

ORDINANCE NO. of 2021

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, TO ESTABLISH R-1-10 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT BY AMENDING ARTICLE 3, ZONING DISTRICTS AND ZONING MAP; BY AMENDING ARTICLE 4, ZONING DISTRICTS; BY AMENDING ARTICLE 5, USES; BY AMENDING ARTICLE 7, ON-SITE DEVELOPMENT STANDARDS; BY AMENDING ARTICLE 9, SIGN REGULATIONS; BY AMENDING ARTICLE 10, LANDSCAPE AND TREE PRESERVATION, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the Caddo Parish Commission, on recommendation of the Shreveport-Caddo Parish Metropolitan Planning Commission, adopted the Caddo Parish Unified Development Code;

WHEREAS, the Metropolitan Planning Commission has determined that certain provisions in that Code should be changed to address recent issues and improve the application and administration of that Code and land use in the Metropolitan Planning Commission’s jurisdiction within Caddo Parish;

WHEREAS, the Caddo Parish Commission, having considered the recommendations of the Metropolitan Planning Commission, agrees that such changes are desirable.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to establish R-1-10 Single-family Residential Zoning district by amending Article 3, Zoning Districts and Zoning Map; by amending Article 4, Zoning Districts; by amending Article 5, Uses; by amending Article 7, On-Site Development Standards; by amending Article 9, Sign Regulations; by amending Article 10, Landscape and Tree Preservation be amended as follows:

I. Article 3 is amended to read as follows:

ARTICLE 3. - ZONING DISTRICTS AND ZONING MAP

3.1 -ZONING DISTRICTS

In order to carry out the purpose and intent of this Code, Caddo Parish is divided into the following zoning districts:

A. Residential Districts

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R-1-10 Single-Family Residential Zoning District

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II. Article 4 is amended to read as follows:

ARTICLE 4. - ZONING DISTRICT REGULATIONS

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4.2 - RESIDENTIAL DISTRICTS

A. Purpose Statements

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4. R-1-10 Single-Family Residential Zoning District

The R-1-10 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 10,000 square foot lots that reflect the predominant pattern of single-family residential development in Caddo Parish. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

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Article 4, Section 4.2 is amended by substituting Exh. B hereto in place of the existing Table 4-1

4.6 - SPECIAL PURPOSE DISTRICTS

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H. CD Conservation Design Overlay Zoning District

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2. General Requirements

- a. The minimum area required for CD Overlay District is 20 acres. However, the City Council may approve a district of a smaller area if the purpose and objectives of this district can be met.
- b. The CD Overlay District is permitted only in the following residential districts: R-A, R-E, R-1-12, R-1-10, R-1-7, and R-1-5 Districts.
- c. Lots must be configured to minimize the loss of natural resources, including wetlands, bayous, water bodies, woodlands, and historical resources.
- d. The development must preserve scenic natural views, including views from roadways.
- e. If agricultural uses are being maintained within the development, lots must be configured in a manner that maximizes the usable area remaining for such agricultural uses with appropriate buffers between agricultural uses and residential structures.

3. Development Standards

- a. There are three levels of conservation design:
 - i. Conservation Design Low Density (CD-L): is intended for areas of low-density residential. CD-L applies to areas zoned the R-A and R-E District.
 - ii. Conservation Design Medium Density (CD-M) is intended for areas of medium-density residential. CD-M applies to areas zoned the R-1-12, R-1-10, and R-1-7 District.
 - iii. Conservation Design High Density (CD-H) is intended for areas of high-density residential. CD-H applies to areas zoned the R-1-5 District. The CD-H District requires connection to public sewer.

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III. Article 5, Section 5.2 is amended by substituting Exh. C hereto in place of the existing Table 5-1

IV. Article 7 is amended to read as follows:

ARTICLE 7. - ON-SITE DEVELOPMENT STANDARDS

7.1 - GENERAL REQUIREMENTS

A. Number of Structures on a Lot

1. In the R-A, R-E, R-1-12, R-1-10, R-1-7, R-1-5, and R-UC Districts there must be no more than one principal building per lot. This does not include permitted accessory structures, permitted accessory dwelling units, or agricultural structures. This also does not apply to educational facilities. In all other districts, more than one principal building is permitted on a lot, provided that it complies with all dimensional standards of the district.

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H. Chicken Coops

Chicken coops as an accessory use do not apply to lots that are in use for agriculture as a principal use.

1. The keeping of chickens and chicken coops are permitted in the R-A, R-E, R-1-12, R-1-10, and R-1-7 Districts only.

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V. Article 9 is amended to read as follow:

ARTICLE 9. - SIGN REGULATIONS

Section 9.7, Subsection 9.7.A is amended by substituting Exh. D hereto in place of the existing Table 9-2

Section 9.7, Subsection 9.7.H is amended by substituting Exh. E hereto in place of the existing Table 9-3

Section 9.7, Subsection 9.7.L is amended by substituting Exh. F hereto in place of the existing Table 9-4

9.8 - BILLBOARDS

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B. Permitted Billboard Locations

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2. Permitted Locations

- a. Construction of a new static or non-electronic billboard is allowed in the C-4, I-1, and I-2 Districts or where legally allowed within 660 feet of any federal interstate or primary aid highway on land that is zoned commercial or industrial.
- b. Construction of a new electronic billboard is allowed in the C-2, C-3, C-4, I-1, and I-2 Districts or within 660 feet of any federal interstate or primary aid highway on land that is zoned commercial or industrial.
- c. All static and electronic billboards are prohibited in the following zoning districts: R-A, R-E, R-1-12, R-1-10, R-1-7, R-1-5, R-UC, R-TH, R-2, R-3, R-4, R-MHS, R-MHP, C-1, C-UC, C-UV, D-1, OR, NA, OS, and IC Districts.

- d. No property may be rezoned to one of the permitted allowable districts for the sole purpose of allowing the erection of a static or electronic billboard.

VI. Article 10 is amended to read as follows:

ARTICLE 10. - LANDSCAPE AND TREE PRESERVATION

Article 10, Section 10-7 is amended by substituting Exh. B hereto in place of the existing Table 10-2

10.10 - RESIDENTIAL DISTRICT AND USE LANDSCAPE REQUIREMENTS

A. Landscape Buffer

Buffer yards are located within rear and interior side yards, including the required rear or interior side setbacks, and must be reserved for the planting of material and installation of screening as required by this section. No parking spaces or accessory structures are permitted within the required buffer yard.

- 1. As of the effective date of this Code, buffer yards are required for new construction along interior side and rear yards in the following cases:
 - a. Where an R-2, R-3, or R-4 District abuts a R-A, R-E, R-1-12, R-1-10, R-1-7, R-1-5, R-UC, R-HU, or R-TH District. This does not apply to any single-family - detached or attached, and two-family dwellings.
 - b. Where a multi-family dwelling is located within a R-A, R-E, R-1-12, R-1-10, R-1-7, R-1-5, R-UC, or R-HU District.

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BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date