storage

Subsurface stormwater storage features hold stormwater below pervious pavement until it infiltrates or drains into the groundwater or enters the closed drainage system. It is considered a detention area and can also act as filtration devices if filtration layers are included above the storage area.



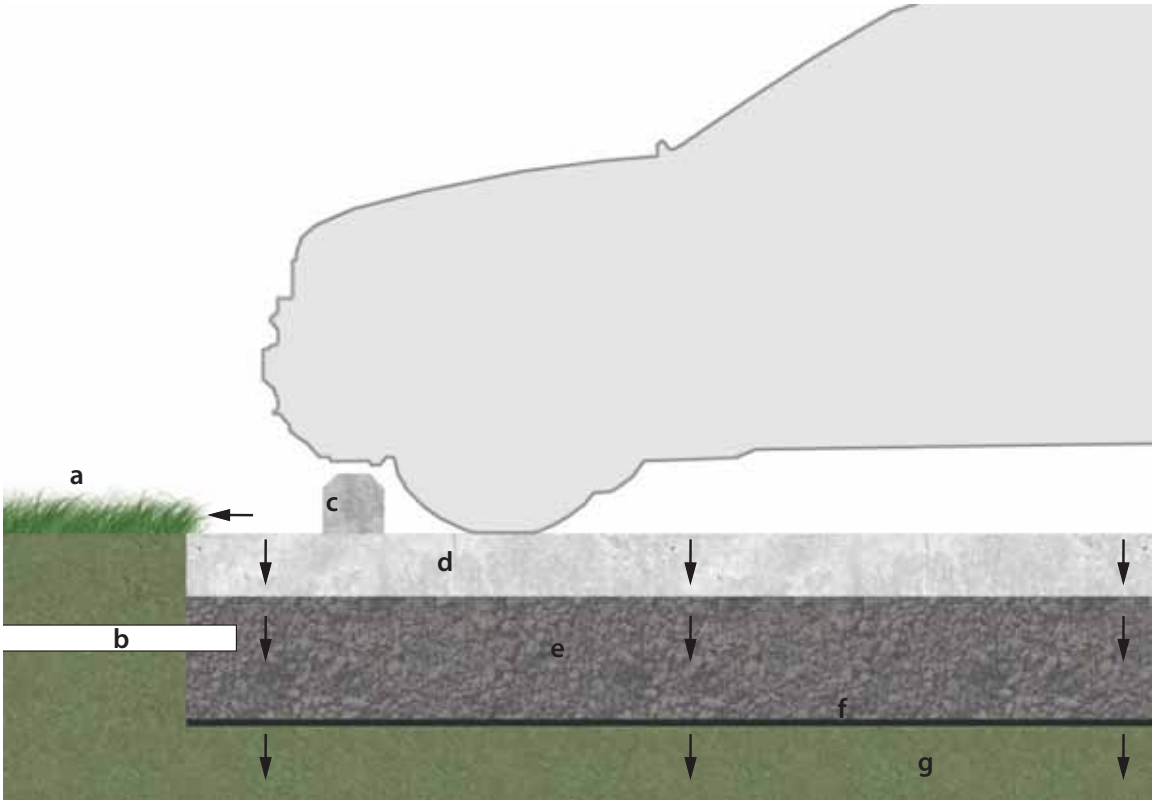
a median/grass area **b** overflow safety pipe to stormwater system
c concrete wheel stop or curb with curb gaps **d** pervious concrete or asphalt
e manufactured subsurface storage device **f** pervious landscape fabric **g** non-compacted subgrade

Figure 34: Schematic Section of Subsurface Stormwater Storage Feature

INFILTRATION SYSTEMS

Pervious Paving

A shallow base under pervious pavement allows for filtration of stormwater into the soil below. This shallow aggregate should be used where the soil has a high infiltration rate. If the aggregate under the pervious pavement holds too much water, a drain pipe will allow the excess water to drain into the closed drainage system. Curb gaps or wheel stops also allow water to flow into the median grass area to infiltrate there.

