



RECOMMENDED AMENDMENTS – UNIFIED DEVELOPMENT CODE – FEBRUARY 7, 2018

Case 15. P-4-18

The UDC regulates land uses and development for both the City of Shreveport and Caddo Parish. Periodically, revisions are required to reflect the changing nature of business in our community. Some changes are always necessary in order to make adjustments for unintended limitations placed on certain industries, while others address innovations and unforeseen industry shifts. Most of these amendments are simple house-keeping and corrective changes due to oversight, grammatical mistakes, contradictions or missing items. All proposed amendments are aimed to help better serve the City and Parish in defining and regulating these uses.

Proposed Amendments:

- 1.1 Amend the following row “Maximum Lot Coverage” to TABLE 4-1 in the Caddo Parish UDC ARTICLE 4 ZONING DISTRICT REGULATIONS, SECTION 4.2 RESIDENTIAL DISTRICTS to read as “Maximum Building Coverage.”

TABLE 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS				
	R-2	R-3	R-4	R-MHS
BULK				
Maximum <i>Building</i> Coverage	55%	50%	45%	55%

Explanation: This was an oversight by the consultant that was not picked up after the UDC was adopted in May 2017.

- 1.2 Add the following new use “Detention or Penal Institution” to TABLE 5-1 in the Caddo Parish UDC ARTICLE 5 USES, SECTION 5.2 USE MATRIX:

[Note: See Exhibit “A” for revised Table 5-1]

Explanation: This use, which exists in various locations, is not in the current UDC.

- 1.3 Amend the following use “Amusement Facility - Outdoor” to TABLE 5-1 in the Caddo Parish UDC ARTICLE 5 USES, SECTION 5.2 USE MATRIX as follows:

Under Zoning District C-UV

- *Amusement Facility – Outdoor (P S)*

[Note: See Exhibit “A” for revised Table 5-1]

Explanation: By adding ‘indoor archery and gun clubs/shooting ranges’ to the definition of ‘Amusement Facility – Outdoor,’ the MPC feels that any applicant applying for ‘Amusement Facility – Outdoor’ as their use needs go through the Special Use Permit approval process for the Commercial Urban Village Zoning District (C-UV) to better understand the potential ‘use’ and its impact(s) within the district.

- 1.4 Amend the following use “Office” to TABLE 5-1 in the Caddo Parish UDC ARTICLE 5 USES, SECTION 5.2 USE MATRIX as follows:

Under Zoning District I-2

- *Office (P)*

[Note: See Exhibit “A” for revised Table 5-1]

Explanation: This was an oversight by the consultant as offices should be allowed by right in the I-2 Zoning District.



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- 1.5 Delete the following use "Temporary Contractor's Office" and re-number the Use Standards column accordingly to TABLE 5-1 in the Caddo Parish UDC ARTICLE 5 USES, SECTION 5.2 USE MATRIX:

[Note: See Exhibit "A" for revised Table 5-1]

Explanation: This use is not necessary as a contractor's office is typically a part of a construction site. This use needs to be deleted.

- 1.6 The definition of "Amusement Facility - Indoor" in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby repealed and reenacted to now read as follows:

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building, principally devoted to recreational activities or nongambling games, leisure and recreation services to the public or to members. Examples include the following uses when they are conducted indoor: ice or roller skating rinks, bingo parlors, billiard parlors, pool halls, miniature golf courses, amusement arcades, tennis clubs, swimming pools, play courts, batting cages, go-cart or dirt-bike courses, skateboard areas, water slides or water parks, movie theaters, gymnasiums (excluding those within public parks), sports arenas, bowling centers, tumbling centers, skating centers, roller rinks, and escape room/physical adventure game facilities. Indoor amusement facilities do not include live performance venues. An indoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses.

Explanation: Revised definition to add clarity for indoor amusement facilities.

- 1.7 The definition of "Amusement Facility - Outdoor" in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby repealed and reenacted to now read as follows:

Amusement Facility - Outdoor. A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor sports stadiums and arenas, outdoor roller or ice-skating rinks, fairgrounds, batting cages, amusement and theme parks, racetracks, swimming or wave pools, entertainment complexes, amphitheaters, drive-in theaters, paint ball facilities, indoor archery or gun club/shooting ranges, riding academies, miniature golf and driving ranges, and similar facilities. An outdoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses.

