



## What is the Unified Development Code?

The Caddo Parish - Unified Development Code (UDC) is a consolidated document that consolidates all development-related regulations including zoning requirements, subdivision regulations, design and development standards, and review procedures. It has several advantages over maintaining separate codes. First, it avoids overlapping, conflicting, or inconsistent requirements by providing one source for all standards and approval procedures. Second, the UDC is simpler for customers to use since they only need to become familiar with one set of standards in a single code. Finally, by integrating all types of development, the Caddo Parish UDC offers a more flexible and comprehensive approach to design, which leads to a more consistent treatment of different types of development. Three major components of the Unified Development Code are:

**Zoning Ordinance.** Zoning regulates what structures and land are used for, where a structure may locate on a lot, and how big that structure can be. It also regulates other elements of site development, such as accessory structures, parking, and landscape. Zoning regulations are divided into zoning districts, so that use, dimensional, and design regulations are tailored to the character of the particular zoning district.

**Subdivision Regulations.** Subdivision regulations provide the rules for dividing up land into buildable lots as well as the rules for public improvements that serve those lots.

**Zoning Map.** The Zoning Map identifies the location of the zoning districts, thereby specifying the land use and development requirements affecting each parcel of land within the physical area of Caddo Parish, Louisiana, that falls within the jurisdiction of the Metropolitan Planning Commission's planning area, but outside of the corporate limits of the City of Shreveport.

## Code Organization

- 1 Title, Purpose, and Applicability.** Outlines the overall purpose of the UDC and guides the transition between the old and new codes.
- 2 Definitions and Rules of Measurement.** Includes a comprehensive list of definitions for all land uses, as well as general rules for interpreting the UDC. Also defines terms related to subdivision regulations, signs, and other words found throughout the document.
- 3 Zoning Districts and Zoning Map.** Identifies all of the zoning districts included in the UDC and provides an introduction to the Zoning Map.
- 4 Zoning District Regulations.** Describes the various zoning districts and provides general dimensional standards for each district. Includes all residential, non-residential, mixed-use, and overlay zoning districts.
- 5 Uses.** Contains the Use Matrix, which uses are permitted, special, or prohibited in each district. Article 5 also contains general use regulations, and definitions for all of the principal and temporary uses allowed within the zoning districts.
- 6 Use Standards.** Contains the lists of land uses allowed in all base zoning districts, including accessory and temporary uses. Also contains any supplemental conditions that may apply to individual uses.
- 7 On-Site Development Standards.** Includes regulations that apply to lots, including standards relating to lighting, accessory structures and uses, encroachments into yards and the right-of-way, and environmental performance standards.



## Code Organization (continued)

- 8 **Off-Street Parking and Loading.** Contains parking standards which include the required number of vehicle parking, bicycle parking, and loading spaces, as well as design standards for all parking areas, parking exemptions and shared parking provisions.
- 9 **Sign Regulations.** Describes standards for signage for permanent and temporary signs, including special standards for the Downtown and Entertainment District areas and major sports complexes.
- 10 **Landscape and Tree Preservation.** Contains regulations related to right-of-way landscape, tree preservation incentives, and landscaping requirements for both residential and non-residential districts, including site landscape, parking lot landscape, and required landscape buffer yards.
- 11 **Stormwater Management.** Contains regulations related to stormwater management in the UDC Planning Area.
- 12 **Right-of-Way and Access Standards.** Includes general right-of-way and access standards, as well as specific standards related to the design of sidewalks and bicycle lanes.
- 13 **Subdivision Requirements.** Contains the regulations for the platting and subdivision of property and the provision of adequate public facilities, lot configurations, servitudes, rights-of-way, and utilities.
- 14 **Code Administrators.** Introduces the administrative bodies and officials with authority under the Unified Development Code, and outlines the specific powers and responsibilities of each pursuant to the UDC.
- 15 **Application Procedures.** Describes how to file an application, requirements for notice, and how to conduct a public hearing for a zoning application or approval, related to all the UDC development applications.
- 16 **Zoning Application Approval Processes.** Describes the purpose and process for each of the zoning applications, approvals, and appeals in the Unified Development Code. This article also includes flow charts to illustrate many of the processes.
- 17 **Subdivision Approvals.** Describes the purpose and process for subdivision approvals under the Unified Development Code.
- 18 **Nonconformities.** Establishes regulations and standards for nonconforming uses, lots, signs and structures.
- 19 **Enforcement.** Establishes the rules, procedures, and penalties related to the enforcement of the UDC.
- 20 **Annexation Standards.** Establishes the procedures and criteria for annexation of unincorporated Caddo Parish territory to the City of Shreveport.
- 21 **Fees.** Establishes the schedule of fees for the UDC and how they are adopted.