

ARTICLE 5. USES

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5.1 GENERAL USE REGULATIONS

- A.** No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.
- B.** All uses must comply with any applicable federal and state requirements, and any additional Caddo Parish ordinances. For select uses, specific Caddo Parish ordinances are cross-referenced but this is not intended to indicate that only those ordinances apply to such uses or that other uses within this Code are not subject to additional ordinances not referenced.
- C.** Any use that is not included in the use matrix is prohibited in all districts.
- D.** A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support or are functionally integrated into the principal use.
- E.** All uses must comply with the use standards of Article 6, as applicable, as well as all other regulations of this Code.

5.2 USE MATRIX

Table 5-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. “P” indicates that the use is permitted by right in the district. “S” indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district. In the case of temporary uses, a “P” indicates the temporary use is allowed in the district and may require approval of a temporary use permit. For accessory uses, see Article 7.

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5.3 USE DEFINITIONS

All uses within Section 5.1 and Table 5-1 are defined in this section. Certain uses are defined to be inclusive of many uses. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.

Airport. Land, water, and/or structures used for the landing and takeoff of aircraft, including airport buildings, hangars, and maintenance equipment. An airport includes passenger terminals for that airport and any ancillary uses within the passenger terminal, such as restaurants and retail goods establishments.

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. All movie theaters where alcohol is served are regulated by Chapter 4 of the Caddo Parish Code of Ordinances.

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, 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.

Animal Care Facility. An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. Animal care facilities do not include commercial breeders and animal shelters.

Animal Shelter. An establishment that houses and provides care for homeless, lost, or abandoned dogs, cats, and/or other animals until such animals are reclaimed by their owner, placed in a new home, placed with another organization for adoption, and/or euthanized.

Art Gallery. An establishment that sells, loans and/or displays paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Arts Studio. An establishment where an art, type of art or activity is taught, studied, or practiced such as dance, martial arts, photography, music, painting, gymnastics, pilates, or yoga. An arts studio also includes private exercise studios for private sessions with trainers and/or private classes.

Automated Teller Machine (ATM) - Standalone. A freestanding machine used by bank and financial service patrons for conducting transactions including deposits, fund transfers, and withdrawals without contact with financial institution personnel.

Bar. An establishment where the main source of revenue is the sale of alcoholic beverages which are customarily consumed on the premises. This includes taverns, brewpubs, microbreweries, hookah lounges, neighborhood taverns/bars/pubs, or distilleries where food and drink are served on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use. All premises and activities where alcohol is served (including special events) are regulated by Chapter 4 of the Caddo Parish Code of Ordinances.

Batch Plant/Rock Crushing Facility (Temporary). A temporary portable facility for the production of concrete, asphalt and bituminous substances used for paving and/or temporary portable facilities for crushing rocks and other construction debris for disposal or recycling.

Bed and Breakfast. A single-family residential dwelling where a resident/owner, who lives on the premises, provides lodging for a daily fee in guest rooms with no in-room cooking facilities and prepares meals for guests. A bed and breakfast may include dining facilities.

Beverage Service Facility, Portable. A portable beverage service facility is an establishment that sells beverages from a structure that can be moved from place-to-place but it is required to stay at one location as part of a Temporary Use Permit. In no case, shall a portable beverage service facility serve cooked or heated food; food sales are limited to prepackaged foods.

Borrow Pit. A temporary use of a place or premises where dirt, soil, sand, gravel, or other natural material is removed by excavation or other means of extraction for use at another location. A borrow pit includes temporary rock crushing facilities as part of the operations. It includes any property used for the storage or stockpiling of such material for use at any other location. Borrow pit does not include the following, which are regulated as part of the larger activities described:

1. Excavation in connection with a valid building permit.
2. Grading work in connection with an approved grading plan.
3. Trenching incidental to the construction and installation of approved utilities.
4. Excavation in conjunction with road or drainage construction.
5. Excavation of a limited duration where the excavated material is not removed from the site; e.g., swimming pools; septic tanks; agricultural drainage work incidental to agricultural operations and irrigation/stock watering ponds; lakes or ponds created for aesthetic purposes, etc.
6. Emergency work necessary to protect life or property.
7. Removal of hazardous material or waste required for construction of improvements on the same property.

Body Modification Establishment. An establishment that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.

Brewer. Brewer is 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 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.

Brewery. Brewery means 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.

Broadcasting Facility - TV/Radio. A facility engaged in broadcasting and information relay services for radio and television signals, including studio facilities. A broadcasting facility may or may not include antennas to broadcast the signal.

Bus Transfer Station. A public transit station for two or more bus routes in a public transit system, oftentimes the endpoint for one or more bus routes, where passengers may change from one route to another.

Business Support Services. Establishments primarily engaged in providing services to commercial businesses, professional offices or light industry such as blueprinting, photocopying and graphics, janitorial and building maintenance, office equipment rental and leasing, medical labs, commercial testing laboratories, supplies and services, cleaning services, computer and office equipment repair and similar services.

Campground. An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters.

