

ARTICLE 1. TITLE, PURPOSE, AND APPLICABILITY

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1.1 TITLE

This Planning Area Development Code ("PADC"), which incorporates the Official Zoning Map for 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, is known, cited, and referred to as the "Planning Area Development Code of Caddo Parish" or "Planning Area Development Code." The term "Code," as used within this document shall mean the Planning Area Development Code of Caddo Parish.

1.2 EFFECTIVE DATE

The Effective Date of this Code shall be January 1, 2022 for the area of Caddo Parish that falls the jurisdiction of the Metropolitan Planning Commission's planning area, but outside of the corporate limits of the City of Shreveport.

1.3 EXISTING CODES TO BE REPEALED

Upon the Effective Date of this Code, the following ordinances that are currently in effect and any subsequent amendments to them shall be repealed:

Caddo Parish. Ordinance 5701 of 2017

1.24 PURPOSE

This Code is adopted for the purposes of guiding development in accordance with the future needs of Caddo Parish in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity and general welfare. The regulations hereby enacted are designed to exercise the full range of authority available to the Parish under Louisiana law to:

- A. Promote the public health, safety and general welfare, while recognizing the rights of real property owners, by adopting a comprehensive zoning ordinance for the area of Caddo Parish that falls the jurisdiction of the Metropolitan Planning Commission's planning area, but outside of the corporate limits of the City of Shreveport, and providing for administrative procedures and development standards.
- B. Prevent the overcrowding of land and avoid undue concentration of population by creating zoning districts consistent with the character of each area within the for the area of Caddo Parish that falls the jurisdiction of the Metropolitan Planning Commission's planning area, but outside of the corporate limits of the City of Shreveport and its peculiar suitability for particular uses by adopting an Official Zoning Map consistent with the creation of such districts.
- C. Lessen congestion in the streets and to secure safety from natural disaster, fire, panic and other dangers by establishing open space requirements within each zoning district, and further by providing a means by which the rate of growth can be monitored and managed for the area of Caddo Parish that falls the jurisdiction of the Metropolitan Planning Commission's planning area, but outside of the corporate limits of the City of Shreveport.
- D. Facilitate the adequate provision of transportation, water, sewerage, drainage, schools, parks, and other public requirements by providing a means for regulating the impact of development on community infrastructure.
- E. Regulate the subdivision and development of land, ensuring its orderly development and the concurrent provision of appropriate and necessary public facilities.

F. Maintain a balance between the total development for the area of Caddo Parish that falls the jurisdiction of the Metropolitan Planning Commission's planning area, but outside of the corporate limits of the City of Shreveport, and the capacity of such land and its infrastructure to serve such development.

G. Carry out such other purposes in the public interest as may be specifically cited hereinafter.

~~The intent of this Code is to establish land use regulations for the area of Caddo Parish that falls the jurisdiction of the Metropolitan Planning Commission's planning area, but outside of the corporate limits of the City of Shreveport. The purpose of this Code is to:~~

~~A. Promote the public health, safety, and general welfare of the residents' quality of life through orderly development.~~

~~B. Protect the character of established residential neighborhoods and rural areas by dividing the jurisdictional area into zoning districts, according to use of land and structures, as deemed best suited to carry out the purposes of this Code.~~

~~C. Promote economic development while providing for preservation and protection of natural resources.~~

~~D. Maintain, develop, and plan for public facilities and utilities in an economical and environmentally sound manner.~~

~~E. Provide for the protection of public investment in transportation, water, stormwater management systems, sewage treatment and disposal, solid waste treatment and disposal, schools, recreation, public facilities, open space, and other public requirements.~~

~~F. Focus growth by preserving open space and natural areas, reducing traffic congestion, utilizing existing infrastructure and resources, and preserving quality of life.~~

~~G. Plan, construct, and maintain an accessible, efficient, multi-modal, transportation system that meets the needs of the public and commerce, while minimizing risks to health, safety and the environment.~~

~~H. Provide for efficiency and economy in the process of development.~~

1.35 **APPLICABILITY**

A. Territorial Application

1. This Code applies to all land, uses, and structures within the jurisdiction of the Metropolitan Planning Commission's planning area, but outside of the corporate limits of the City of Shreveport.

2. A map of the Planning Area, as of the effective date of this Code, shall be depicted on a map that has been formerly adopted by the Shreveport-Caddo Metropolitan Planning Commission, and is included, for reference purposes only, in Appendix A: Planning Area Map for Reference of this document ~~for reference purposes only.~~

4.3. The Metropolitan Planning Commission keeps official record of the Planning Area boundaries and applicability is verified with the Metropolitan Planning Commission.

B. General Application

In their interpretation and application, the provisions of this Code are held to be the minimum requirements for the promotion and protection of the public health, safety, and welfare.

C. Relation to Private Agreements

This Code does not nullify any private agreement or covenant. However, where this Code is more restrictive than a private agreement or covenant, this Code controls. Those charged with administration and enforcement of this Code do not enforce any private agreement.

D. Relation to Other Laws and Regulations

Unless otherwise specifically provided, this Code controls over less restrictive statutes, ordinances, or regulations, and more restrictive statutes, ordinances, or regulations control over the provisions of this Code.

E. Rules Regarding Illustrations and Graphics

Any illustrations, graphics, and/or photos contained in this Code are to assist the reader in understanding and applying the Code. If there is any inconsistency between the text of the Code and any such illustration, graphic, and/or photo, the text controls unless specifically stated otherwise.

1.46 TRANSITION RULES

A. New Development

Upon the effective date of this Code or any subsequent amendment, any new building, structure, or any use of land shall be used, constructed or developed only in accordance with all applicable provisions of this Code.

B. Existing Development

Any existing use, lot, site element, building or other structure legally established prior to the effective date of this development code that does not comply with any provision of this development code shall be subject to the nonconforming provisions stipulated in Article 18, Nonconformities.

C. Existing Illegal Structures and Uses

A structure or use that is illegal at the time of the adoption of, but is made legal by the provisions of this Code, is deemed lawful as of the effective date of this Code.

D. Previously Issued Building Permits

If a building permit for a structure was lawfully issued prior to the effective date of this Code, or any subsequent amendment to this Code, and if construction has begun within 90 days of the issuance of that permit, the structure may be completed in accordance with the plans on the basis of which the building permit was issued and may, upon completion, be occupied for the use originally intended.

F. Previously Granted Variances

All variance approvals granted prior to the effective date of this Code, or any subsequent amendment to this Code, remain in full force and effect. The recipient of the variance may proceed to develop the property in accordance with the approved plans and all applicable conditions.

E. Pending Applications

An application that has been received and deemed complete, and scheduled for a public hearing or meeting, is subject to the rules in effect on the date the application was deemed complete.

1.57 SEVERABILITY

Should any section or provision of this Code be decided by the courts to be unconstitutional or invalid, such decisions will not affect the validity of the Code as a whole or any part of it other than the ones held to be unconstitutional or invalid.