

1 BY COUNCILMAN DeJOHN:
2

3 **PROPOSED ORDINANCE WITH AMENDMENTS NO. 2014 - _____**
4

5 AN ORDINANCE TO FURTHER IMPLEMENT PHASE TWO
6 OF THE 2010 MASTER PLAN BY REZONING ALL CERTAIN
7 PARCELS TO ZONING CLASSIFICATIONS IN THE
8 COMPREHENSIVE ZONING ORDINANCE AND TO
9 PROVIDE FOR RELATED MATTERS
10

11 WHEREAS, on September 23, 2010, the City of Central adopted the 2010 Master Land
12 Use Plan which has been used for planning and zoning and land within the City of Central;
13

14 WHEREAS, the City of Central adopted Ordinance No. 2013-29 enacting the
15 Comprehensive Zoning Code, and Ordinance Nos. 2013-30 and 2013-31 enacting the
16 Development Code (collectively "the Zoning and Development Codes") which became effective
17 on January 1, 2014;
18

19 WHEREAS, in order to fully implement the Zoning and Development Codes and to
20 alleviate the need for each property to be rezoned in a manner consistent with the 2010 Master
21 Land Use Plan, the City of Central desires to further implement Phase Two of the 2010 Master
22 Plan by adopting the Comprehensive Zoning Map and rezoning all parcels to classifications
23 consistent with the Zoning and Development Codes; and
24

25 WHEREAS, the Zoning Commission approved adoption of the Comprehensive Zoning
26 Map rezoning all parcels to classifications consistent with the Zoning and Development Codes
27 subject to certain conditions;
28

29 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
30 Louisiana as follows:
31

32 **Section 1. Official Map.** The Official Zoning Maps for the City of Central shall be the maps
33 dated June ____, 2014 prepared by the City of Central GIS Department with consultation from
34 Master Land Use planners and zoning attorneys, bearing a 2014 Copyright, ~~a copy~~ copies of
35 which is attached hereto as Exhibits A and B.
36

37 **Section 2. Rezoning.** Unless shown on Exhibit B as retaining a zoning district applicable to the
38 property prior to June 1, 2014. All parcels within the City of Central are hereby rezoned to the
39 classification indicated on Exhibit A subject to the following conditions:
40

- 41 1. Revision of the following items in the Comprehensive Zoning Ordinance:
 - 42 a. nonconforming standards; and
 - 43 b. building square footage in B-5 Zoning District.
- 44 2. Application fees will be waived for owners of properties, ~~located in commercial zoning~~
45 ~~districts prior to adoption of the Comprehensive Zoning Map which will~~ seeking to be in
46 zoning district with less intense uses, who apply for rezoning of the affected property on
47 or before December 31, 2014.

1 **Section 3. Zoning Districts Repealed.** The following zoning districts and their corresponding
2 regulations are hereby repealed:

3
4 ~~A1, A2 and A2.7 (Single Family Residential), A2.1 and A2.6 (Zero Lot Line Residential),~~
5 ~~A2.5 (Town House), A3.1, A3.2 and A3.3 (Limited Residential), A4 (General Residential), A5~~
6 ~~(High Rise Apartment), A2.9 (Two Family Residential District), B (Off Street Parking), B1~~
7 ~~(Transition), C-AB-1 Commercial Alcoholic Beverage (Restaurant), C-AB-2 (Commercial~~
8 ~~Alcoholic Beverage - Bars & Lounges), C1, LC1, LC2 and LC3 (Light Commercial), C2, HC1~~
9 ~~and HC2 (Heavy Commercial), C5 (Business), CG (Commercial Gaming), CW, CW1, CW2 and~~
10 ~~CW3 (Commercial Warehousing and Commercial Warehousing One, Two and Three), GOL and~~
11 ~~GOH (General Office Low and High Rise), GU (Government Use), H (Historic), M1 and M2~~
12 ~~(Light and Heavy Industrial), NC (Neighborhood Commercial), NO (Neighborhood Office), NC-~~
13 ~~AB Neighborhood Commercial Alcoholic Beverage (Restaurant), PUD and SPUD, (Planned~~
14 ~~Unit Development and Small Planned Unit Development), RE/A, RE/A1, RE/A2~~
15 ~~and RE/A3 (Residential Estate/Agriculture and Residential Estate/Agriculture One, Two and~~
16 ~~Three), R (Rural), TND (Traditional Neighborhood Development), UDD1, UDD2 and UDD3~~
17 ~~(Urban Design One, Two and Three) and UDD4 Airport X (Adult Business).~~

