

## ARTICLE 4. ZONING DISTRICT REGULATIONS

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### 4.1 GENERAL ZONING DISTRICT REGULATIONS

All development on a zoning lot is subject to the standards of this Article for the applicable zoning district and the standards of this Code.

### 4.2 RESIDENTIAL DISTRICTS

#### A. Purpose Statements

##### 1. R-A Rural and Agricultural Zoning District

The intent of the R-A Rural and Agricultural District is to permit very low density residential development of Single-Family or Two-Family within agricultural uses of land. All residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district.

##### 2. R-E Rural Estate Zoning District

The purpose of the R-E Rural Estate District is to provide for small scale agriculture uses of land for estate-type residential areas of Single-family that create a low density environment that relates to the natural setting. Limited non-residential uses are allowed that are compatible with the low density, open character of the district.

##### 3. R-1-12 Single-Family Residential Zoning District

The R-1-12 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on larger lots of 12,000 square feet or more. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

##### 4. [R-1-10 Single-Family Residential Zoning District](#)

[The R-1-10 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 10,000 square foot lots that reflect the predominant pattern of single-family residential development in the Planning Area. Limited nonresidential uses that are compatible with surrounding residential neighborhoods may be permitted](#)

##### 5. R-1-8 Single-Family Residential Zoning District

The R-1-8 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 8,000 square foot lots that reflect the predominant pattern of single-family residential development. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

##### 6. R-1-5 Single-Family Residential Zoning District

The R-1-5 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 5,000 square foot lots that have been established with a smaller lot size than the predominant pattern of single-family residential development. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

**4.7. R-MF Multi-Family Residential Zoning District**

The R-MF Multi-Family Residential Zoning District is intended to provide for an environment of various dwelling types, including, two-family, townhouse, and multi-family dwellings, including low-rise and mid-rise developments. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

**7.8. R-MHS Residential Manufactured Home Subdivision Zoning District**

The R-MHS Residential Manufactured Home Subdivision Zoning District is intended for a mix of manufactured homes approved by the Department of Housing and Urban Development and typical single-family dwellings. The district regulations are designed to protect the residential character of the area. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

**8.9. R-MHP Residential Manufactured Home Park Zoning District**

The R-MHP District is intended for manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, usually under single ownership, and designed to accommodate manufactured homes.

**B. Uses**

Article 5 lists permitted and special principal uses and temporary uses for the residential districts.

**TABLE 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS**

	R-A	R-E	R-1-12	<u>R-1-10</u>	R-1-8	R-1-5	R-MF	R-MHS
<b>BULK</b>								
Minimum Lot Area	1 acre	25,000sf	12,000sf	<u>10,000sf</u>	8,000sf	5,000sf	TH & 2F: 6,000sf MF: 1,500sf/du	90,000sf Non-residential: 10,000sf
Minimum Lot Width	90'	80'	70'	<u>70'</u>	60'	50'	TH & 2F: 60' MF: 80'	50'
Maximum Building Height	35'	35'	35'	<u>35'</u>	35'	35'	TH, 2F: 35' MF: 40'	35'
<b>SETBACKS</b>								
Minimum Front Setback	30'	30'	25'	<u>20'</u>	25'	20'	30'	20'
Minimum Interior Side Setback	20'	20'	15'	<u>10'</u>	15'	10'	TH, 2F: 5' MF: 10'	5'-10'
Minimum Corner Side Setback	30'	30'	25'	<u>15'</u>	25'	10'	10'	10'
Minimum Reverse Corner Side Setback	30'	30'	25'	<u>15'</u>	25'	10'	10'	10'
Minimum Rear Setback	20'	20'	15'	<u>15'</u>	15'	15'	15'	10

**C. R-MHP District Standards**

Development in the R-MHP District is limited to manufactured home parks, which are subject to the following standards.

