

ARTICLE 3. ZONING DISTRICTS AND ZONING MAP

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3.1 ZONING DISTRICTS

In order to carry out the purpose and intent of this Code, the City of Shreveport is divided into the following zoning districts:

A. Residential Districts

- R-A Rural-Agricultural Zoning District
- R-E Residential Estate Zoning District
- R-1-12 Single-Family Residential Zoning District
- [R-1-10 Single-Family Residential Zoning District](#)
- R-1-8 Single-Family Residential Zoning District
- R-1-5 Single-Family Residential Zoning District
- R-2 Multi-Family Residential Zoning District
- R-MHS Residential Manufactured Home Subdivision Zoning District
- R-MHP Residential Manufactured Home Park Zoning District

B. Commercial Districts

- C-1 Corridor Commercial Zoning District
- C-2 General Commercial Zoning District

C. Industrial Districts

- I-1 Light Industrial Zoning District
- I-2 Heavy Industrial Zoning District

D. Special Purpose Districts

- [NA Natural Areas Zoning District](#)
- [OS Open Space Zoning District](#)
- RMUV Residential Mixed-Use Village Zoning District
- RVD Recreational Vehicle and Travel Trailer Parks District

E. Special Development Types

Planned unit developments (PUD) and small planned unit developments (SPUD) are included in Article 16 of this Code as a special type of development. PUDs and SPUDs are not zoning districts but rather special approvals.

3.2 ZONING MAP

A. Location of Districts

1. The location and boundaries of the zoning districts established by this Code are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map is incorporated into, and made an integral part of, this Code.
2. Any land lying within the jurisdiction of the Metropolitan Planning Commission’s planning area, but outside of the corporate limits of the City of Shreveport, but not shown on the Official Zoning Map as being included within a zoning district, is classified as the R-A District.

B. Interpretation of Boundary Lines

1. Where a district boundary line is shown as being within or along a street, other public or private way, or an extension of any of them, or as being within or along a non-navigable stream, the boundary is the centerline of that street, other public or private way, extension of any of them, or stream.

2. Where a district boundary line is shown as along a lot line, the boundary is that lot line.
3. Where the location of a district boundary line is indicated by a designated number of feet, that distance controls.
4. Where a district boundary line is shown as being along a railroad right-of-way, the boundary line of that railroad right-of-way controls.
5. Where a district boundary line is shown as along a navigable waterway and is not otherwise fixed, the boundary is:
 - a. The line that coincides with the pierhead line.
 - b. Where no pierhead line has been established, the line that coincides with the mean low tide line.

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