

SMART GROWTH TEMPLATE		HORIZON PLAN	UNIFIED DEVELOPMENT CODE
Provide A Variety of Transportation Choices		Provide A Variety of Transportation Choices	Provide A Variety of Transportation Choices
1	Encourage transit-oriented and transit friendly developments	(LU3.1) Encourage quality development and redevelopment along major transportation corridors. (T5.3) The CTC should develop an efficient and attractive public transit system which accommodates the transit service demand at major activity centers.	Transit corridors, transit-related public improvements are not addressed in the UDC.
2	Offer TOD-promoting incentives such as down payment assistance, reduced transit passes, and location efficient mortgages.		Not addressed in UDC.
3	Grant density bonuses in transit or mixed use districts		Not addressed in UDC.
4	Address jobs and housing balance in the General Plan		Not addressed in UDC.
5	Link land use and transportation choices at the local and regional levels.	(LU3.2) Consider transportation impacts of land use and development in review of proposed zoning changes and subdivisions. (T3.6) Require traffic impacts on affected transportation facilities be considered in zoning changes, etc. (T2.1) The transportation plan should provide sufficient flexibility to accommodate future changes in land use planning, and to permit periodic updating due to unforeseen changes, conditions, and needs.	Not addressed in UDC.
6	Encourage public transit use by integrating multimodal use and connectivity (Park and Ride lots, transit centers, etc.)	(T6.3) The City-Parish should seek opportunities for re-establishment of rail passenger service to and from Baton Rouge.	Not addressed in UDC.
7	Plan or maintain high-occupancy vehicle (HOV) lanes		Not addressed in UDC.

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8	Encourage the formation of vanpools and carpools	(T5.5) Where appropriate, new development should be encouraged to provide bus pullouts, bus shelters and other transit-related public improvements. An incentive program for employers should be developed to increase transit usage, as well as carpools and vanpools.	Not addressed in UDC.
9	Provide transportation choices to densely populated areas as well as major employment centers	(T1.1) Offer efficient accessibility to the more densely populated areas of the Baton Rouge metropolitan area, as well as major traffic generators. (T5.1) Provide public transportation services as an alternative to the automobile, and as an important service for the transportation-disadvantaged segments of the Parish's population. (T5.2) Provide public transit in major transit demand corridors, and provide convenient transfers between transit and other travel modes. (T5.3) Develop an efficient and attractive public transit system which accommodates the transit service demand at major activity centers. (LU3.3) Provide a parishwide linkages for bicycles and pedestrians. (R4) Provide Parishwide linkages. (PS1.3) Ensure that public services are reasonably accessible to all areas of the parish. (HH 2.4) Efficient public transportation services for accessibility to health and human services.	Transit corridors, transit-related public improvements are not addressed in the UDC.

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10	Change roadway design standards to support transit and non-automotive modes.	(T8.4) Bicycle safety should be considered in designing and implementing traffic operations improvements. (T9.2) Pedestrian safety should be considered in designing and implementing roadway improvements, including the provision of safe access and mobility for the physically handicapped.	No requirements are established for bicycle lanes, parking, or other facilities. Explicit widths are set for residential, commercial and industrial streets; design speed standards are not used.
11	Locate new development, especially public, in areas supported by a balanced transportation network.	(T3.2) The transportation system should be designed to maximize the use of existing roadways and minimize disruption to established and desired development patterns. (T1.2)The transportation system should be developed to integrate and coordinate the multiple modes of transportation. (LU3.1) Encourage quality development and redevelopment along major transportation corridors. (T5.3) Develop an efficient and attractive public transit system which accommodates the transit service demand at major activity centers. (T5.5) Encourage bus pullouts, bus shelters and other transit-related public improvements.	Not addressed in UDC.

