

# Chapter 10

## SUPPLEMENTARY USES

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### **Section 10.102            Urban Design Overlay Districts**

#### A.        Enforcement and Review

##### 1.        New Construction

- a.        For new construction, Planning Commission staff shall certify compliance prior to issuance of building permits.

##### 2.        Existing Development

- a.        For existing structures, Planning Commission staff shall certify compliance prior to issuance of Certificates of Occupancy.

### **Section 10.102g        Downtown Design Overlay**

#### A. Purpose

This district is intended to create a well-defined destination attraction and vibrant commercial centerpiece within the historic core of Baton Rouge, with a balanced mix of arts and entertainment venues and activities. The district boundaries are shown on the official zoning map of the Parish and in Appendix G.

#### B. Applicability

All proposals for new construction, as well as any exterior renovation, expansion, or reconstruction increasing the gross square footage of a building by more than 40 percent or which involves any modification of the ground floor shall require that the Planning Commission staff review and certify compliance with this section prior to issuance of building permits.

#### C. Uses and Districts

Only uses and zoning districts shown in Table 10g.1, Uses Permitted in the Downtown Design Overlay, shall be allowed, as described below.

##### 1. Permitted uses

A “P” in the table 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.

##### 2. Limited uses

An “L” in the table indicates that the use is a permitted use, but that there are restrictions on the use that must be satisfied as described in the Comments column.

##### 3. Conditional uses

A “C” in the table indicates that a use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Planning Commission. Such uses are subject to all other applicable requirements of this ordinance, as well as the limiting conditions established in Chapter 8.

4. 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 Metropolitan Council. Such uses are subject to all other applicable requirements of this ordinance, as well as any limiting conditions associated with the zoning district.

5. Prohibited uses

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

**Table 10g.1  
Uses Permitted in the Downtown Design Overlay**

Uses	Zoning Districts				Comments
	B-1	C-1	C-2	C-5	
<b>Residential Uses</b>					
Single Family Detached	P				
Duplex	P				
Boarding/ Lodging House	P	P		P	
Congregate Care Facility	P	P	P	P	
Group Home	L				Subject to the issuance of a "Reasonable Accommodation"
Multifamily	P	P	P	P	
Townhouse	L	L	L	L	Subject to all requirements of the A2.5 district, including lot requirements
<b>Public/Institutional Uses</b>					
Cemetery/Mausoleum/ Columbarium	L		P	P	Must be located on a major street
Convention Center				P	
Educational Institution	C	P	P	P	
Fraternal Organization	P		P	P	
Governmental Facility	P	P	P	P	
Hospital		P	P	P	
Museum				P	
Park	P	P	P	P	
Philanthropic Organization	C	P	P	P	
Religious Institution	C	P	P	P	
Stadium				P	
<b>Office Uses</b>					
Bank	P/C	P/C	P/C	P/C	Conditional Use Permit required for drive-through
Medical Office or Clinic	P	P	P	P	
Office	P	P	P	P	
Veterinary Office/Animal Hospital		L	L	L	No outdoor runs or kennels
<b>Commercial Uses</b>					
Art Gallery		P	P	P	
Art Studio			L	L	No outside storage or production
Banquet Facility				P	

**Table 10g.1 (continued)**  
**Uses Permitted in the Downtown Design Overlay**

Uses	Zoning Districts				Comments
	B-1	C-1	C-2	C-5	
<b>Commercial Uses (continued)</b>					
Bar/Lounge		M	M	P	
Bed and Breakfast		L	L	L	<ul style="list-style-type: none"> <li>Limited to ten guest rooms</li> <li>In structures that are more than 50 years old</li> </ul>
Cabinet Making/Millwork			P	P	
Car Wash			P	P	
Commercial Recreation, Indoor		P	P	P	
Convenience Store		P	P	P	
Convenience Store with Gasoline Sales		L	L	L	No more than four fueling stations
Day Care Center, Child or Adult		P	P	P	
Dry Cleaner		P/C	P/C	P/C	Conditional Use Permit required for drive-through
Farmer's Market		P	P	P	
Film and Sound Production	P			P	
Firing Range, Indoor				P	
Funeral Home		P	P	P	
Gas Station		L	L	L	No more than four fueling stations
Hotel/Motel			P	P	
Laboratory			P	P	
Microbrewery/Microdistillery			P	P	
Motor Vehicle Repair			P	P	
Parking Facility	P	P	P	P/C	Conditional Use Permit required for surface parking in C-5
Passenger Terminal		P	P	P	
Personal Service Establishment	P	P	P	P	
Reception Hall			P	P	
Repair/Service Shop		L	L	L	No outside storage or work
Research and Development Facility			P	P	
Restaurant		M/P	M/P	P	Council approval required for alcohol sales

