

ORDINANCE 2026-28

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF BAKER BY ADDING A NEW ARTICLE TO CHAPTER 27, ZONING, TO ESTABLISH THE BAKER COMMERCIAL CORRIDOR OVERLAY ZONING DISTRICT (CCO); PROVIDING FOR PURPOSE, APPLICABILITY, BOUNDARIES, DEVELOPMENT PLAN REVIEW, PROHIBITED USES, LOT AND BULK STANDARDS, DESIGN STANDARDS, LANDSCAPE AND BUFFER REQUIREMENTS, ADDITIONAL DESIGN REVIEW STANDARDS, ADMINISTRATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Baker desires to encourage redevelopment, adaptive reuse, and private investment along Main Street, Plank Road, and other designated commercial corridors; and

WHEREAS, the City finds that corridor-based overlay standards can reduce blight and vacancy, preserve the economic function of the corridor, and promote orderly growth while maintaining consistency with the underlying zoning district regulations; and

WHEREAS, the proposed overlay district is intended to be user-friendly for the public, administratively workable for City staff, and adaptable for future use in other commercial corridors within the City;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Baker, Louisiana, that the Code of Ordinances is hereby amended as follows:

Section 1. Chapter 27, Zoning, is hereby amended by adding a new Article __, to be entitled “Baker Commercial Corridor Overlay Zoning District,” to read as follows:

ARTICLE __. BAKER COMMERCIAL CORRIDOR OVERLAY ZONING DISTRICT (CCO)

Sec. 27-.01. Purpose and intent.

The Baker Commercial Corridor Overlay Zoning District (CCO) is hereby established to support redevelopment and adaptive reuse of existing buildings, reduce blight and vacancy, and promote new private investment while preserving the economic function of the corridor as a regional commercial destination.

The CCO is designed to be integrated into the framework of the existing zoning ordinance and other current Baker development rules, regulations, and ordinances. Unless modified by this Article, the standards of the underlying base zoning district shall apply.

Sec. 27-.02. Applicability.

(a) The regulations of this Article shall be in addition to, and shall overlay, all other zoning districts and other ordinance requirements regulating the development of land within the area of applicability of the overlay district.

(b) A parcel of land lying within the overlay district shall be subject to the following:

(1) Unless modified by the overlay district regulations, the standards of the underlying base zoning district shall apply.

(2) In the case of conflicting standards between this Article and any other ordinance, the overlay requirements shall apply.

(3) The entirety of any lot located within the area of applicability of the overlay zoning district.

(4) The entirety of any lot occupied by an off-site accessory use, including but not limited to off-street parking, which is incidental and subordinate to a principal use located on a lot within the area of applicability of the overlay zoning district.

(5) The entirety of any lot on which any portion of a principal or accessory building is constructed, where some portion of the use occupying such building is located on a lot within the area of applicability of the overlay zoning district.

(c) Normal maintenance and repair may be performed without compliance with the overlay regulations.

(d) Any redevelopment, renovation, expansion, or change in use that does not meet the nonconforming use, lot, and structure standards of this Code shall comply with this Article.

Sec. 27-.03. Boundaries.

The boundaries of the CCO shall consist of the following area:

Beginning at the intersection of Lavey Lane/South Magnolia Drive and Highway 19 (Main Street), then traveling north, including Lot CVS, Resub. of Lots 8-10, 11A, 11B, and a portion of Lots 1-7, Square 17, Baker Townsite Resub. 2012; continuing along all of Main Street to its intersection with the northernmost corporate line of Baker; encompassing all commercial properties located on Highway 19 (Main Street) and extending to C-4-B-1, Resub. of Tract C-4 of the Winder K. Dunbar Property, Resub. 1989, commonly referred to as Baker Regional Shopping Center (Subway), as more particularly shown on the official zoning map of the City of Baker.

The official zoning map shall control in the event of any discrepancy between the map and the written description.

Sec. 27-.04. Development plan review.

All development within the CCO shall be required to undergo development plan review in accordance with the applicable procedures of the City of Baker to promote orderly development and to ensure that development occurs in a manner consistent with this Article and with the health, safety, and general welfare of the City.

Sec. 27-.05. Prohibited uses.