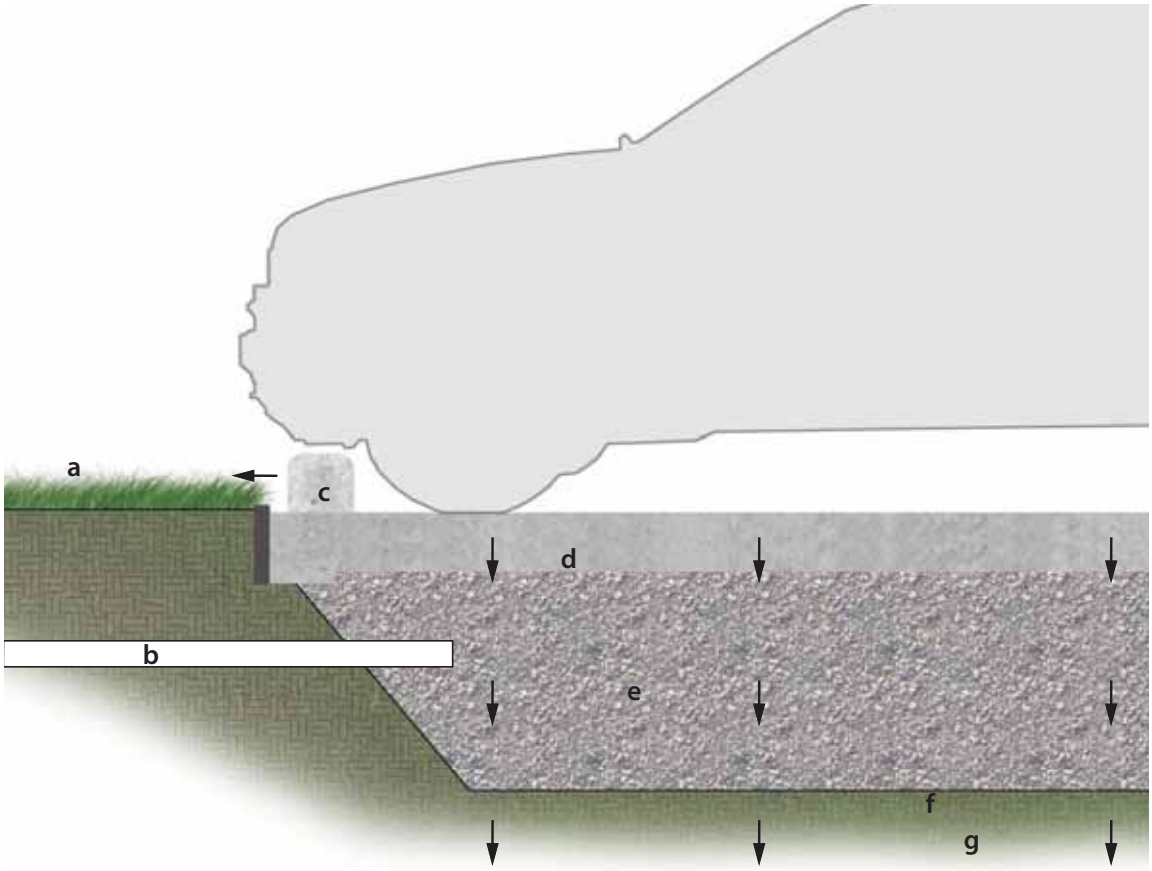


a median/grass area **b** overflow safety pipe to stormwater system
c concrete wheel stop or curb with curb gaps **d** pervious concrete or asphalt
e aggregate with 40% void space **f** pervious landscape fabric **g** non-compacted subgrade

Figure 35: Schematic Section of Pervious Paving

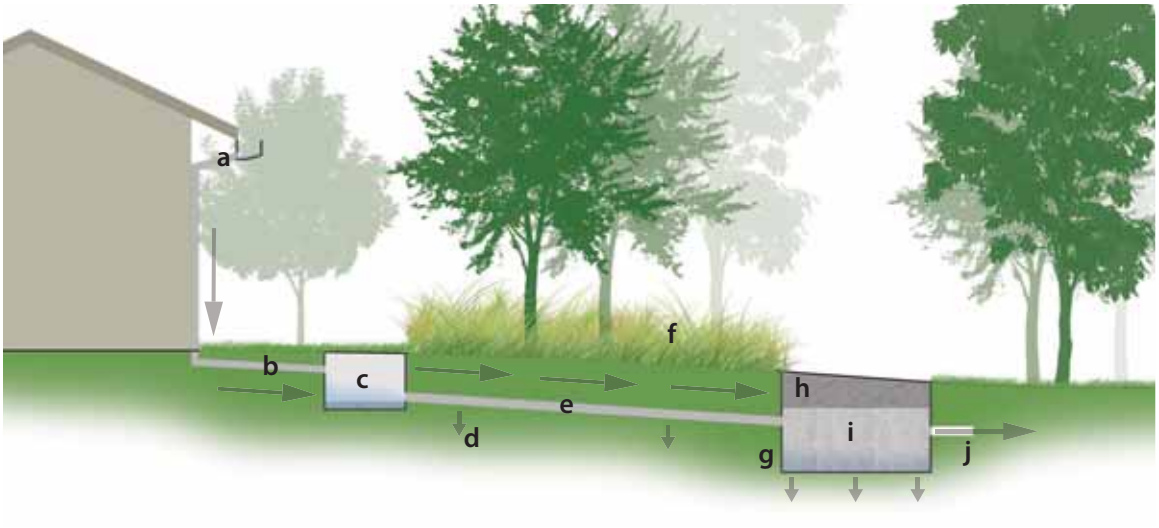
Pervious Paving with Aggregate Subsurface Storage

Pervious pavement allows infiltration into the pavement and soil below whereas non-porous pavement causes water to immediately runoff into the drainage system. This allows water to be detained in the aggregate sub-base until it enters back into the groundwater and recharges aquifers or enters the closed drainage system. The technique is also considered a filtration device.



a median/grass area **b** overflow safety pipe to stormwater system
c concrete wheel stop or curb with curb gaps **d** pervious concrete or asphalt
e aggregate with 40% void space **f** pervious landscape fabric **g** non-compacted subgrade

Figure 36: Schematic Section of Pervious Paving with Aggregate Subsurface Storage



a rain gutter system **b** perforated pipe **c** sediment basin **d** stormwater infiltrates subsoil **e** sand trench **f** vegetative filter area **g** infiltration device **h** gravel layer **i** sand layer **j** overflow to storm drainage system

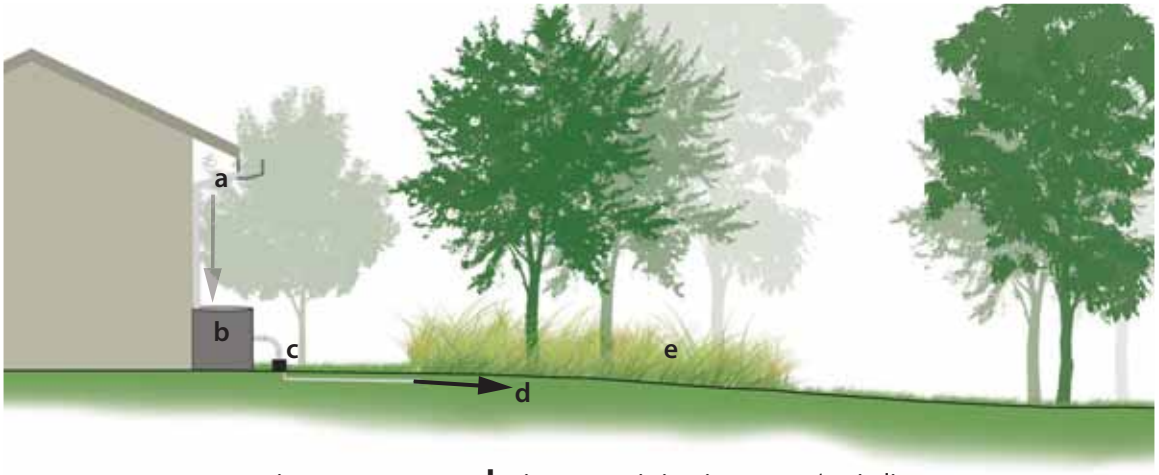
Figure 37: Schematic Section of an Infiltration Device

Infiltration Device

Large rooftop areas generate large amounts of stormwater runoff. When it is impractical or undesirable to either collect the rooftop runoff in a cistern or direct it to a raingarden or bioswale, another means should be used to treat the water. This infiltration device uses perforated pipe, sand, and gravel to filter the water before it infiltrates into the ground. Manufactured infiltration systems, sometimes called stormwater leaching devices, are also available.