18
19 A1, A2 and A2.7 (Single Family Residential), A2.1 and A2.6 (Zero Lot Line Residential),
20 A2.5 (Town House), A3.1, A3.2 and A3.3 (Limited Residential), A4 (General Residential), A5
21 (High Rise Apartment), A2.9 (Two Family Residential District), B (Off Street Parking), B1
22 (Transition), HC2 (Heavy Commercial), C5 (Business), CG (Commercial Gaming), CW,
23 CW1, CW2 and CW3 (Commercial Warehousing and Commercial Warehousing One, Two and
24 Three), GOH (General Office High Rise), GU (Government Use), H (Historic),
25 NC (Neighborhood Commercial), NC-AB Neighborhood Commercial Alcoholic Beverage
26 (Restaurant), RE/A, RE/A1, RE/A2 and RE/A3 (Residential Estate/Agriculture and Residential
27 Estate/Agriculture One, Two and Three), R (Rural), UDD1, UDD2 and UDD3 (Urban Design
28 One, Two and Three) and UDD4 (Airport) and X (Adult Business).

29
30 **Section 4. Zoning Districts Retained.** The following zoning districts and their corresponding
31 regulations shall apply only to properties as shown on Exhibit B:

32
33 C-AB-1 Commercial Alcoholic Beverage (Restaurant), C-AB-2 (Commercial Alcoholic
34 Beverage - Bars & Lounges), C1, LC1, LC2 and LC3 (Light Commercial), C2, HC1 (Heavy
35 Commercial), GOL (General Office Low Rise), M1 and M2 (Light and Heavy Industrial), NO
36 (Neighborhood Office), PUD (Planned Unit Development), SPUD (Small Planned Unit
37 Development), and TND (Traditional Neighborhood Development).

38
39 **Section 45. Conflicts.** This Ordinance shall supersede any and all other ordinances in conflict
40 with this Ordinance.

41
42 **Section 56. Severability.** If any section, subsection, sentence, clause or provision of this
43 Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of
44 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the
45 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of
46 invalidity and shall remain in force and effect.

1 **Section 67. Effective Date.** This Ordinance shall be effective on July 1, 2014.

2

3 Approved by the Planning Commission on the ____ day of June 2014.

4

5 This Ordinance having been submitted to a vote, the vote thereon was as follows:

6

7 For:

8 Against:

9 Absent:

10

11 Adopted the ____ day of June 2014.

12

13 Signed the ____ day of June 2014.

14

15 Delivered to the Mayor on the ____ day of June 2014.

16

17

18

19 _____
Mark Miley, City Clerk

20

21 Approved:

22

23

24 _____
Shelton "Mac" Watts, Mayor

25

26 Received from Mayor on the ____ day of _____, 2014:

27

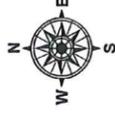
28

29 _____
Mark Miley, City Clerk

30

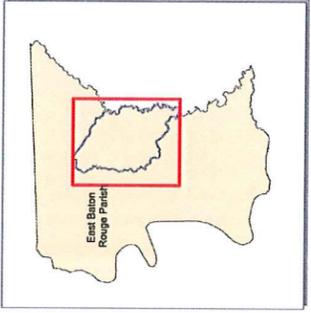
31 Adopted Ordinance published in The Advocate on the ____ day of _____, 2014

PROPERTIES WITH RETAINED ZONING DISTRICTS



Legend Retained Zoning Districts

C1	C2	GOL	HC1	LC1	LC2	LC3	M1	M2	NO



Disclaimer
 This Official Zoning Map was produced by the City of Central using the East Baton Rouge Parish Planning Commission's GIS files and various other sources of information to depict corporate boundaries and approximate locations of land uses and zoning districts. This map is not suitable for engineering, legal, or surveying purposes.
 This map is solely intended for informational purposes. The City of Central makes no warranties or representations regarding the accuracy, appropriateness, completeness, inclusiveness, reliability, usability, or validity of the information provided and assumes no liability to users. The City of Central does not warrant that this map meets the requirements of users or that this map is error free. Users are advised to verify all information before making any decision based upon the information shown on this map. In no event shall the City of Central or anyone involved in the creation of this map be liable for any damages whatsoever. In the case of conflict between a validly adopted ordinance of the City of Central and this map, the ordinance shall control.
 For inquiries call the City of Central Planning Director (225) 262-5000.