

RECOMMENDED UDC AMENDMENTS. January 6, 2020

The Caddo Parish Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to correct errors in the text or to accommodate changed or changing conditions in a particular area. Periodically, revisions are required to reflect the changing nature of business in our community and processed as either general amendments suggested or reviewed by the MPC staff, or amendments that include those that are legally necessary, incorporate previously approved ordinances or determinations, or are emergency amendments. These proposed amendments will intended to be more user-friendly, concerning various housekeeping and corrective changes due to oversight, contradictions, or missing items.

Staff is requesting the Shreveport UDC be amended as follows: [~~strikeout~~ indicates deleted text, underline indicates added text].

Explanations : The R-1-10 Zoning District will add another residential zoning district to Caddo Parish UDC, and is a district that is strongly desired by the development community.

The principal purpose of this zoning district is to provide for a neighborhood environment of single-family detached dwellings located on minimum lots of not less than ten-thousand (10,000) square feet in area that reflect the predominant pattern of single-family residential development in the Planning Area. In rezoning lots to R-1-10, the intent will be to take into consideration **existing conditions**, including present use of land, present lot sizes, future land use needs, and the availability of public utilities. Principal uses permitted in this zoning district **include single-family dwellings, agriculture uses, community centers, community gardens, churches, schools, parks, playgrounds, and other community facilities.** Limited nonresidential uses, such as neighborhood commercial establishments, that are compatible with surrounding residential neighborhoods, may also be permitted.

- 1. Add new Zoning District “R-1-10 Single-Family Residential Zoning District” in ARTICLE 3. ZONING DISTRICTS AND ZONING MAP, SECTION 3.1 ZONING DISTRICTS in the Caddo Parish UDC to now read as follows:

- A. Residential Districts

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

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- 2. Add new Zoning District “R-1-10 Single-Family Residential Zoning District” in ARTICLE 4. ZONING DISTRICTS REGULATIONS, SECTION 4.2 RESIDENTIAL DISTRICTS as “4” in the Caddo Parish UDC. Please re-number all subsequent districts accordingly.

- 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 the Planning Area. Limited nonresidential uses that are compatible with surrounding residential neighborhoods may be permitted

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- 3. Add new column labeled “R-1-10” to Table 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS in ARTICLE 4. ZONING DISTRICTS REGULATIONS, SECTION 4.2 RESIDENTIAL DISTRICTS in the Caddo Parish UDC to now read as follows.

[Note (1): See Exhibit “B” for revised Table 4-1]

- 4. Amend “General Requirements” in ARTICLE 4. ZONING DISTRICTS REGULATIONS, SECTION 4.6 SPECIAL PURPOSE DISTRICTS, Subsection 4.6.H.2.b in the Caddo Parish UDC to now read as follows:

- 2. General Requirements

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- 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.

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- 5. Amend “Development Standards” in ARTICLE 4. ZONING DISTRICTS REGULATIONS, SECTION 4.6 SPECIAL PURPOSE DISTRICTS, Subsection 4.6.H.3.a.ii in the Caddo Parish UDC to now read as follows:

- 3. Development Standards

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* * *

- 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.

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- 6. Add new column labeled “R-1-10” to Table 5-1 in 5. USES, SECTION 5.2 USE MATRIX in the Caddo Parish UDC:

[Note (2): See Exhibit “C” for revised Table 5-1]

- 7. Amend “Number of Structures on a Lot” in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.1 GENERAL REQUIREMENTS, Subsection 7.1.A as in the Caddo Parish UDC now read as follows:

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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- 8. Amend “Chicken Coops ” in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.3 ACCESSORY STRUCTURES AND USES, Subsection 7.3.H in the Caddo Parish UDC to now read as follows:

H. Chicken Coops

- 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.

* * *

- 9. Add a new row to TABLE 9-2: SIGNS TYPES REQUIRING PERMIT DISTRICT PERMISSIONS in ARTICLE 9. SIGN REGULATIONS, SECTION 9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS, Subsection 9.7.A in the Caddo Parish UDC to now read as follows:

[Note (3): See Exhibit “D” for complete TABLE 9-2: SIGNS TYPES REQUIRING PERMIT DISTRICT PERMISSIONS]

- 10. Add a new row to TABLE 9-3: FREESTANDING SIGN REGULATIONS in ARTICLE 9. SIGN REGULATIONS, SECTION 9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS, Subsection 9.7.H in the Caddo Parish UDC to now read as follows:

[Note (4): See Exhibit “E” for complete TABLE 9-3: FREESTANDING SIGN REGULATIONS]

- 11. Add a new row to TABLE 9-4: PROJECTING SIGN REGULATIONS in ARTICLE 9. SIGN REGULATIONS, SECTION 9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS, Subsection 9.7.L in the Caddo Parish UDC to now read as follows:

[Note (5): See Exhibit “F” for complete TABLE 9-4: PROJECTING SIGN REGULATIONS]

- 12. Amend “Permitted Locations” in ARTICLE 9. SIGN REGULATIONS, SECTION 9.8 BILLBOARDS, Subsection 9.8.B.2.c in the Caddo Parish UDC to now read as follows:

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- 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.

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- 13. Add a new row to TABLE 10-2: REQUIRED SHADE TREE PLANTING in ARTICLE 10. LANDSCAPE AND TREE PRESERVATION, SECTION 10.7 REQUIRED SHADE TREE PLANTING in the Caddo Parish UDC to now read as follows:

[Note (6): See Exhibit “G” for complete TABLE 10-2: REQUIRED SHADE TREE PLANTING]

- 14. Amend “Landscape Buffer” in ARTICLE 10. SIGN REGULATIONS, SECTION 10.10 RESIDENTIAL DISTRICT AND USE LANDSCAPE REQUIREMENTS, Subsection 10.10.A.1 in the Caddo Parish UDC to now read as follows:

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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.