**NEIGHBORHOOD CENTER**

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<th>Building Use</th>
<th>Reserve</th>
<th>Preserve</th>
<th>Civic Use</th>
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### Vertical Placement Instructions

- Balconies, and Garden Walls
- Fences and Gates
- Parking
- Porches, Balconies, and Stoops
- Main Floor
- Main Floor Height
- Max Building Height

### Horizontal Placement Instructions

- BTL (Build To Line)
- Mandatory

### General Instructions

- Outbuildings shall permit living and limited office use (a maximum size of 500 sf).

### 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.

### 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 two-story or more multifamily structures. Outbuildings shall permit living and limited office use (a maximum size of 500 sf).

### 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.

### Facade

- The placement of the facade at the front setback line shall be mandatory unless otherwise shown, showing no more than two corners to the frontage.

### Fences and Garden Walls

- In the absence of buildings, garden walls and gates shall be built on the frontage line.

### 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.

### Porches, Balconies, and Stoops

- Porches, balconies and stoops shall be provided in any of the combinations shown in the Architectural Typologies.

### Main Floor

- The first floor shall be elevated above the sidewalk grade of a minimum of 2'-6" except that commercial uses shall be near sidewalk grade.

### Main Floor Height

- The first story interior clear height shall be no less than 12′ nor more than 14′.

### Max Building Height

- 4 stories
- 2 1/2 stories

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