Downtown Core (DC)

The Downtown Core thrives as a dynamic, regional hub for business, tourism, retail and entertainment. It serves as the center for municipal and state government, and feature arts and performance venues, convention facilities, and attractive historical tourist destinations. Many residents will work Downtown, where high-quality office space and an efficient transit system will enable a rich diversity of businesses to attract great talent that serves clients, visitors and residents.

Generally, land use will be permissive within the Downtown Core while building form and design should subject to greater scrutiny. Many buildings will be multiple stories, providing space for a range of commercial activities, offices, retail, professional and personal services, rental and ownership housing (often on upper floors within a mixed-use building). Civic uses that contribute to the cultural richness of the region will include libraries, schools, religious institutions, and facilities for the arts, among many others. Any light manufacturing should produce no nuisances such as noise, light or odor.

Drive-through facilities should be discouraged, along with other auto-oriented building forms and site designs. Transit connectivity is greatest in the Downtown Core, allowing people to get around with less dependence on personal vehicles. Parking should be located on street or at the rear of buildings. New commercial surface parking lots should be limited in the Downtown Core; however, surface parking should be a transitional use. For example, revenue from a publicly-owned surface parking lot could provide funding for the construction of a parking structure.

Newly-developed, high-density apartments, lofts and townhomes further support a true urban neighborhood. These downtown residents add to the street life, support a robust restaurant and night-life scene, and enjoy easy access to urban parks, plazas and the Mississippi Riverfront.

There should be easy access to Downtown by transit or car. Visitors arriving Downtown via regional rail or from the airport should enjoy easy connections to local transit. Commuters from outlying neighborhoods should easily reach Downtown via bus, bike, walking, rail or car.

The Downtown Core will be the most pedestrian-oriented district within East Baton Rouge Parish, with buildings that meet the sidewalk and street-facing storefronts with prominent entrances, numerous windows, and interesting facades. Buildings of one to twelve stories should be permitted by right, with additional stories permitted by discretionary approval.

B1 Transition

The purpose of B1 is to permit office uses on parcels that are located between commercial and residential uses.

A4 General Residential

The purpose of A4 Districts are to permit compact multi family developments with a maximum density of forty-three and six tenths (43.6) units per acre. A4 Districts must be located within an urban setting and on four 4 lane major streets (Rezoning of properties to A4 will not be permitted after July 21, 1999).