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Mix Land Uses		Mix Land Uses	Mix Land Uses
1	Designate appropriate areas for mixed-use developments		
2	Encourage mixing of uses at building, site, and neighborhood levels	(LU2.5 and LU11.1) Provide a variety of neighborhood support land uses including shopping, parks, schools and churches. (LU10.5) Encourage a mix of land uses which contribute to a balanced economic base. (LU2.4/LU11.4/12.3/13.3) Promote adaptive reuse of buildings.	Section 8.216; PUDs are available on parcels 20 acres or larger. SPUDs (Section 8.217) are also established for smaller parcels of 2.5 acres up to 20 acres. PUDs are permitted in nearly all zones. SPUDs are only allowed in districts A1 thru C-AB-1.
3	Allow for home/office use in residential areas		
4	Encourage residential uses in the downtown districts	(LU1.4) Promote redevelopment and revitalization of Downtown as a major focal point of the identity for Baton Rouge.	Residential uses are allowed in the downtown districts.

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Create A Range of Housing Opportunities and Choices		Create A Range of Housing Opportunities and Choices	Create A Range of Housing Opportunities and Choices
1	Allow for accessory housing within single-family residential zoning districts		Garage apartments are allowed in the A2 Single Family Residential District (one unit no greater than 500 s.f. per parcel on parcels over 10,000 s.f.) (Section 8.202) No accessory buildings may be used for residential purposes (Section 9.106)
2	Provide for a wide range of housing types	(H1.5) Promote the development of alternative housing concepts in the public/private sectors as a strategy to provide additional affordable housing. (H3.1) Promote availability of diverse housing opportunities for the elderly.	No codes are established to promote the development of low-income and moderate-income housing.
3	Meet housing needs for all income groups	(H1.3) Increase public awareness of available housing opportunities for low-income and moderate income residents. (H1.4) Promote the availability of funding, both public and private, for all types of housing. (H1.5) Promote the development of alternative housing concepts in the public/private sectors as a strategy to provide additional affordable housing. (H2.2) Support efforts to increase the availability of affordable housing in the private sector.	Within the double bind of minimum lot size and maximum density, the range of lot sizes may only be theoretically wide. With 11 residential zoning districts established, there is probably wider variation between districts than within subdivisions.
4	Allow live/work units		Not addressed in the UDC.
5	Meet or exceed the regional fairshare housing allocation for both market-rate and affordable housing	(H1.2) Secure a commitment of City-Parish government to support a comprehensive and coordinated publicly assisted housing strategy.	Not addressed in the UDC.

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6	Allow minimum lot-sizes low enough to accommodate all income groups		Minimum lot sizes are established for 11 residential districts. Parcels of 2,000 s.f. are allowed in A2.5 (Townhouse) District; 3,800 s.f. lots are allowed in A2.6 (Zero Lot Line) District and A3.1 (Limited Residential) District.
7	Allow local zoning flexibility in housing sizes (smaller dwelling units)		No minimum size is set for dwelling units, but minimum lot sizes and maximum density requirements limit variation in housing unit size within zones.
8	Encourage mixed income housing developments		Not addressed in the UDC.
9	Encourage traditional neighborhood residential patterns, such as diverse housing types- large family homes, cottages, boarding houses, duplexes and small apartments, in new ways such as town homes, condominiums and apartments		No provisions are made for traditional neighborhood districts. Accommodation of variety of housing types in PUDs or SPUDs may be allowed, but is not addressed in the UDC.
10	Encourage live-work homes, which need zones to permit businesses to operate from home, unlike "home occupations" must allow office use by non-residential employees and visitors, except retail, and include everything from professional to small manufacturing that can be located at home		No provisions are made for live-work districts. Home occupations are defined in Chapter 2; no changes to residential character of building, no signage allowed, no shop or store on premise, no non-resident employees, no equipment that is not customarily found in a SFD.

