

ORDINANCE NO. 2007-02

An ordinance amending the unified development code of the City of Central requiring lower density in “Rural” zoning districts

WHEREAS, pursuant to the Unified Development Code of the City of Central much of the land within the City is zoned “R” or “Rural” district; and

WHEREAS, the “R” or “Rural” district permits single family homes to be constructed at a density of 7.3 units per acre; and

WHEREAS, numerous large residential developments are being proposed; and

WHEREAS, the area now comprising the City has been a fairly rural area of East Baton Rouge Parish with much of the public infrastructure including streets, water and sewer facilities and drainage infrastructure not of the appropriate age, construction or capacity to accommodate such higher density residential developments; and

WHEREAS, the overburdening of the public infrastructure will affect the health, safety and welfare of the citizens of the City; and

WHEREAS, the City is in the process of creating a new master plan that recognizes the significant demographic, political and economic changes to the area since the Parish’s creation of the Horizon Plan; and

WHEREAS, the City believes that until a new master plan is complete, higher density residential development should be considered on a case by case basis and only be permitted where there is a showing that the existing infrastructure can safely accommodate the development or where the developer has committed to improving the infrastructure;

NOW THEREFORE, be it ordained by the Council of the City of Central, State of Louisiana as follows:

Section 1: Chapter 4, Section 4.101 of the Unified Development Code is amended adding a paragraph “E.” as follows:

Notwithstanding any other provision of this Unified Development Code, any proposed residential development that will contain more than 8 units or lots and any proposed non-residential development that will be greater than 8 acres in size must receive approval as a traditional neighborhood development, planned unit development or small planned unit development prior to the issuance of any permits.

Section 2: The first paragraph of Chapter 8, Section 8.213 of the Unified Development Code is amended as follows:

The purpose of the Rural district is to permit low-density residential development including uses permitted in the A1 Districts. If an area is designated Residential Estate/Agriculture on the “City of Central Land Use Master Plan” or “2010 Land Use Plan” and is zoned Rural, all lots in a development shall be a minimum of one (1) acre in size. In addition, churches, schools, public buildings, recreational facilities, and other accessory uses normally compatible with surrounding low-density residential development may be permitted.

Section 3: Chapter 11 of the Unified Development Code is amended deleting any references to the lot width, lot area, set back or other dimensional regulations for the “R” or “Rural” District that are inconsistent with the dimensional regulations in “A1” Districts.

Section 4: Severability. If any provision of this Ordinance, or if the application of the provisions of this Ordinance to a particular property, building or other structure, is declared invalid by any court of competent jurisdiction, the other provisions shall remain in full force and effect.

Passed by the Council this 27th day of February, 2007

Approved by the Mayor this 27th day of February, 2007

/s/ Shelton "Mac" Watts
Mayor

/s/ Mark Miley
City Clerk