Explanation: Revised definition to add clarity for outdoor amusement facilities and to add the use for indoor archery or gun club/shooting ranges.

- 1.8 The definition of "Bar" in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby repealed and reenacted to now read as follows:

Bar. May include the following terms: brewpubs, cocktail lounges, hookah lounges, pubs, taverns, and means an establishment where the main source of gross revenue is the sale of alcoholic beverages which are customarily - consumed on the premises, but may be consumed off premises when authorized by [Chapter 10 of the City of Shreveport, Louisiana, Code of Ordinances / Chapter 4 of the Caddo Parish Code of Ordinances]. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use. ~~Generally, in accordance with this Chapter, any restaurant establishment where sales of food and nonalcoholic beverages make up fifty percent or less (≤ 50%) of its average monthly gross revenue is considered a bar.~~

Explanation: New definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. The revised definition also includes 'Hookah Lounges', as this 'use' is not identified in current UDC. **This amendment should also be included in the Parish UDC, as it aligns with the State's definition for Bar.**



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- 1.9 The new definition of “Brewer:” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Brewer: A specific type of “manufacturer” who, directly or indirectly, personally or through any agency or business entity, engages in the making, blending, rectifying, brewing or other processing of beer or any other alcoholic malt beverages in Louisiana, or outside the state, for shipments to licensed wholesale dealers within the state subject to the provisions of State law. A Brewer who operates a brewing establishment entirely located in the [City of Shreveport / Caddo Parish] may also sell or serve only those products brewed at that establishment, to the public only at that establishment, for consumption on or off the premises (but not for resale). A brewer who sells or serves its products to the public, at its establishment, shall comply with all local zoning laws and regulations in this Code.

Explanation: New definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. **This amendment should also be included in the Parish UDC, as it aligns with the State's definition for Brewer.**

- 1.10 The new definition of “Brewery:” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Brewery: An establishment where a brewer engages in the making, blending, rectifying, brewing or other processing of any alcoholic malt beverages for consumption on or off the licensed premises in accordance with Louisiana state law.

Explanation: New definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. **This amendment should also be included in the Parish UDC, as it aligns with the State's definition for Brewery.**

- 1.11 The new definition of “Demolition or Demolish(ed):” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Demolition or Demolish(ed): Any act or process that destroys or removes 75 percent or more of the exterior walls of a structure.

Explanation: New definition to add clarity for what is and isn't demolition as no definition currently exists in the UDC.

- 1.12 The new definition of “Detention or Penal Institution” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Detention or Penal Institution. A facility where persons are detained pending adjudication or confined under criminal sentences. Examples include community correctional facilities, state or federal correctional facilities, or juvenile detention facilities.

Explanation: This new definition needs to be added as this use was overlooked by the consultant in the adopted UDC.



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- 1.13 The new definition of "Distiller" in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Distiller. A specific type of "manufacturer" who, directly or indirectly, personally or through any agency or business entity, engages in the distilling, making, blending, rectifying, or processing of any alcoholic liquor in Louisiana, or outside the state, for shipments to licensed wholesale dealers within the state subject to the provisions of State law. A distiller who operates a distillery establishment entirely located in [the City of Shreveport / Caddo Parish] may also sell or serve only the liquor produced at that establishment, to the public only at that establishment, for consumption on or off the premises (but not for resale). A distiller who sells or serves its products to the public, at its establishment, shall comply with all local zoning laws and regulations in this Code.

Explanation: New definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. This amendment should also be included in the Parish UDC, as it aligns with the State's definition for *Distiller*.

- 1.14 The new definition of "Distillery" in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Distillery. An establishment where a Distiller engages in the distilling, making, blending, rectifying, or processing of any alcoholic liquor for consumption on or off the licensed premises in accordance with Louisiana State law.

Explanation: New definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. This amendment should also be included in the Parish UDC, as it aligns with the State's definition for *Distillery*.

- 1.15 The new definition of "Manufacturer of Alcohol" in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Manufacturer of Alcohol. Any person who, directly or indirectly, personally or through any agency or business entity, engages in the making, blending, brewing, rectifying, distilling or other processing of alcoholic beverages in Louisiana, or outside the state, for shipments to licensed wholesale dealers within the state subject to the provisions of State law. A manufacturer of alcohol who operates an establishment entirely located in [the City of Shreveport / Caddo Parish] may also sell or serve only those products produced at its facility to the public only at that facility for consumption on or off the premises (but not for resale). A manufacturer of alcohol who sells or serves its products to the public, at its facility, shall comply with all local zoning laws and regulations in this Code.