Cistern

A cistern, which captures rooftop runoff, serves several stormwater functions. It retains the runoff until it can be used. Also, sediments in the water settle to the bottom of the cistern. Finally, if the cistern water is connected to a pump and is used for site irrigation, it recycles the rainwater and allows it to eventually infiltrate into the ground.



a rain gutter system **b** cistern **c** irrigation pump/main line **d** flows outward to the rest of the irrigation system **e** lawn/vegetation

Figure 38: Schematic Section of a Cistern

FILTRATION SYSTEMS

Bioswale

Bioswales act as filtration devices in place of typical swales. Water is filtered by plants, sand, and gravel before entering into another BMP system or into the closed drainage system and carried offsite.

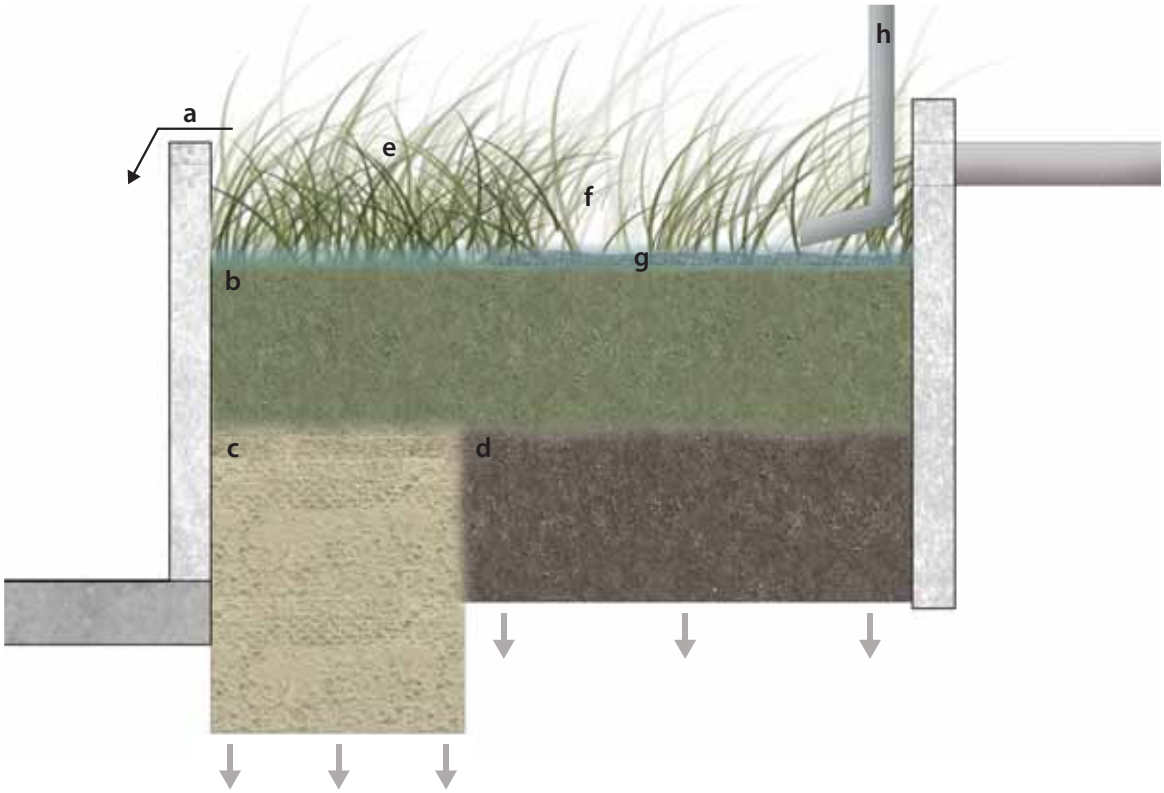
Filtration Systems
- Bioswale
- Stormwater Planter with Permeable Base
- Stormwater Planter with Impermeable Base
- Sand Filter Basin
- Catch Basin Insert
- Water Quality Wetlands
- Rain Garden
- Green Roofs

a native grasses **b** wetland plants **c** vegetated filtration swale **d** amended soil **e** path **f** pea gravel pocket surrounding entire drain pipe **g** perforated pipe (optional) **h** filter fabric around gravel pocket **i** non-compacted subgrade

Figure 39: Schematic Section of a Bioswale

Stormwater Planter 1
Permeable

Stormwater Planters are designed to take roof water, filter it, and use it as irrigation for plants on the site. Excess water is filtered then allowed to infiltrate into the soil to help recharge the groundwater. This technique could also be considered an infiltration or detention device because it holds the stormwater and allows it to slowly infiltrate into the soil or enter the closed drainage system.

