

	NEIGHBORHOOD CENTER			NEIGHBORHOOD GENERAL			NEIGHBORHOOD EDGE			Horizontal Placement BTL (Build To Line) Manadory
	NCI	NCII	NCIII	NGI	NGII	NGIII	NEI	NEII	NEIII	
BUILDING TYPES	Retail/Commercial		10 BTL 0 BTL 0 BTL 10 BTL	10 BTL 5 BTL 5 BTL 10 BTL						Front Left Right Rear
	Live/Work Apartments	0 0 BTL 0 BTL 10 BTL		10 BTL 5 BTL 5 BTL 10 BTL						Front Left Right Rear
	Mansion Condominiums			10 BTL 5 MIN 5 MIN 10 BTL	5 BTL 5 MIN 5 MIN 10 BTL	10 BTL 5 MIN 5 MIN 10 BTL	15 BTL 5 MIN 5 MIN 10 BTL			Front Left Right
	Townhouse		3 BTL 0 BTL 0 BTL 15-20 5 BTL							Front Left Right Rear @ Alley @ Back-out Parking Rear @ Alley @ All Other Conditions
	Cottage				5 BTL 5 MIN 15-20 5 BTL	10 BTL 5 MIN 15-20 5 BTL	15 BTL 5 MIN 15-20 5 BTL			Front Minimum Side (Left & Right) Rear @ Alley @ Back-out Parking Rear @ Alley @ All Other Conditions
	Urban House					10 BTL 5 MIN 5 MIN 15-20 5 BTL 10 MIN	15 BTL 5 MIN 5 MIN 15-20 5 BTL 10 MIN	15 BTL 7.5 MIN 7.5 MIN 15-20 5 BTL 10 MIN	20 BTL 7.5 MIN 7.5 MIN 15-20 5 BTL 10 MIN	30 BTL 7.5 MIN 7.5 MIN 15-20 5 BTL 10 MIN
GENERAL INSTRUCTIONS	Building Use	All types shall permit commercial use at the first story level and residential or office use at all stories above: See Land Use Classifications.			All types shall permit residential use at all stories of the principal structure; see Land Use Classifications above.					
	Reserve	See definition								
	Preserve	See definition								
	Civic Use	Sites shall be reserved for civic buildings as shown in the regulating plan.								
	Corner Lot	Buildings occurring on corner lots shall be treated as a principal elevation on both frontages.								
	Outbuilding	Allowed only at townhouses/rowhouses. Outbuildings shall permit living and limited office use (a maximum size of 500 sf).			Outbuildings shall permit living and limited office use (a maximum size of 500 sf).					
HORIZONTAL PLACEMENT INSTRUCTIONS	Parking	Automobile storage of adequate size and access shall be provided within the lot in accordance with the East Baton Rouge planning and zoning ordinance.			Automobile storage of adequate size and access shall be provided within the lot at the minimum ratio of 1 places per dwelling but not more than 3 covered spaces. Access to parking off primary streets may be frontal or side in the configurations shown. Additional uncovered parking on alleys may be constructed of brick or with grasscrete in accordance.			Horseshoe drives are allowed only on the lot frontages of edge lots which are non-alley loaded.		
	Facade	The placement of the façade at the front setback line shall be mandatory unless otherwise shown, showing no more than two corners to the frontage.			The placement of the facade at the front setback, shall be mandatory unless otherwise shown. Buildings should show no more than 3 corners to the frontage. Buildings on corner lots shall present primary facades to both streets.			The placement of the facade at the front setback, shall be mandatory unless otherwise shown. Buildings should show no more than 4 corners to the frontage. Buildings on corner lots shall present primary facades to both streets.		
	Fences and Garden Walls	In the absence of buildings, garden walls and gates shall be built on the frontage line.			Where provided, fences and gates shall be built on the primary frontage line only. Garden walls and gates shall not be built on the frontage line but may be built on the front setback line. Buildings on corner lots may build a garden wall and gates at only one of its frontage lines when approved by the DRB in advance.					
VERTICAL PLACEMENT INSTRUCTIONS	Corner Lots	To be coordinated with EBR parish line of site studies								
	Parking	Parking should be located in the center of the block. The parking and sidewalk system shall be landscaped to provide shade and shelter and a street edge. Provide through-block connectors to provide accessibility between parking and building frontages @ intervals not to exceed 150 feet.			Garages shall be entered from the rear alley or lane, if provided. See placement diagrams for alley loaded parking accommodations.			Garages shall be entered from the rear alley or lane, if provided. Where lots are not alley loaded, head-in parking placement shall be a minimum of 20 feet behind the façade, while parking perpendicular to side property lines may be @ the front setback, but w/ no less than 45% of the frontage dedicated to living area/porches, with a maximum of a single width driveway not exceeding 12 feet from the frontage to the facade line.		
	Porches, Balconies, and Stoops	Porches, balconies and stoops shall be provided in any one of the combinations shown in the Architectural Typologies.								
	Main Floor	The first floor level shall be elevated above the sidewalk grade a minimum of 2'-6" except that commercial uses shall be near sidewalk grade.			The first floor level shall be elevated above the leading edge of the sidewalk grade at the ROW a minimum of 2'-6".					
Main Floor Height	The first story interior clear height shall be no less than 12' nor more than 14'			The first story interior clear height shall be no less than 10' at the primary elevation nor more than 12',						
Max Building Height	4 stories			2 1/2 stories						