Explanation: New definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. This amendment should also be included in the Parish UDC, as it aligns with the State's definition for *Manufacturer of Alcohol*.

- 1.16 The definition of "Microbrewer" in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Microbrewer. Any person who, directly or indirectly, personally or through any agency, engages in the making, blending, rectifying, brewing or other processing of beer or any other alcoholic malt beverages in small quantities, not to exceed twelve thousand five hundred ($\leq 12,500$) barrels per year, for retail sale and for consumption on or off the licensed premises in accordance with Louisiana state law.

Explanation: New definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. This amendment should also be included in the Parish UDC, as it aligns with the State's definition for *Microbrewer*.



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- 1.17 The definition of “Microbrewery” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby repealed and replaced to read as follows:

Microbrewery. A retail establishment (bar or restaurant) where a Microbrewer engages in the making, blending, rectifying, brewing or other processing of beer or any other alcoholic malt beverages in small quantities, not to exceed twelve thousand five hundred ($\leq 12,500$) barrels per year, for retail sale and for consumption on or off the licensed premises in accordance with Louisiana state law.

Explanation: Revised definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. **This amendment should also be included in the Parish UDC, as it aligns with the State's definition for *Microbrewery*.**

- 1.18 The new definition of “Microdistiller” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Microdistiller. Any person who, directly or indirectly, personally or through any agency, engages in the distilling, making, blending, rectifying, or processing of any alcoholic liquor in small quantities, not to exceed twelve thousand (12,000) gallons per year, for retail sale and for consumption on or off the licensed premises in accordance with Louisiana state law.

Explanation: New definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. **This amendment should also be included in the Parish UDC, as it aligns with the State's definition for *Microdistiller*.**

- 1.19 The definition of “Microdistillery” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby repealed and replaced to read as follows:

Microdistillery. A retail establishment (bar or restaurant) where a Microdistiller engages in the distilling, making, blending, rectifying, or processing of any alcoholic liquor in small quantities, not to exceed twelve thousand (12,000) gallons per year, for retail sale and for consumption on or off the licensed premises in accordance with Louisiana state law.

Explanation: Revised definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. **This amendment should also be included in the Parish UDC, as it aligns with the State's definition for *Microdistillery*.**

- 1.20 The term “Micro-Winery” in the Caddo Parish UDC ARTICLE 5 USES, SECTION 5.3 USE DEFINITIONS is hereby repealed in its entirety.

~~*Micro-Winery.* A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, in quantities not to exceed 25,000 gallons per year and may include a tasting room for consumption on premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Wineries that exceed this capacity are considered light industrial uses.~~

Explanation: Revised definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. **This amendment should also be included in the Parish UDC, as it aligns with the State's regulations and needs to be removed for clarity.**



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- 1.21 The definition of “Place of Worship” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby repealed and reenacted to now read as follows:

Place of Worship. A facility where persons regularly assemble for religious purposes and related social events, and may include group housing for persons under religious vows or orders. Places of worship may also include ancillary day care facilities and/or classrooms for weekly religious instruction. *A place of worship may have a residence for the housing of the pastor, priest, minister, rabbi, etc., where customary accessory uses associated with a dwelling are permitted.*

Explanation: Amended definition to allow limited residential uses at a place of worship.

- 1.22 The new definition of “Wine Producer” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Wine Producer. *A specific type of “manufacturer of alcohol” who, directly or indirectly, personally or through any agency or business entity, cultivates and grows grapes, fruits, berries, honey, or vegetables from which wine of an alcoholic content in excess of six percent (> 6%) by volume is produced and bottled from a fermentation of such grapes, fruits, berries, honey, or vegetables in Louisiana, or outside the state, for shipments to licensed wholesale dealers within the state subject to the provisions of State law.*

Explanation: New definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. **This amendment should also be included in the Parish UDC, as it aligns with the State's definition for *Wine Producer*.**

- 1.23 The new definition of “Winery” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby added to read as follows:

Winery. *A plot of land located in [the City of Shreveport Caddo Parish] used to cultivate and grow grapes, fruits, berries, honey, or vegetables for the purpose of fermenting such grapes, fruits, berries, honey, or vegetables to produce and bottle wine of an alcoholic content in excess of six percent (> 6%) by volume.*

Explanation: New definition coordinates with the City's updates to Chapter 10 and is more in line with the State's regulations. This error was overlooked by the consultant in the adopted UDC. **This amendment should also be included in the Parish UDC, as it aligns with the State's definition for *Winery*.**

- 1.24 The term “Temporary Contractor's Office” in the Caddo Parish UDC Article 5 USES, Section 5.3 USE DEFINITIONS is hereby repealed in its entirety.