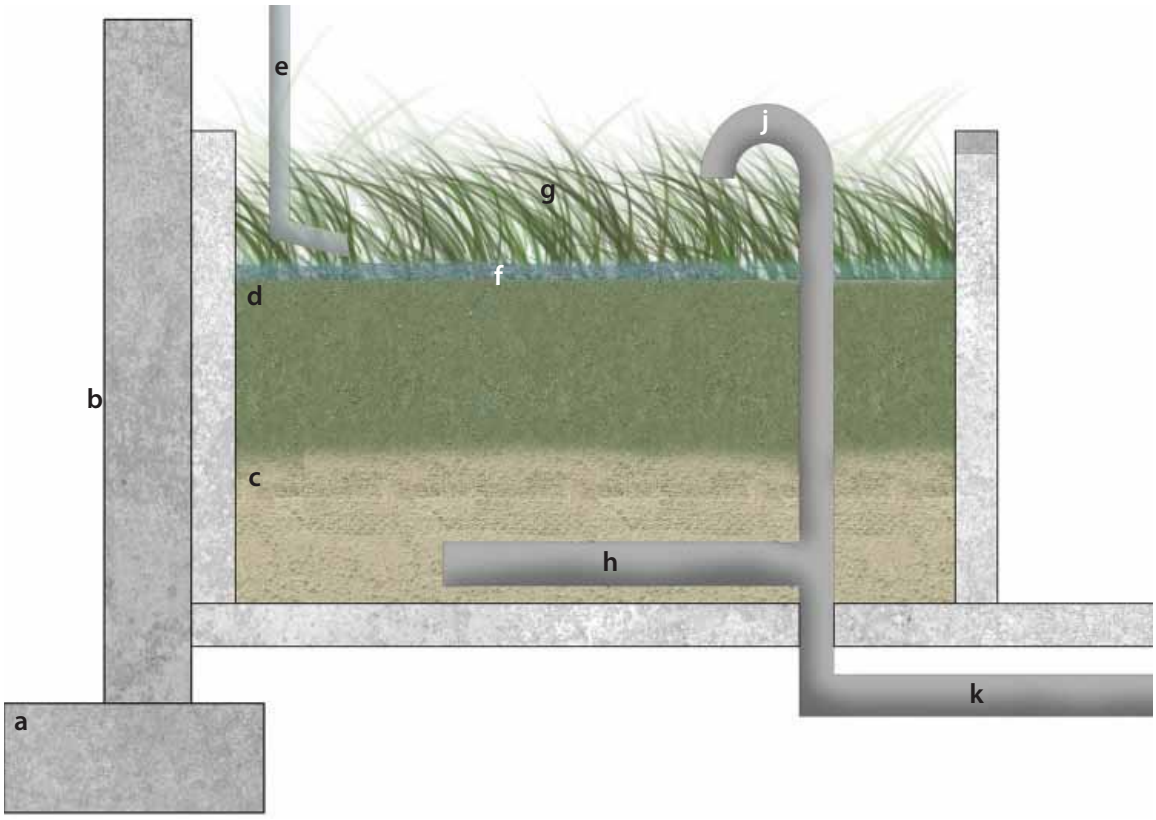


a overflow option **b** 18 inch sandy loam topsoil
c gravel/recycled glass with minimum width of 12 inch **d** topsoil/subsoil **e** water tolerant plantings
f reservoir depth should be 4-12 inches **g** gravel as splash block and mulch to protect soil
h drainage downspout

Figure 40: Schematic Section of a Permeable Stormwater Planter

Stormwater Planter 2 impermeable

Stormwater Planters are designed to take roof water, filter it, and use it as irrigation for plants on the site. If conditions do not allow permeable surfaces below the planter for infiltration, a drainage pipe can be added at the bottom to collect and convey filtered water for reuse, to a raingarden or bioswale or to a closed drainage system.

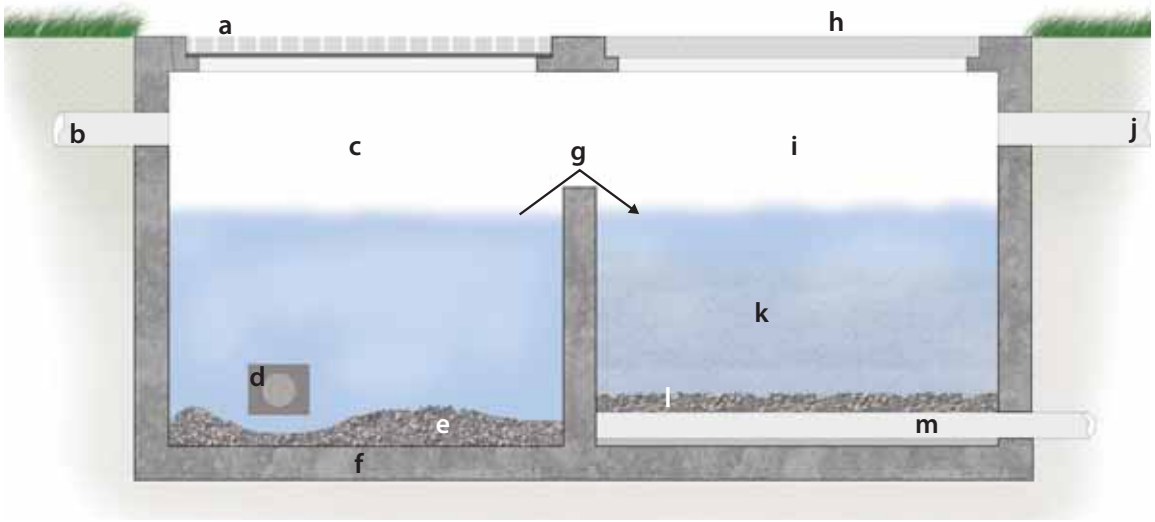


a foundation drains as required **b** waterproof building as needed
c 12 inch gravel/sand **d** 18 inch sandy loam topsoil **e** downspout
f stone or mulch to protect soil **g** reservoir 4-12 inches in depth **h** perforated pipe
j reverse bend trap **k** pipe to main storm system

Figure 41: Schematic Section of a Impermeable Stormwater Planter

Sand Filter Basin

Sand Filter Basins are designed as a two chambered device with the first chamber designed for the settlement of large particles and the second chamber designed for filtering smaller particles and other pollutants. The filtered water then flows out of the discharge pipe into a pond or other waterbody.

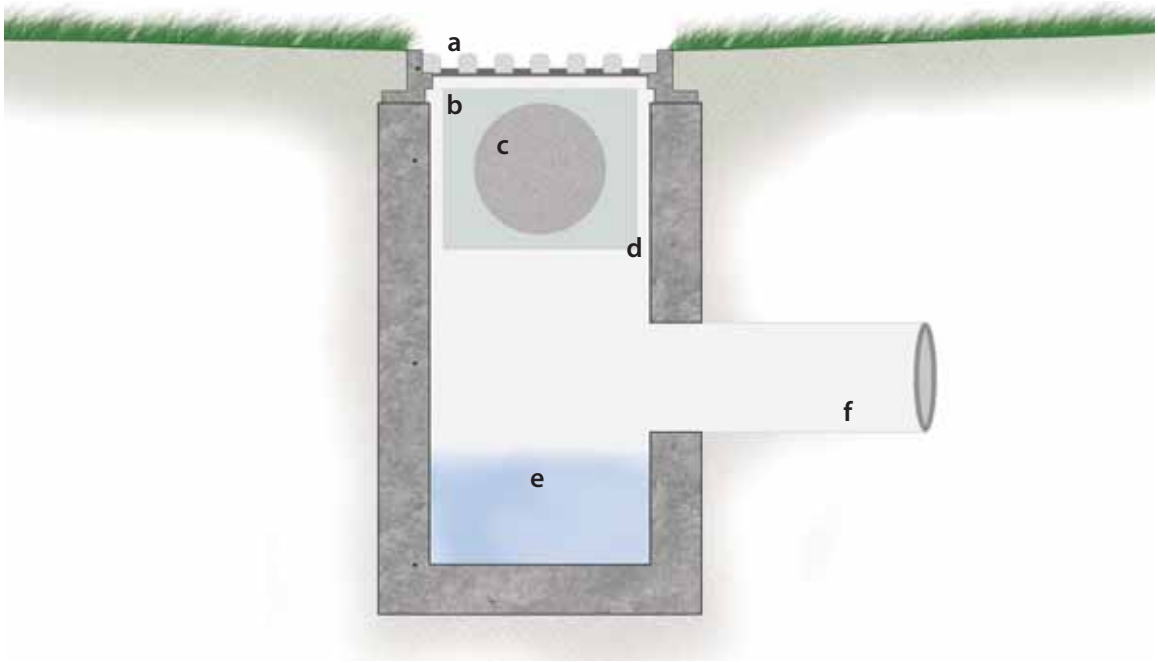


a grated lid **b** inflow pipe **c** sedimentation chamber **d** low flow outlet pipe with filter screen **e** accumulated heavy sediments/debris **f** reinforced concrete slab **g** overflow barrier **h** access cover **i** sand filter chamber **j** overflow discharge pipe **k** sand filter media **l** clean gravel layer **m** perforated pipe