**1. Dimensional Standards**

TABLE 4-2: R-MHP DISTRICT DIMENSIONAL STANDARDS		
	Manufactured Home Park	Manufactured Home Site
<b>BULK</b>		
Minimum Lot/Site Area	10 acres	5,000sf
Minimum Lot/Site Width	250'	45'
Maximum Building Height	--	20'
Minimum Separation Between Sites	--	20' as measured from the walls of manufactured homes
<b>SETBACKS</b>		
Minimum Front Setback	50'	Dedicated internal street: 20' Private access drive: 10'
Minimum Interior Side Setback	50'	10'
Minimum Corner Side Setback	50'	10'
Minimum Rear Setback	50'	10'

**2. Design and Operation Standards**

- a. Manufactured home sites within parks must meet the following design standards:
  - i. All manufactured home parks require site plan review.
  - ii. Manufactured home parks shall be enclosed with an approved fence not less than six (6) feet in height, with no openings to adjoining property other than the required entrances and exits to streets. A landscape buffer of ten (10) feet in width shall be required along all property lines.
  - iii. The boundaries of each manufactured home site must be clearly marked.
  - iv. There must be at least 20 feet between the sides of manufactured homes. Bay windows, porches or other projections are considered sides of a mobile home when determining these requirements. Such projections must meet the requirements of the Building Code.
  - v. Each manufactured home shall be installed per HUD Code.
  - iv. There must be a designated area, made of concrete, asphalt or gravel, alongside of each manufactured home site of at least 12 feet by 30 feet to be used as a parking space for the occupants of the manufactured home.
  - v. All manufactured homes must be designed with skirting that is constructed of noncombustible or fire-resistant material that meets the requirements of the building code.
  - vi. The front entry of a manufactured home should be a dominant feature of a manufactured home using features such as porches, steps or stoops with overhangs or railings.

**4.3 COMMERCIAL DISTRICTS**

**A. Purpose Statements**

**1. C-1 Neighborhood Commercial Zoning District**

The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in character of the surrounding residential neighborhood.

**2. C-2 General Commercial Zoning District**

The purpose of the C-2 General Commercial Zoning District is to accommodate regional commercial centers. The C-2 District provides for medium- and large-scale development that may generate a sizeable amount of traffic and typically requires significant off-street parking.

**B. Uses**

Article 5 lists permitted and special principal uses and temporary uses for the commercial districts.

**C. Dimensional Standards**

TABLE 4-3: COMMERCIAL DISTRICTS DIMENSIONAL STANDARDS		
	C-1	C-2
<b>BULK</b>		
Minimum Lot Area	None	10,000sf
Minimum Lot Width	None	80'
Maximum Gross Floor Area for Retail Use	None	None
Minimum Building Height	14'	18'
Maximum Building Height	35'	50'
<b>SETBACKS</b>		
Minimum Front Setback	None	20'
Minimum Interior Side Setback	None, unless abutting residential district then 10'	10', unless abutting residential district then 20'
Minimum Corner Side Setback	None	20'
Minimum Rear Setback	None, unless abutting residential district then 15'	10', unless abutting residential district then 20'

**D. Commercial Design Standards**

The following design standards apply to new construction and additions to an existing structure.

**1. Façade and Fenestration Design**

All building facades that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.

- ~~a. Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.~~
- ~~b. Building facades in excess of 100 feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.~~
- ~~c. All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.~~

**2. Fenestration Design**

- ~~a. Windows must be recessed no less than two inches, or projected out from the façade plane to provide depth and shadow.~~
- ~~b. The ground floor of the front facade must maintain a transparency of 20%, measured up to 14 feet in height from grade.~~

- ~~c. Upper floors of the front facade must maintain a transparency of 15% of the wall area of the story.~~