~~**Temporary Contractor's Office.** *A temporary structure utilized as a watchman's quarters, construction office, equipment shed, or sales center during the construction of a new development.*~~

Explanation: This use is unnecessary as a contractor's office is typically a part of a construction site.



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1.25 The use "Temporary Contractor's Office" in the Caddo Parish UDC Article 6, Section 6.2 TEMPORARY USE STANDARDS is hereby repealed in its entirety:

~~E. Temporary Contractor's Office~~

- ~~1. A temporary contractor's office is allowed incidental to any construction project.~~
- ~~2. The temporary use permit is valid for the duration of the building permit, including any extensions.~~
- ~~3. The temporary contractor's office must be removed within 30 days of completion of the construction project.~~

Explanation: This use is not necessary as a contractor's office is typically a part of a construction site. This use needs to be deleted, and its accompanying standards.

1.26 The on-site development standard of "Outdoor Storage (Ancillary)" in the Caddo Parish UDC ARTICLE 7 ON-SITE DEVELOPMENT STANDARDS, SECTION 7.3. ACCESSORY STRUCTURES AND USES, SUBSECTION S. Outdoor Storage (Ancillary) is hereby repealed and reenacted to now read as follows:

The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, heavy retail, rental, and service, vehicle dealerships, vehicle rentals, vehicle operations facility, ~~vehicle repair/service, minor or major~~, and light and heavy industrial. The Executive Director can also render an interpretation that a use not listed in this section would typically have outdoor storage and permit such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

Explanation: Currently, *Vehicle Repair* is included as a use which permits outdoor storage and display, by right. However, in the Use Standards, vehicle repair does not allow outdoor storage. MPC staff feels that *Vehicle Repair, Minor or Major* should not be allowed to have outdoor storage as a use by right. This edit eliminates any discrepancies between the different uses and reflects both standards as having the same language.

1.27 Table 7-1 in the Caddo Parish UDC ARTICLE 7 ON-SITE DEVELOPMENT STANDARDS, Section 7.4 PERMITTED ENCROACHMENTS, add a new row labeled "Detached Garages" to now read as follows:

TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS					
Y= Permitted // N= Prohibited					
Max. = Maximum // Min. = Minimum					
	Front Reverse Corner Setback	& Side	Corner Side Setback	Interior Side Setback	Rear Setback
Garage – Detached (Section 7.3) <i>Prohibited in front yard</i> <i>Min. of 5' from any lot line</i> <i>No building permit required for sheds without a permanent foundation</i> <i>Attached garages are considered part of the principal structure</i>	N		Y	Y	Y

Explanation: To be consistent, a 5' minimum setback needed to be applied to detached garage encroachments, similar to sheds.



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1.28 Table 8-1 in the Caddo Parish UDC ARTICLE 8 OFF-STREET PARKING AND LOADING, Section 8.3 Required OFF-STREET VEHICLE AND BICYCLE PARKING Spaces, add a new row labeled “Detention or Penal Institution” to now read as follows:

TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
Detention or Penal Institution	1 per 300 GFA		

Explanation: Parking requirements need to be included as part of this new use.

1.29 The permitted sign standard of “Electronic Message Sign” in the Caddo Parish UDC ARTICLE 9 SIGN REGULATIONS, SECTION 9.7. PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS, SUBSECTION G. Electronic Message Sign, number “1” is hereby repealed and reenacted to now read as follows:

1. Electronic message signs are permitted in the districts indicated in Table 9-2. In the residential districts, electronic message signs are permitted only for an educational facility, government use, public park, cultural facility, *or place of worship*. *In all other districts permitted by Table 9-2, electronic message signs are permitted only for non-residential uses. An electronic message sign must not exceed a maximum illumination of 6,000 nits during daylight hours and a maximum illumination of 500 nits between dusk and dawn, as measured from the sign’s face at maximum brightness.*

Explanation: Place of worship was added to these regulations as this use routinely utilize ‘electronic message signs’ as a part of their campus facilities. The illumination of such signs is also addressed to reflect such signs in residential areas.