**Table 10g.1 (continued)**  
**Uses Permitted in the Downtown Design Overlay**

Uses	Zoning Districts				Comments
	B-1	C-1	C-2	C-5	
<b>Commercial Uses (continued)</b>					
Restaurant, Specialty		M/P	M/P	P	Council approval required for alcohol sales
Retail Sales		P	P	P	
Self Storage			P	P	
Snowball Stand		P	P	P	
Theater			P	P	
<b>Industrial Uses</b>					
Furniture Assembly				P	

**D. Building Placement**

**1. Primary Frontage**

A minimum of 75 percent 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:

- a. The street classification of all streets;
- b. The prevailing orientation of other buildings in the area;
- c. The length of the block face on which the building is located; and,
- d. The location of any alley.

**2. All Other Frontages**

A minimum of 50 percent of the side and rear street frontages shall have buildings or walls or hedges, at least three feet in height, within ten feet of the respective property line.

**3. Alternative Placement**

Buildings may be located up to 15 feet behind the front property line if a courtyard providing seating is provided. The courtyard area shall include the use of plant materials in at least five percent of its area to better define the space and soften its appearance from the street.

**E. Building Design**

**1. Primary Frontage**

- a. To provide visual connection between activities inside and outside the building, 50 percent 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 percent in order to meet this requirement.
- a. Signage posted in ground floor windows shall not obscure more than 30 percent of the window opening to ensure maintenance of the visual connection between the building and the street.
2. All Other Building Frontages  
All other street-facing facades, other than those facing an alley, shall comply with either of the standards listed below:
  - a. Meet the primary frontage requirement above; or,
  - b. Have at least five of the following elements incorporated into the street-facing façade:
    - (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 by Planning Commission staff.
3. Building Orientation  
Buildings shall have their primary entrance facing the primary street as determined by the Planning Director. The primary entrance shall be readily apparent as a prominent architectural component and visible from the street.
4. Building Materials  
Exposed ends of unit and foundation walls shall be clad with a material compatible with the primary material of the building.

## F. Site Design

### 1. Parking Areas

#### a. Surface Parking

(1) Unless established as a principal use, all off-street surface parking shall be located to the side or rear of the primary building. Surface parking areas shall comprise no more than 40 percent of the street frontage for the lot or tract and, on corner lots, may not be located at the street corner.

(2) All off-street parking shall be screened from the sidewalk by a wall or plantings between three and four feet in height.

#### b. Structured Parking

(1) Parking structure facades. Parking structure facades along street frontages shall complement and be integrated into the design of the principal building.

(2) Parking structure ground floor uses. Active uses shall be required on at least 30 percent of the ground floor frontage of parking structures facing the street. Ground-story spaces should be flexible enough to accommodate a variety of uses.

### 2. Pedestrian ways

a. Any deviation from the City standard for surfacing shall require the approval of the Director of Development and notification of the Downtown Development District.

b. 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 City-Parish following notification of the Downtown Development District.

### 3. 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 or shall be screened from view of neighboring properties and streets with complementary materials, color, and/or style as the primary building. If located on the roof, mechanical equipment shall be screened from public view at ground level using materials compatible with the building façade so as not to be visible from any public street.

### 4. Landscaping

a. Planting of shrubs, ground cover, annuals, or other materials in tree wells shall be done only with the prior approval of the Director of the Department of Development.

- b. No tree or tree well within a public right-of-way shall be lighted, decorated, or adorned in any way without the prior approval of the Director of the Department of Development.

5. Signs

a. Permanent signage

(1) Types

Only the following types of signage shall be allowed:

- (a) Awning signs;
- (b) Marquee signs;
- (c) Projecting signs;
- (d) Roof signs, which shall be limited to the use of channel letters;
- (e) Suspended signs; and,
- (f) Wall signs, which shall be located within sign bands, if such features exist on the building.

(2) Size

- (a) 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.
- (b) 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.

b. 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 not placed to block Americans with Disabilities Act access.

5. Lighting

a. Placement

All lighting shall be building mounted at a maximum height of 14 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:

- (1) 15 feet, for non-directional lighting

(2) 30 feet, for directional (or full cut-off) lighting

- b. 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.
  - c. Access Lighting  
All pedestrian access points shall be provided with building-mounted lighting and shall be visible from off site.
  - d. Accent Lighting  
Architectural details on buildings may be up lit in order to highlight these elements.
6. Fences and Walls
- a. 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.
  - b. Height  
Fences located in front yards may not be higher than four feet in height unless they are constructed to permit 50 percent visibility into the yard or are required for screening.