The following uses are prohibited within the CCO:

- (1) Motor vehicle service and repair, minor or major.
- (2) Mini-warehouse (self-storage).

Sec. 27-.06. Lot and bulk standards.

- (a) Lot area. The minimum lot area within the CCO shall be the same as the minimum lot area required by the underlying zoning district.
- (b) Lot width and depth. The minimum lot width and depth within the CCO shall be the same as the minimum lot width and depth required by the underlying zoning district.

Sec. 27-.07. General design standards.

Any new structure, major renovation, or expansion within the CCO shall be subject to the following general design standards:

- (1) Design shall be compatible in scale, materials, street-level uses, and spatial relationships with existing development.
- (2) The architectural design should be consistent with the context, character, scale, and materials of structures in adjacent areas.
- (3) Development should enhance the corridor, including creation of green space, open space, and passive recreation through amenities and stormwater management.
- (4) Secondary access points are encouraged from side and/or rear parking lots. Facades abutting parking areas and containing a public entrance shall include pedestrian walkways.
- (5) The site shall be designed to ensure safe pedestrian access to the building from the street and from any parking areas. Safe pedestrian access to and from adjacent buildings is also required. Sidewalks shall extend to the lot line and connect to existing sidewalks on abutting properties.
- (6) Where possible, loading and service areas shall be internal to the development block and accessed through service corridors and not through pedestrian-oriented streets.

Sec. 27-.08. Structure and building design standards.

- (1) Buildings shall be designed with galleries, awnings, canopies, and other weather protection from the elements, and shall include pedestrian-focused features.
- (2) Design shall preserve the character of the street, doorways, and windows, including minor variations to add interest.
- (3) Outlot buildings shall be designed with windows and entrances oriented to the street.
- (4) Plain mansard roofs are prohibited. Decorative mansard roofs are permitted on buildings with a minimum wall height of two (2) stories.
- (5) Any structure designed for ground-floor nonresidential use shall be designed with a minimum ceiling height of twelve (12) feet, except for parking areas.
- (6) Street facades shall be articulated with no blank walls along the street.
- (7) All sides and areas of structures visible from a public right-of-way or public area shall be treated with materials, finishes, and architectural details appropriate to primary street-facing facades.
- (8) The following building materials are prohibited on exterior elevations visible from the public right-of-way, except that such materials may be used as decorative or detail elements, or as part of exterior construction not used as a surface finish material:
 - a. Prefabricated metal wall panels.
 - b. Corrugated metal.
 - c. Staccato board.
 - d. Vinyl siding.
- (9) Neon signage is prohibited on the interior or exterior of windows, other than an “open” sign.

Sec. 27-.09. Landscape and buffers.

- (a) Within any development and the public right-of-way adjacent to the development, special finishes shall be included as part of a cohesive streetscape design. These may include coordinated paving, design treatments for the pedestrian level, street lighting, and street furniture. The streetscape design shall be coordinated with the building design.
- (b) Highway 19 frontage shall consist of a minimum of ten (10) feet of landscaped area exclusive of right-of-way. The landscaped area shall contain natural and/or combined natural and man-made features such as berms, brick walls, and dense plantings such that vehicular use areas are screened up to at least eighteen (18) inches along the adjacent street.

Sec. 27-.10. Additional design review approval standards.

In addition to the development plan and design review standards of Section [insert cross-reference], the following additional standards shall be considered:

- (1) Development shall promote safe, convenient, and attractive pedestrian and bicycle access.
- (2) Commercial centers shall be created at major intersections to the extent possible in order to support access to neighborhoods, local access, and transit.
- (3) Development at major intersections should include a well-designed and functional public realm that provides publicly accessible amenities.
- (4) Parking should not be the dominant visual element of the site along the primary frontage. Parking should be designed as smaller multiple parking lots separated by landscape and buildings, or placed behind buildings.

Sec. 27-.11. Administration.

The Planning and Zoning Administrator, Code Enforcement Officer, and other designated City officials shall administer this Article in conjunction with the City's existing zoning, subdivision, and development regulations.

Sec. 27-.12. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions.

Sec. 27-.13. Effective date.

This Ordinance shall become effective upon adoption and publication as required by law.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid, such invalidity shall not affect the validity of the remaining portions.

Section 4. This Ordinance shall become effective as provided by law.