

ORDINANCE NO. 6067 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 THE PROVISIONS FOR A SPECIAL EXCEPTION USE, 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 a new special exception use application process and procedures by amending Article 2, Definitions and Rules of Measurement; amending Article 5, Uses; amending Article 6, Use Standards; amending Article 7, On-Site Development Standards; amending Article 15, Application Procedures; and amending Article 16, Zoning Application to be amended as follows:

I. Article 2 is amended to read as follows:

ARTICLE 2. - DEFINITIONS AND RULES OF MEASUREMENT

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2.2 -GENERAL ABBREVIATIONS

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G. “SEU” is an abbreviation for “special exception use.”

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2.3 - DEFINITION OF GENERAL TERMS

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Aggrieved Party. In the context of an appeal of a decision, an aggrieved party is any person(s) or entity(s) who are able to demonstrate that their property will be injured by a decision regarding a text (code) or map amendment (zoning change), special use permit, variance, special exception use, administrative exception, planned unit development, sign permit, zoning interpretation, temporary use permit, or zoning appeal.

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II. Article 5 is amended to read as follows:

ARTICLE 5. - USES

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5.2 – USE MATRIX

Table 5-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. “P” indicates that the use is permitted by right in the district. “S” indicates that the use is a special use in the district and requires special use approval. “E” indicates that the use is a special exception use in the district and requires administrative approval from the Zoning Board of Appeals. If a cell is blank, the use is not allowed in the district. In the case of temporary uses, a “P” indicates the temporary use is allowed in the district and may require approval of a temporary use permit. For accessory uses, see Article 7.

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

IV. Article 6 is amended to read as follows:

ARTICLE 6. – USE STANDARDS

6.1– PRINCIPAL USE STANDARDS

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M. Dwelling – Manufactured Home

- 1. Manufactured homes shall only operate in allowable zoning districts as indicated on the Use Matrix in Article 5 of this Code. Any zoning district identified as a special exception use, or “E,” will location and site plan approval by the Zoning Board of Appeals in accordance with the provisions of Article 16.5 (Special Exception Use).

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V. Article 7 is amended to read as follows:

ARTICLE 7. – ACCESSORY STRUCTURES AND USES

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7.3 - GENERAL REQUIREMENTS

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O. Home-Based Business

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- 10. Barber or beauty shops are limited to one operator with one assistant, one styling chair, and one shampoo bowl. Scheduling for barber and beauty shops is limited to one appointment at a time only. All barber or beauty shops, operating as a homebased business within a residential zoning district, require a special exception use approved by the Zoning Board of Appeals.

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VI. Article 15 is amended to read as follows:

ARTICLE 15. - APPLICATION PROCEDURES

15.1- APPLICATION

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F. Stay of Enforcement Proceedings

Any application submittal that remedies an existing violation, as determined by the Zoning Administrator, shall stay all enforcement proceedings unless the Zoning Administrator certifies that, by reason of the facts stated as a part of the violation, a stay would in his or her opinion cause imminent peril to life or property. When such determination is made, enforcement proceedings shall not be stayed except by a restraining order granted, after due notice, to the Zoning Administrator, by the Zoning Board of Appeals or a court of proper jurisdiction.

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Article 15, Section 15.1 is amended by substituting Exh. C hereto in place of the existing Table 15-1.

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Article 15, Section 15.2 is amended by substituting Exh. D hereto in place of the existing Table 15-2

VII. Article 16 is amended to read as follows:

ARTICLE 16. - ZONING APPLICATION APPROVAL PROCESSES

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Article 16, Section 16-5 is added by substituting Exh. E hereto. All subsequent sections shall be renumbered accordingly.

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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