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Create Walkable Neighborhoods		Create Walkable Neighborhoods	Create Walkable Neighborhoods
1	Allow for reduction of street widths to promote walkability and bike friendliness		Six classifications are established: Major Street/major parish road, subdivision streets, turning circles, alleys and boulevards. Street widths are established by classification. A minimum r.o.w. of 50' is established for new subdivision roads; minimum r.o.w. of 80' is established for new roads not in subdivisions; minimum 100' r.o.w. is established for boulevards.
2	Adopt traffic-calming measures and pedestrian-controlled traffic signals to encourage bike and pedestrian friendliness		Not addressed in the UDC.
3	Regulate curb cuts		Not addressed in the UDC.
4	Require sidewalks required on both sides of the street	(T9.1) Construction of sidewalks should be required as part of street construction for development in areas with expected pedestrian traffic. (T9.3) Addition or reconstruction of sidewalks in existing areas with pedestrian traffic should be addressed in capital improvements programming	Sidewalks required in subdivisions. May be required along major streets. Required on both sides of street except when waived at the discretion of the Planning Director along single-loaded streets, which have lots on one side only, (13.5.I).
5	Connect sidewalks to amenities such as parks and open space	(LU3.3) Provide parishwide linkages for bicycles and pedestrians. (R4) Provide parishwide linkages.	Not addressed in the UDC.

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6	Establish a trail system or other non-motorized public access to amenities	(LU3.3) Provide a parishwide linkages for bicycles and pedestrians. (T8.1) Bicycle and pedestrian routes should be separated along route segments with significant pedestrian use. (T8.2) Consider right-of-way provisions for bikeways as identified in the proposed bikeway system plan and the Green link concept plan. (T8.3) Bicycle routes and parking facilities should be provided to link neighborhoods and major activity centers such as employment sites, shopping centers, educational institutions and recreational and cultural attractions. (T9.4) The City-Parish should plan and develop a trail system master plan for a uniform network of interconnecting trails integrated with recreation areas, parks, open spaces, schools residential and commercial areas. (R4) Provide parishwide linkages.	Not addressed in the UDC.

SMART GROWTH TEMPLATE		HORIZON PLAN	UNIFIED DEVELOPMENT CODE
Encourage Community and Stakeholder Collaboration		Encourage Community and Stakeholder Collaboration	Encourage Community and Stakeholder Collaboration
1	Support and implement incentives for adoption of comprehensive plans and Capital Improvement Plans prior to imposition of local land use regulations and controls.		Not addressed in the UDC
2	Strengthen state, metro, and regional institutions to facilitate multi-jurisdictional decision making and problem solving.	(LU4.2) Neighborhood groups should have input to the decision-making process in City-Parish government as it affects their areas and the overall community. (T1.3) Planning should be coordinated through a cooperative effort between the responsible local, state and federal agencies.	Not addressed in the UDC
3	Provide a process for public participation in drafting and adopting the General Plan and supporting ordinances.	(LU 1.1) Foster participation by residents in local government decision-making and in the social, cultural and recreational activities of the community. (H5.3) Establish a public participation process for receiving citizen input on parish-wide or district-wide issues.	Not addressed in the UDC

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	Foster Distinctive, Attractive Communities with a Strong Sense of Place	Foster Distinctive, Attractive Communities with a Strong Sense of Place	Foster Distinctive, Attractive Communities with a Strong Sense of Place
1	Public and private development should improve the character of existing neighborhoods, avoiding or removing factors that cause instability or create barriers, and enhancing the sense of neighborhood identity (BR)	(LU1.3) Protect and enhance the integrity and character of existing business, commercial and residential areas. (LU4.1) Public and private development should improve the character of existing neighborhoods, avoiding or removing factors that cause instability or create urban barriers, and enhancing the sense of neighborhood identity. (LU4.4) Residential neighborhoods should be protected from encroachment of incompatible activities or land uses. (LU9.1) Protect and enhance the aesthetic and visual quality of the parish. (LU9.2) Establish urban design guidelines. (R1) Improve the Overall Parishwide Image. (H4.5) Promote beautification efforts within neighborhoods. (H4.6) Ensure that buffer zones are established to protect neighborhoods from encroachment by commercial and industrial development. (PB1.1) Use public building construction projects as opportunities to direct and redirect the growth of the city and parish. (PB2.1) All public buildings should be examples of design excellence and should enhance the environment in which they are located. (LU9.3/10.3) Protect the integrity and character of commercial and residential areas. (E5.1) Promote public health and welfare through beautification and enhancement of the landscape for human use. (E5.2) To enhance the visual quality and character of the community.	Not explicitly addressed in the UDC, however common open space is required in PUDs.