### **3.2. Retail Center Siting**

- a. Parking lots must be designed to provide safe designated walkways for pedestrians. Walkways must connect building entrances with parking areas and with public sidewalks along adjacent streets.
  - b. A cohesive character is required through the use of coordinated hardscape treatment (special paving materials, lighting, street furniture, etc.) and landscaping.
  - c. Outlot buildings must include showcase windows and entrances oriented toward both the street and the interior parking lot.
  - d. If outlot buildings are part of a multi-tenant retail center, outlot buildings must define the street frontage by placement within zero feet to 25 feet of the lot line. Outlot buildings may be placed within a required setback to comply with this standard.
  - e. A street presence for a mixed-use retail center must be created by locating part of the center or outlot buildings within zero feet to 25 feet of the lot line for at least 30% of the frontage. The center or outlot buildings may be placed within a required setback to comply with this standard.
4. The following building ~~materials are limited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot in residential use. However, such~~ materials may be used as decorative or detail elements for up to 50% of the facade, or as part of the exterior construction that is not used as a surface finish material.
- a. Plain concrete block
  - b. Corrugated metal
  - c. Aluminum, steel, or other metal sidings
  - d. Exposed aggregate (rough finish) concrete wall panels
  - e. T-111 composite plywood siding
  - f. Plastic
  - g. Vinyl

## **4.4 INDUSTRIAL DISTRICTS**

### **A. Purpose Statements**

#### **1. I-1 Light Industrial Zoning District**

The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts.

#### **2. I-2 Heavy Industrial Zoning District**

The purpose of the I-2 Heavy Industrial Zoning District is to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. Commercial uses and open storage of materials are allowed. The industrial uses include fabrication, warehousing and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

**B. Uses**

Article 5 lists permitted and special principal uses and temporary uses for the industrial districts.

**C. Dimensional Standards**

TABLE 4-4: INDUSTRIAL DISTRICTS DIMENSIONAL STANDARDS		
	I-1	I-2
<b>BULK</b>		
Minimum Lot Area	10,000sf	10,000sf
Maximum Building Height	60'	70'
<b>SETBACKS</b>		
Minimum Front Setback	20'	20'
Minimum Interior Side Setback	None, unless abutting residential district then 15'	15', unless abutting commercial or residential district then 25'
Minimum Corner Side Setback	20'	20'
Minimum Rear Setback	15'	15', unless abutting commercial or residential district then 25'

**D. Industrial Design Standards**

The following design standards apply to new construction and additions to an existing structure.

1. Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.
2. Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.

**4.5 SPECIAL PURPOSE DISTRICTS**

**A. NA Natural Areas Zoning District**

**1. Purpose Statement**

The NA Natural Areas Zoning District is intended to protect and preserve existing natural areas such as forest areas, wetlands, and waterways.

**2. Uses**

Article 5 lists permitted and special principal uses and temporary uses for the NA Natural Areas Zoning District.

**3. Dimensional Standards**

These regulations apply to all uses within each district unless a different standard is listed for a specific use.

TABLE 4-5: NA DISTRICT DIMENSIONAL STANDARDS	
	NA-District
<b>BULK</b>	
Minimum Lot Area	1 acre
Maximum Building Height	25'
<b>SETBACKS</b>	
Minimum Front Setback	20'
Minimum Interior Side Setback	20'
Minimum Corner Side Setback	20'
Minimum Rear Setback	20'

**4.—Design Standards**

- a.—Trails and related public amenities for passive recreation are encouraged but must not create any negative impacts on environmentally sensitive areas.
- b.—Native vegetation, such as grasses, shrubs, and trees, may only be disturbed to control noxious or invasive vegetation or to remove dead, dying, or diseased vegetation.
- c.—Building materials used for structures or public amenities must use muted, natural colors. Bright colors and reflective material are prohibited.

**B.—OS Open Space Zoning District**

**1.—Purpose Statement**

The OS Open Space Zoning District is intended to provide and protect open space and public recreational facilities, both outdoor and indoor, located within the jurisdiction of the Metropolitan Planning Commission's planning area, but outside of the corporate limits of the City of Shreveport. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary commercial activities, such as cultural facilities, performance venues, and restaurants.