1.30 The “Authority” subsection in the Caddo Parish UDC ARTICLE 16 ZONING APPLICATION APPROVAL PROCESSES, SECTION 16.5. ADMINISTRATIVE EXCEPTION TO ZONING, SUBSECTION C. Authority, number “8” is added to read as follows:

8. *A hardship exists in the landscaping or screening requirements because of lot topography, size, shape, or location.*

Explanation: Administrative exceptions need to be added to give authority to the Executive Director to provide variances, where appropriate or when application of the Code is unreasonable, for landscaping and screening for unusually shaped lots, alternative compliance with landscaping, rear buffer yard requirements, when the building shields the entire rear, etc.



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- 1.31 Add new review standard “Minor Façade Improvements to Existing Buildings” in the Caddo Parish UDC Article 16 ZONING APPLICATION APPROVAL PROCESSES, Section 16.6 SITE PLAN REVIEW, as Subsection G. This new review standard will become “G,” and all subsequent sub-sections shall be re-lettered accordingly:

G. *Minor Façade Improvements to Existing Buildings*

1. *Minor facade modifications shall be exempt from the requirements of a site plan review if the Executive Director finds all of the following conditions to exist:*
 - a. *No building square footage or dwelling units are added.*
 - b. *The minor facade modification as a whole complements the architectural style of the building.*
 - c. *The various facade components, including but not limited to color, construction material and architectural features, are compatible and consistent with one another and complement the architectural style of the building.*
 - d. *The Executive Director may condition his or her /her decision by requiring such visual elements as may be necessary.*
 - e. *Minor facade modifications meeting the above conditions shall require submittal and approval of a Minor Façade Improvements Review application before submittal for a building permit.*
 - f. *Minor facade modifications not meeting the above conditions shall require submittal and approval of a Site Plan Review application.*
 - g. *Minor façade improvements do not pertain to single family dwellings and duplexes, which are exempt from the provisions of this subsection.*

* * *

Explanation: When the façade of a building is changing, but nothing else on the site is, there needs to be a specific review of the façade (based on building elevations) to obtain staff approval. Currently there is no separate process in place for such a review, apart from the more extensive site plan approval process.



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- 1.32 Add new review standard “Modifications to Sites without Approved Site Plans” in the Caddo Parish UDC Article 16 ZONING APPLICATION APPROVAL PROCESSES, Section 16.6 SITE PLAN REVIEW, as Subsection H. This new review standard will become “H,” and all subsequent sub-sections shall be re-lettered accordingly.

H. Modifications to Sites without Approved Site Plans

1. *All existing improved developments that do not have a site plan on file will be considered non-conforming. Site plan approval will not be required for all of these developments except in the following described circumstances. If any one of the following occurs, site plan approval will be required:*
 - a. *The existing principal structure(s) is demolished and a new principal structure(s) is constructed.*
 - b. *A new principal structure(s) is constructed.*
 - c. *The existing structure or structures is increased in total building footprint by 25% or more.*
 - d. *An existing parking lot of more than 10 spaces is fully reconstructed or repaved (any amount of reconstruction or repaving over 50% of the total area of the parking lot is considered fully reconstructed or repaved), or an existing parking lot area is expanded by 50%. Resealing or re-striping of an existing parking lot, which includes paving, resurfacing or replacement of the asphalt, concrete or other surface paving material of less than 50% of the total area of the parking lot is not considered reconstruction.*
 - e. *A new driveway is constructed that is connected to a public street.*
 - f. *Major changes in the vehicular circulation pattern of the site that will require staff analysis of the site.*

* * *

Explanation: There was a period of time prior to 2001 when the provision for site plan approval as required by the zoning ordinance was not enforced. As a result of this lack of enforcement, many existing developments were constructed without a site plan being filed with the MPC office. As improvements are being planned at these developments, it has been a recent policy to require a site plan of record be created before the release of any building permits. In some cases this policy has been too onerous on applicants when the scope of work for the improvements is limited. Therefore it is necessary for us to add these procedures in order to recognize these limited scope projects.