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2	Neighborhoods should include places for interaction among residents, such as parks, community centers, schools, commercial areas, churches and other gathering places. (BR)	(LU4.3) Neighborhoods should include places for interaction among residents such as parks, community centers, schools, commercial areas, churches and other gathering places. (R6) Improve the community's knowledge of facility and program availability. Protect and preserve historically significant elements of the community. (LU2.3)	Not addressed in the UDC

	Make Development Decisions Predictable, Fair, and Cost Effective	Make Development Decisions Predictable, Fair, and Cost Effective	Make Development Decisions Predictable, Fair, and Cost Effective
1	Consistency between local government regulations, local actions and the comprehensive plan.	(LU10.1) Promote economic development through provision of capital improvements and public services.(LU1.2) Update and streamline the Zoning Ordinance to reduce regulatory complexity, encourage economic development and quality of life, and control administrative and development costs.	UDC establishes the Planning Commission Powers and Duties, the Zoning Board of Adjustment, and the hearings and appeals processes for both.
		(D7) Promote intergovernmental coordination when state or federal projects impact local, area, and regional stormwater management.	Not addressed in UDC.

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Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas		Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas	Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
1	Establish guidelines to regulate development in critical areas such as wetlands, fish and wildlife conservation areas, frequently flooded areas, and geologically hazardous areas	(LU6.3) Identify and minimize exposure to natural hazards in developing areas including floodplains, faults and subsidence areas. (LU15.3) Identify natural hazards in developing areas including floodplains and fault zones.	Not addressed in UDC.
2	Establish codes to guide environmentally compatible development in coastal communities		Not addressed in UDC.
3	Establish mechanisms such as transfer of development rights (TDR) and financial incentives to protect, preserve, and maintain natural assets		Not addressed in UDC.
4	Establish open space and farmland protection programs	(LU5.1) Preserve open space and aquifer recharge areas and prime agricultural areas. (LU5.2) Establish required open space standards for residential and commercial development. (LU6.1) Protect important prime agricultural areas. (LU6.2) Identify, protect and enhance important natural features for recreation and open space development. (LU15.2) Strengthen and enforce rural zoning to promote compatible land use and preservation of prime agricultural land. (E4.1) The City-Parish should promote the protection, maintenance, preservation, and enhancement of land resources and natural features of East Baton Rouge Parish. (R2) Establish required Open Space Standards. (R3) Identify, protect and enhance important natural features for recreation and open space.	Not addressed in UDC.

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Strengthen and Direct Development Towards Existing Communities		Strengthen and Direct Development Towards Existing Communities	Strengthen and Direct Development Towards Existing Communities
1	Promote brownfields redevelopment for housing and/or mixed-use		Not addressed in UDC
2	Establish minimum clean-up standards associated with brownfield proposed land uses		Not addressed in UDC
3	Establish land use strategies and incentives for redevelopment of brownfields	(H2.1) Actively solicit innovative programs for redevelopment of existing neighborhoods	Not addressed in UDC
4	Establish regulations that promote greyfields redevelopment for housing and/or mixed-use	(LU2.1) Redevelop and revitalize declining neighborhoods. (LU2.2) Redevelop vacant and dilapidated commercial areas. (LU12.1) Redevelop targeted declining neighborhoods. (LU12.2) Redevelop targeted vacant and/or dilapidated commercial areas. (H2.1) Actively solicit innovative programs for redevelopment of existing neighborhoods (H2.3) Promote the public and/or private rehabilitation of existing housing within the parish (H2.4) Facilitate the identification and removal of deteriorated housing that cannot be rehabilitated.	Not addressed in UDC
5	Establish an urban growth boundary		Not addressed in UDC
6	Establish tax credits/incentives or other policies to encourage infill over greenfield development	(LU13.2) Provide infill development and redevelopment incentives in targeted residential neighborhoods. (LU2.610.2/11.3) Offer infill and redevelopment incentives in residential and commercial areas. (LU11.4) Promote adaptive reuses of buildings.	Not addressed in UDC