**2.—Uses**

Article 5 lists permitted and special principal uses and temporary uses for the OS Open Space Zoning District.

**3.—Dimensional Standards**

<b>TABLE 4-6: OS DISTRICT DIMENSIONAL STANDARDS</b>	
	<b>OS District</b>
<b>BULK</b>	
<b>Minimum Lot Area</b>	10,000sf
<b>Maximum Building Height</b>	35'
<b>SETBACKS</b>	
<b>Minimum Front Setback</b>	15'
<b>Minimum Interior Side Setback</b>	15'
<b>Minimum Corner Side Setback</b>	15'
<b>Minimum Rear Setback</b>	15'

**C. RMUV Residential Mixed-Use Village Zoning District**

**1. Purpose Statement**

The intent of the Redevelopment Mixed Use Village District is to permit a variety of residential uses and limited non-residential uses within the same development creating a coordinated mixed use environment. It is intended that the development will blend residential commercial, cultural institutional or entertainment uses into one space where those functions are to some degree physically and functionally integrated so that a pedestrian friendly environment is created. Although not specifically regulated under this code, detached and semi-detached dwelling units under the size of 500 square feet per unit (commonly referred to as Tiny Houses) are taken into consideration in the development of this district.

**2. Uses**

The following uses are permitted for any use or group of uses that are developed either separately or as a unit with certain site improvements shared in common within the Residential Mixed Use Village (RMUV) District.

**a. Residential Uses**

- i. Residential uses may be in the form of detached or attached units and may be in a single structure or within a multi-use building. Residential units may be developed within an area within the development boundaries or may be included with a building with non-residential uses.
- ii. **Permitted Uses and Special Uses**

Article 5 lists permitted and special principal uses and temporary uses for the Residential Mixed Use Village (RMUV) District.

- ~~1. Dwelling Above the Ground Floor~~
- ~~2. Dwelling Age Restricted Housing~~
- ~~3. Dwelling Single Family Detached~~
- ~~4. Dwelling Single Family Attached~~
- ~~5. Dwelling Two Family~~

**iii. Special Uses**

- ~~1. Manufactured Homes~~
- ~~2. Recreational Vehicles~~

**b. Non-Residential Uses**

- i. Non-Residential uses may be developed as a singular non-residential buildings or a mix of residential and non-residential uses.
- ii. Non-residential buildings (not including Community Center) shall not exceed a total of ten (10) thousand gross square feet in a single detached building.
- iii. Non-Residential Uses (not including Community Center) shall not exceed fifty (50) percent of the total gross building area of the entire development.

**3.1. Planned Building Groups**

Planned Building Groups (PBGs) are permitted by right in this district. PBGs allow separate buildings and uses to be constructed on a single lot. This concept will allow multiple one family, duplexes, and non-residential structures to be placed within one property boundary without the need to subdivide each building site. For the purposed of this code, the use descriptions of residential dwelling types including single family dwellings will still be valid although they are not required to be placed on separate lots. The placement of all improvements within the site will be subject to site plan review to insure that the overall development is in compliance with all required standards and best practices.



**4.2. Dimensional Standards**

TABLE 4-7: RMUV DISTRICT DIMENSIONAL STANDARDS							
	Planned Building Groups	SF-D, over 500sf	SF-D, less than 500sf	SF-A and 2F, over 500sf	SF-A and 2F, less than 500sf	Mixed Residential	Non-Residential
<b>BULK</b>							
Minimum Lot Area for a Single Lot	25,000sf						
Minimum Lot Area for Individual Lots		4,000sf	1,200sf	5,000sf	2,500sf	None	None
Minimum Lot Width for Individual Lots	75'	50'	20'	60'	40'	50'	75'
Maximum Building Height	40'	35'	35'	35'	35'	35'	40'
<b>SETBACKS</b>							
Minimum Front Setback	20'	20'	20'	20'	20'	20'	20'
Minimum Interior Side Setback, Single Story	5'	5'	5'	5'	5'	5'	5'
Minimum Interior Side Setback, Multi-Story	10'	10'	10'	10'	10'	10'	10'
Minimum Corner Side Setback	10'	10'	10'	10'	10'	10'	10'
Minimum Rear Setback	15'	15'	15'	15'	15'	15'	15'