Figure 42: Schematic Section of a Sand Filter Basin

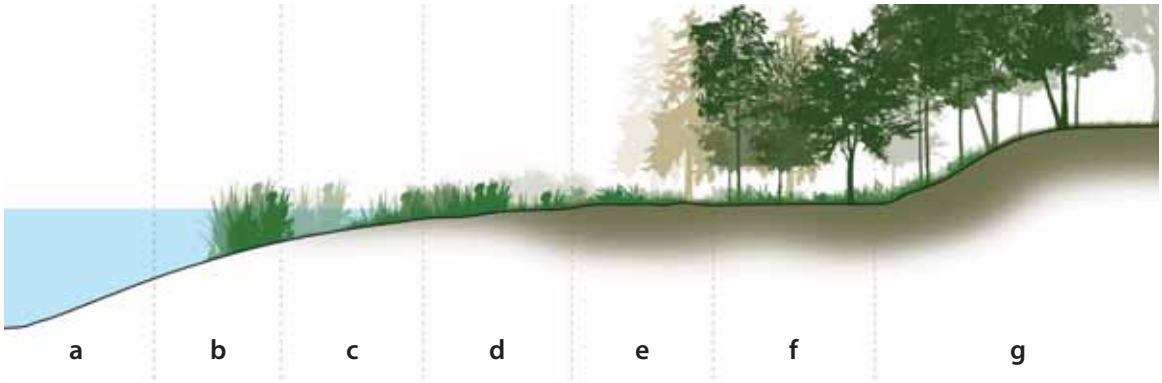
Catch Basin Insert

Catch Basin Inserts are manufactured devices used to capture settlement and debris from stormwater before flowing through the system. These are usually used as pretreatment for other practices by catching large sediment particles. The filtered water then flows out of the discharge pipe into a pond or other waterbody.



a catch basin grate **b** insert **c** oil absorbant material **d** media housing
e treated stormwater **f** outlet pipe

Figure 43: Schematic Section of a Catch Basin Insert

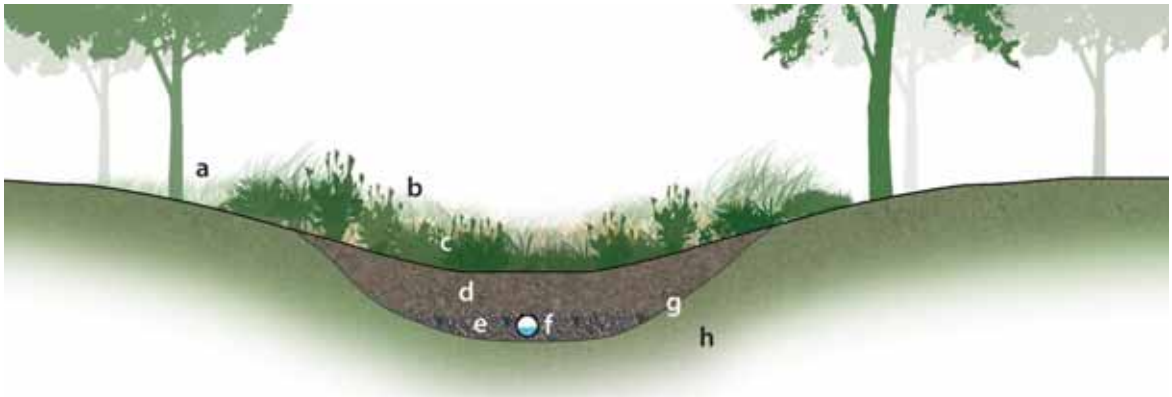


a open water (3 - 7 feet) **b** deep marsh (1.5 - 3 feet) **c** shallow marsh (0.5 -1.5 feet)
d wet meadow (0 - 6 inches) **e** scrub/shrub wetland **f** forested wetland **g** upland buffer

Figure 44: Schematic Section of a Water Quality Wetland

Water Quality Wetlands

Constructed wetlands provide for a progressive cleaning of stormwater before it drains into surface water. As it flows from forested areas to marshes, the stormwater is filtered and cleaned by plant material along the way. Smaller wetland forebays can also be designed to filter water runoff.



a grass buffer **b** plant material **c** ponding storage area **d** soil **e** gravel
f underdrain/outlet **g** geotextile fabric **h** non-compacted subgrade

Figure 45: Schematic Section of a Rain Garden

Rain Garden

Rain Gardens are depressed landscaped areas that detain and treat stormwater runoff. Water is directed into the gardens by pipes, swales or curb openings. While the water is detained, sediments settle to the bottom, water is used by the plants, and plants uptake pollutants and either hold them in their tissues or break them down into non-toxic elements. Rain Gardens can vary in size and design based on the area that drains into it and the type of soil in which it is implemented. As an option, perforated pipes can be installed below the rain garden soil and connected to the closed drainage system. They can be cared for as either gardens or can be blended into the landscape making them look "natural." Many native Louisiana plants grow and thrive in rain gardens.