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7	Discourage sprawl generating subsidies (such as funds for suburban highway and road construction, water, and sewer facilities and service) in place of structured incentives for urban infill or TOD		Not addressed in UDC
8	Encourage regional tax sharing to discourage fiscalization of land use and destructive sales tax competition		Not addressed in UDC
9	Regulations that support land reuse and require new urban growth to be coordinated with provision of infrastructure capacity	(LU15.1) Consider infrastructure and public service impacts of land use and development in review of proposed zoning changes and subdivisions. (H4.2) Ensure that new subdivisions are developed in accordance with appropriately defined standards with supporting infrastructure. (PS 1.2) Develop public service facilities that are consistent with land use and transportation plans. (LU14.1) Regulate the size and scale of development. (LU14.2) Review and maintain the appropriate laws and ordinances already existing for providing and expanding urban services.	Not addressed in UDC

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10	Favor the use of existing infrastructure over new and new development either is self-paying or consciously subsidized	(LU3.2) Consider transportation impacts of land use and development in review of proposed zoning changes and subdivisions. (LU14.2) Review and maintain the appropriate laws and ordinances already existing for providing and expanding urban services. (H4.4) Ensure maintenance of public infrastructure of neighborhoods. (LU15.4) Ensure the continuing operation and adequate maintenance of existing public services and facilities. (R7) Ensure the continuing operation and maintenance of existing programs and facilities.	Not addressed in UDC
11	Encourage infill development with specific zoning ordinances.	(LU2.6/10.2) Offer infill and redevelopment incentives in residential and commercial areas. (LU 7.1/10.4) Redevelop and revitalize Downtown. (LU11.3) Offer infill development and redevelopment incentives in targeted residential and commercial areas. (LU13.2) Provide infill development and redevelopment incentives in targeted residential neighborhoods.	Not addressed in UDC

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Adopt Compact Building Patterns and Efficient Infrastructure Design		Adopt Compact Building Patterns and Efficient Infrastructure Design	Adopt Compact Building Patterns and Efficient Infrastructure Design
1	Allow for reduction in parking requirements in TODs		Not addressed in UDC.
2	Utilize the full development capacity (density or floor area ratio)		
3	Reduce parking requirement or parking maximums		Not addressed in UDC.
4	Provide for shared parking	(T4.1) Require new development to provide adequate off-street parking, including consideration for use of shared or joint-use	Shared parking for non-simultaneous uses is allowed; parking requirements are determined for both and the greatest use requirement applies. (17.3.D) No provisions are made for jointly owned off-site parking facilities, and no parking requirement reductions are granted for on-street parking.
5	Allow for conversion of existing underutilized and/or abandoned non-residential sites into housing and/or mixed-use developments	(LU 2.4/11.4/12.3/13.3) Promote adaptive reuse of buildings.	Not addressed in UDC. Must conform with existing zoning.
6	Establish minimum densities for higher density development	(H4.1) Ensure current Zoning Ordinance and Subdivision Regulations support the preservation and creation of neighborhood intensity.	No minimum densities are established, rather maximum densities are set.
7	Encourage reduced lot guidelines to encourage higher density	(H.4.2) Ensure current Zoning Ordinance and Subdivision Regulations support the preservation and creation of neighborhood intensity.	Minimum lot sizes are established for all zones.
8	Allow density bonuses along transit corridors		Not addressed in the UDC.

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<p>9</p> <p>Connect infrastructure decisions to land use planning</p>	<p>(LU8.1) Consider stormwater management in development process. (LU8.2) Consider drainage and flooding impacts of land use and development in review of proposed zoning changes and subdivisions. (LU8.3) Development of a Master Drainage Plan that is compatible with the Horizon Plan. (LU8.4) Design adequate storm water facilities to accommodate anticipated runoff year storm. (WW4) Develop a Comprehensive Wastewater Master Plan with provision of wastewater facilities in underserved areas of the parish. (PS1.1) Promote public service facilities as an integrated system of service delivery. (PS1.2) Develop public service facilities that are consistent with land use and transportation plans. (PS1.4) Coordinate public services with the public school system when such services are compatible.</p>	<p>Not addressed in the UDC.</p>