**a. Zero Lot Line**

Single Family Residential Lots may be allowed to be placed on the interior side property line without a setback, provided that the opposite side yard setback is at least double the setback distance required by code. If employed as a part of the development, care should be taken to insure that pattern remains consistent so that minimum required building separation is maintained. Zero lot line setbacks will not be allowed at the lot lines on the perimeter of the development.

**b. Minimum Building Separation**

The minimum spacing between buildings shall be 10 feet unless otherwise required to be a greater dimension by fire and building codes.

**5.3. Required Landscaped Buffer**

When abutting any residential district a minimum 10 foot wide landscaped buffer will be required in accordance with Article 10.9-A. The Executive Director may consider existing vegetation that will remain undisturbed as alternative compliance to this requirement

**6.4. Design Standards**

**a. Non-Residential Structures**

**i. Building Materials**

The following building ~~materials are limited on any facade facing a public right-of-way, excluding alleys. However, such~~ materials may be used as decorative or detail elements for up to 40% of the facade, or as part of the exterior construction that is not used as a surface finish material.

1. Plain concrete block
2. Corrugated metal
3. Aluminum steel, or other metal sidings
4. Exposed aggregate (rough finish) concrete wall panels

5. T-111 composite plywood siding
6. Plastic
7. Vinyl

**ii. Façade Design**

1. Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.
2. Building facades in excess of 100 feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.

**iii. Fenestration Design**

Any façade facing a public right-of-way, excluding alleys shall have a minimum fenestration requirement of 20 percent.

**7.5. Vehicular Parking**

**a. Minimum Required Parking**

- i. Residential uses – 1 parking spaces per dwelling unit
- ii. Non-Residential Uses – 1 parking space for every 500 SF.

**b. Minimum Required Parking For Developments that Exclusively House the Homeless**

- i. Residential uses - 0.2 parking spaces per dwelling unit.
- ii. Non-Residential Uses- One parking space for every 1,000 SF.

~~**c. Parking Maximum**~~

- ~~i. There are no parking maximum limits for this district.~~

**dc. Parking Exemptions**

- i. Parking is not required for the following uses:
  1. Bus Transfer Station
  2. Community Center
  3. Community Garden
  4. Industrial Artisan
  5. Industrial Light

**D. RVD Recreational Vehicle and Travel Trailer Parks District**

**1. Purpose Statement**

The purpose of the RVD district is to provide an area, outside the normal use of the commercial district, on which to establish a planned, desirable living area with adequate open space and health considerations for the placement of recreational vehicles on a temporary basis.

**2. Uses**

Article 5 lists permitted and special principal uses and temporary uses for the RVD district.

**3. Area Regulations**

- a. Article 5 lists permitted and special principal uses and temporary uses for the RVD district. Where applicable, uses are required to comply with all use standards of Article 6.
- b. Management headquarters, recreational facilities, coin operated laundry facilities, cabins for counselors, overnight accommodations, living space, and other uses and structures customarily associated with the operation of a campground, RV or trailer park shall be permitted to be placed within the RVD district.

**4.6 SPECIAL DEVELOPMENT TYPES**

Planned unit developments are included in this Code in Article 16 as a special type of development. The planned unit development technique is intended to encourage and allow more creative and flexible development of land than is possible under base district zoning regulations. Planned unit development is a special approval granted under the provisions of Article 16. Planned unit developments are of two types: a planned unit development (PUD), which must be a minimum of five acres, and a small planned unit development (SPUD), which may be less than five acres in area and is planned all in one stage. Planned unit developments (PUD) and small planned unit development (SPUD) are not zoning districts but rather special approvals.

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