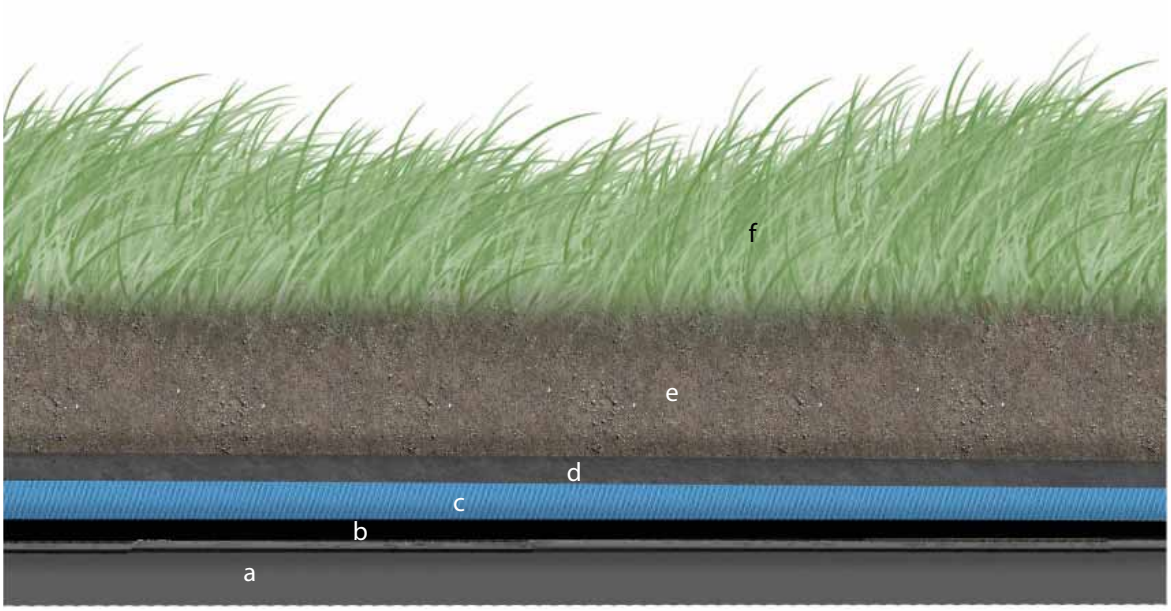
Green Roof

Green roofs are designed to intercept rainwater that falls on a roof, allowing plants to filter and uptake the water.

Green roofs provide a number of benefits:

- reduced stormwater runoff
- higher quality of runoff water
- less extreme roof temperatures
- reduced BTU consumption in the building
- extended life of the roof

The thickness of the green roof structure can vary by design, but need not be substantial in thickness or weight. On top of the existing roof, a waterproof membrane adds additional protection upon which a drainage mat lays, providing space for water that is not used by the plants to drain. The filter fabric prevents the growth media from clogging the drainage area. The growth media is designed to be light in weight, to retain water for use by plants, and to provide plant nutrients. Locally available rice hulls are light and retain water, so are an excellent component of the growth media. The vegetation planted on the green roof can vary significantly, from native grasses to species tolerant of drought and wind, fluctuating temperature, and full sun conditions. A licensed landscape architect should design the planting and the growth media for the green roof.



a bituminous roof **b** waterproof membrane **c** drainage mat
d soil filter fabric **e** growth media **f** vegetation

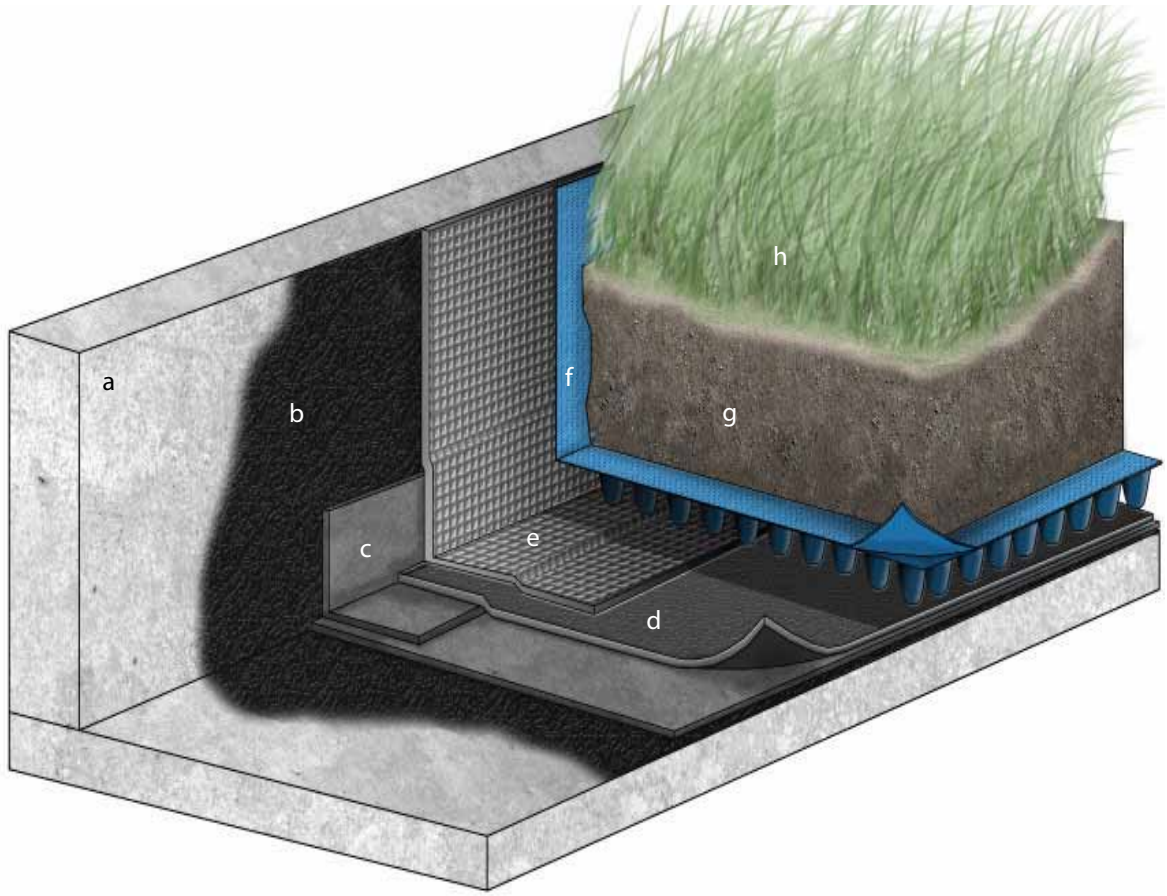
Figure 46: Schematic Section of a Green Roof

Slanted roofs can be retrofitted as green roofs using technology similar to flat roofs, but the drainage system has to accomodate more rapid rate of runoff and the roof edges must be retrofitted to contain the green roof system.

a shingle roof **b** waterproof membrane **c** drainage mat
d soil filter fabric **e** growth media **f** vegetation

Figure 47: Schematic Section of a Slanted Green Roof

Green roofs can be installed or retrofitted on many roof types including: concrete, shingle, bituminous, slate, and asphalt.



a concrete roof **b** primed substrate **c** water proof membrane **d** root protection barrier **e** protection board **f** filter fabric **g** growth media **h** vegetation

Figure 48: Schematic Section of a Concrete Green Roof

RESOURCES FOR STORMWATER BMPs

Websites

The following represent a small sampling of useful stormwater-related information.

American Institute of Hydrology
www.aihydro.org

American Society of Landscape Architects
www.asla.org

Baton Rouge Department of Public Works
http://brgov.com/dept/dpw

Center for Watershed Protection
www.cwp.org

Environmental Protection Agency
www.epa.gov

Environmental and Water Resources Institute of ASCE
www.ewrinstitute.org

International Stormwater Best Management Practices Database
www.bmpdatabase.org

Louisiana Department of Environmental Quality
www.deq.louisiana.gov

Louisiana State University Ag Center
www.lsuagcenter.com/en/environment/water_issues/quality/

Natural Resources Defense Council
www.nrdc.org

River Network
www.rivernetwork.org

Smart Growth Online
www.smartgrowth.org

Stormwater Authority
www.stormwaterauthority.org

City Parish Contacts

City Parish Planning Commission
planning@brgov.com

Department of Public Works
dpw@brgov.com

Reference Books

These books and articles offer perspectives and valuable resources for the implementation of Best Management Practices and Smart Growth.

Construction

Environmental Stewardship Practices, 2004. Procedures, and Policies for Highway Construction and Maintenance. Veneer Consulting and Parsons Brinckerhoff. Ernst, Caryn and Hart, Kelley.

Wisconsin Department of Natural Resources. 2004. Temporary Grading Practices for Erosion Control: Surface Roughening and Temporary Ditch Sumps, Conservation Practice Standard.

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Wong, Tony H. F.; Breen, Peter F.; Somes, Nicholas L. G.; and Lloyd, Sarah D. 1999. Managing Urban Stormwater Using Constructed Wetlands: Industry Report. Cooperative Research Centre for Catchment Hydrology, Victoria, Australia.

Abatement Reducing the degree or intensity of, or eliminating, pollution.

Acute Toxicity The ability of a substance to cause severe biological harm or death soon after a single exposure or dose. Also, any poisonous effect resulting from a single short-term exposure to a toxic substance.

Agricultural Pollution Farming wastes, including runoff and leaching of pesticides and fertilizers; erosion and dust from plowing; improper disposal of animal manure and carcasses, crop residues, and debris.

Aquifer An underground geological formation, or group of formations, containing water. Are sources of groundwater for wells and springs.

Assimilation The ability of a body of water to purify itself of pollutants.

Basin Any area draining to a point of interest.

Best Management Practice (BMP) Methods that have been determined to be the most effective, practical means of preventing or reducing pollution from nonpoint sources.

Bioswale A long, gently sloped, vegetated ditch designed to filter pollutants from stormwater. native grasses are the most common vegetation, but wetland vegetation can be used if the soil is saturated.

Buffer strip A relatively undisturbed section of forest adjacent to an area requiring special attention or protection such as a stream, lake, or road.

Channel A natural stream which conveys surface runoff water within well-defined banks.

Culvert A metal, concrete, or plastic pipe through which water is carried.

Detention The temporary storage of stormwater runoff in a BMP with the goals of controlling peak discharge rates and providing gravity settling of pollutants.

Discharge Flow of surface water in a stream or canal or the outflow of groundwater from a flowing artesian well, ditch, or spring. Can also apply to discharge of liquid effluent from a facility or to chemical emissions into the air through designated venting mechanisms.

Drainage Impact Study (DIS) A component of the Stormwater Management Plan required by the stormwater management planning process.

Drainage structure A human-made structure that facilitates the movement of water off an area.

Dredging Removal of mud from the bottom of waterbodies. This can disturb the ecosystem and cause silting that kills aquatic life. Dredging of contaminated muds can expose biota to heavy metals and other toxics.

Dry Pond A facility that provides stormwater quantity control by containing excess runoff in a detention basin, then releasing the runoff at allowable levels.

Ecosystem The interacting system of a biological community and its non-living environmental surroundings.

Edge An area where two or more vegetation types converge.

Erosion The wearing away of land surface by wind or water, intensified by land-clearing practices related to farming, residential or industrial development, road building, or logging.

Eutrophication The slow aging process during which a lake, estuary, or bay evolves into a bog or marsh and eventually disappears. During the later stages of eutrophication the waterbody is choked by abundant plant life caused by higher levels of nutritive compounds such as nitrogen and phosphorus. Human activities can accelerate the process.

Evapotranspiration The process of transferring moisture from the earth to the atmosphere by evaporation of water and transpiration from plants.

Filter strip A vegetated area of land that filters runoff and separates a water body from activities that generate runoff; or a vegetated area that collects, filters, and conveys water much like a bioswale.

Filtration A water treatment process for removing solid (particulate) matter and other pollutants from water by means of porous media such as sand, a man-made filter, or vegetation.

GIS (Geographic Information Systems) A set of powerful tools that visualize and manage large data sets with complex spatial and physical interactions. GIS helps identify potential problems and solutions, and facilitates alternatives and analysis using maps and other graphics depicting the outcome of each modeled alternative.

Gray Water Domestic wastewater composed of wash water from kitchen and laundry sinks, tubs, and washers. Does not include toilet water (black water).

Groundwater The fresh water found beneath the Earth's surface, usually in aquifers, which supplies wells and springs. Because groundwater is a major source of drinking water, there is growing concern over contamination from leaching agricultural or industrial pollutants or leaking underground storage tanks.

Groundwater Discharge Groundwater entering near coastal waters which has been contaminated by landfill leachate, deep well injection of hazardous wastes, septic tanks, etc.

Habitat The place where a population (e.g., human, animal, plant, microorganism) lives and its surroundings, both living and non-living.

Hazardous Waste By-products of society that can pose a substantial or potential hazard to human health or the environment when improperly managed. Possesses at least one of four characteristics (ignitability, corrosivity, reactivity, or toxicity), or appears on special EPA lists.

Heavy Metals Metallic elements with high atomic weights; (e.g. mercury, chromium, cadmium, arsenic, and lead); can damage living things at low concentrations and tend to accumulate in the food chain.

Hydromodification The alteration of the natural flow of water through a landscape, and often takes the form of channel modification or channelization.

Hydrology The science dealing with the properties, distribution, and circulation of water.

Infiltration The penetration of water through the ground surface into sub-surface soil. The technique of applying large volumes of waste water to land to penetrate the surface and percolate through the underlying soil.

Integrated Stormwater Management An approach which regards stormwater as a resource rather than as waste which must be disposed of.

Invasive Species Introduced species or non-indigenous species that are rapidly expanding outside of their native range.

Load Allocation (LA) The portion of a receiving water's total maximum daily load that is attributed either to one of its existing or future nonpoint sources of pollution or to natural background sources.

Maximum Daily Load The maximum pollutant load that a body of water can safely accommodate and meet water quality standards.

Mitigation Measures taken to reduce adverse impacts on the environment.

Native Species Originating naturally, growing or produced in a particular country or region, as animals or plants.

Natural Channel A watercourse created by the erosive forces of water moving over land. Drainage ditches are not considered natural channels.

Natural Drain A naturally occurring conveyance for he flow of water.

Natural Regeneration The planned regeneration of a forest that either uses existing trees as a source of seed or encourages sprouting from stumps or roots.

Nonpoint Source Pollution (NPS) Pollution which is induced by runoff; is not traceable to any discrete or identifiable facility; and is controllable through the utilization of best management practices.

Nonpoint Sources Diffuse pollution sources (i.e., without a single point of origin or not introduced into a receiving stream from a specific outlet). The pollutants are generally carried off the land by stormwater. Common nonpoint sources are agriculture, forestry, urban, mining, construction, dams, channels, land disposal, saltwater intrusion, and city streets.

Nutrient Any substance assimilated by living things that promotes growth. The term is generally applied to nitrogen and phosphorus in wastewater, but is also applied to other essential and trace elements.

Nutrient Pollution Contamination of water resources by excessive inputs of nutrients. In surface waters, excess algal production is the major concern.

Operation and Maintenance BMPs Activities conducted after construction to ensure that facilities constructed to treat runoff water will be properly operated and maintained to be effective and efficient in stormwater management.

pH An expression of the intensity of the basic or acid condition of a liquid; may range from 0 to 14, where 0 is the most acid and 7 is neutral. Natural waters usually have a pH between 6.5 and 8.5.

Phosphorus An essential chemical food element that can contribute to the eutrophication of lakes and other waterbodies. Increased phosphorus levels result from discharge of phosphorus-containing materials into surface waters.

Phytoremediation Low-cost remediation option for sites with widely dispersed contamination at low concentrations.

Point Source A stationary location or fixed facility from which pollutants are discharged; any single identifiable source of pollution; e.g., a pipe, ditch, ship, ore pit, factory smokestack.

Potable Water Water that is safe for drinking and cooking.

Rain Garden A low-lying garden that intercepts stormwater runoff, filters it, and allows for percolation of water back into the groundwater supply

Receiving Waters A river, lake, ocean, stream, or other watercourse into which wastewater or treated effluent is discharged.

Recharge Zone A land area in which water reaches the zone of saturation from surface infiltration, e.g., where rainwater soaks through the earth to reach an aquifer.

Remediation Cleanup or other methods used to remove or contain a toxic spill or hazardous materials.

Retention The process of collecting and holding surface and stormwater runoff with no surface outflow. The amount of precipitation on a drainage area that does not escape as runoff.

Retrofit Addition of a pollution control device on an existing facility without making major changes to the generating plant.

Runoff That part of precipitation, snowmelt, or irrigation water that runs off the land into streams or other surface water. It can carry pollutants from the air and land into receiving waters.

Sediments Soil, sand, and minerals washed from land into water, usually after rain. They pile up in reservoirs, rivers and harbors, destroying fish and wildlife habitat, and clouding the water so sunlight cannot reach aquatic plants. Careless farming, mining, and construction activities will expose sediment materials, allowing them to wash off the land after rainfall.

Stormwater Precipitation that accumulates in natural and/or constructed storage and storm water systems during and immediately following a storm event.

Surface Water All water naturally open to the atmosphere (rivers, lakes, reservoirs, ponds, streams, impoundments, seas, estuaries, etc.).

Suspended Solids Small particles of solid pollutants that float on the surface of, or are suspended in water.

SWM Storm Water Management

SWPPP Storm Water Pollution Prevention Plan (required by Louisiana Department of Environmental Quality)

TMDL (Total Maximum Daily Load) The allowable loadings or other quantifiable parameters for a waterbody to meet the U.S. EPA's TMDL Program, authorized under Section 303(d) of the Clean Water Act (CWA), water quality standards. The CWA addresses waters in the nation that do not meet the national goal of "fishable, swimmable," despite implementation of nationally required levels of control pollution technology that requires each state to identify and develop TMDLs.

Total Suspended Solids (TSS) A measure of the suspended solids in wastewater, effluent, or waterbodies, determined by tests for "total suspended non-filterable solids."

Uptake The absorption by plant tissues of a substance, such as a nutrient, and its permanent or temporary retention.

Urban Runoff Stormwater from city streets and adjacent domestic or commercial properties that carries pollutants of various kinds into the drainage systems and receiving waters.

Wastewater The spent or used water from a home, community, farm, or industry that contains dissolved or suspended matter.

Water Quality Impact Study (WQIS) A component of the Stormwater Management Plan required by the stormwater management planning process.

Water Quality Standards (WQS) State-adopted and EPA-approved ambient standards for waterbodies. The standards prescribe the use of the waterbody and establish the water quality criteria that must be met to protect designated uses.

Watershed Approach A coordinated framework for environmental management that focuses public and private efforts on the highest priority problems within hydrologically defined geographic areas (watersheds) taking into consideration both surface and groundwater flow.

Watershed The land area that drains into a stream; the watershed for a major river may encompass a number of smaller watersheds that ultimately combine at a common point. At the larger scale, East Baton Rouge Parish is in the Lake Ponchartrain Basin (watershed) and one-third of the U.S. drains into the Atchafalaya Basin (watershed).

Wetlands An area saturated by surface or groundwater with vegetation adapted for life under those soil conditions, as swamps, bogs, fens, marshes, and estuaries.

Wet Pond A facility that treats stormwater for water quality by utilizing a permanent pool of water to remove conventional pollutants from runoff through sedimentation, biological uptake and plant filtration.