Car Wash. An establishment for the washing and cleaning of vehicles or other light duty equipment, whether automatic, by hand, or self-service. The car wash facility may be within an enclosed structure, an open bay structure, or similar configurations.

Cemetery. Land and structures reserved for the interring of human remains or the interring of animal remains. Cemeteries may include structures for performing religious ceremonies related to the entombment of the deceased, mortuaries, including the sales of items related to the interment of remains, and related accessory structures, such as sheds for the storage of maintenance equipment.

Commercial Breeder. An establishment where dogs over six months of age are boarded, bred, raised, and trained for commercial gain. Commercial breeder does not include animal shelters or shelter and training facilities for canine units of public safety agencies.

Commercial Facility Pop-Up Use. Commercial facilities for pop-up uses are to accommodate certain uses within the facility that are temporary or seasonal in nature. Any pop-up use within the facility must be an allowable principal use within the zoning district where the commercial facility is located, as identified on the Use Matrix in Article 5. A certificate of occupancy is required for the entire facility on an annual basis to be issued by the Zoning Administrator. The use will be identified as a Commercial Facility For Pop-Up Use.

Commissary. A permitted food establishment, such as a restaurant, reception facility, or specialty food service with a commercial kitchen where food service providers such as food truck and trailer vendors, bakeries, caterers or sidewalk vendors can go to store food, cook, and prepare foods. Commissaries shall also act as an operating base location to which a food truck and trailer or transportation vehicle returns at least once daily for such things as vehicle and equipment cleaning, discharging liquid or solid wastes, refilling potable water tanks and ice bins, and storing food and supplies. A commissary may be a secondary use to any restaurant, reception facility, or specialty food service.

Community Center. A facility used as a place of meeting, recreation, or social activity, that is open to the public and is not operated for profit, and offers a variety of educational and community service activities. A community center may serve as a local "food hub" where regionally grown food, including value added food, can be grown and/or brought for distribution and sale.

Contractor Office. Offices for businesses in the conduct of any building trade or building craft, together with land and/or structures used for the storage of equipment, vehicles, machinery, or building materials related to and used by the building trade or craft. If a contractor office has no on-site accessory storage of equipment, vehicles, machinery, or building materials and is used only for office functions, such use is considered an office.

Community Garden. The cultivation of fruits, flowers, vegetables, or ornamental plants by one or more persons, households, or organizations. Community gardens may include apiaries, aquaculture, and chicken coops, but do not include the raising of any livestock or the use of heavy machinery.

Conservation Area. Designated open space that preserves and protects natural features, wildlife, and critical environmental features. A conservation area may include opportunities for passive recreation, such as hiking trails and lookout structures, and environmental education.

Country Club. An establishment open to members, their families, and invited guests organized and operated for social and recreation purposes with indoor and/or outdoor recreation facilities, restaurants and bars, meeting rooms, and similar uses.

Cultural Facility. A facility open to the public that provides access to cultural exhibits and activities including, but not limited to, museums, cultural centers, non-commercial galleries, historical societies, and libraries. A cultural facility may include uses such as, but not limited to, retail sales of related items and restaurants as ancillary uses.

Day Care Center. A facility where, for a portion of a 24 hour day, care and supervision is provided for: 1) children not related to the owner or operator of the facility; or 2) elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator.

Day Care Home. A residential dwelling where care and supervision is provided by a permanent occupant of the dwelling for: 1) children not related to the owner or operator of the facility; or 2) elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator of the facility. A child day care home does not include a dwelling that receives children from a single household. For the purposes of applying district dimensional standards, day care homes are subject to the standards for the dwelling type. A day care home must maintain its original appearance as a residential dwelling.

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.

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 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.

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.

Drive-Through Facility. That portion of a business where business is transacted directly with customers via a service window that allows customers to remain in their vehicle. A drive through facility is approved separately as a principal use in conjunction with other principal uses such as restaurants and retail establishments. A standalone ATM is not considered a drive-through facility for the purposes of this definition and is regulated separately. Financial Institutions with Drive-Through Facility is regulated separately as a principal use.

Dwelling - Above the Ground Floor. Dwelling units located within a single multi-story buildings located above non-residential uses on the ground floor or to the rear non-residential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, non-residential uses must front on the primary street frontage.

Dwelling - Accessory Dwelling Unit. An additional dwelling unit associated with and incidental to a principal single family – detached or attached or two-family dwelling on the same lot. An accessory dwelling unit must include separate cooking and sanitary facilities, with its own legal means of ingress and egress, and is a complete, separate dwelling unit. The accessory dwelling unit must be within or attached to the principal dwelling unit structure or within a detached accessory structure such as a garage or carriage house, and designed so that the appearance of the principal structure remains that of a single-family residence. A dwelling unit is considered detached despite an intervening attached structure or shelter that is not enclosed.

Dwelling - Age-Restricted Housing. A multi-family dwelling where each unit is occupied by at least one person who is 55 years of age or over. Age-restricted housing must meet all district design and dimensional standards for multi-family dwellings unless specific standards are cited for such housing. When a district permits dwellings about the ground floor, age-restricted housing may also be developed and designed as such. Age-restricted housing may also be called independent living facilities.

Dwelling - Manufactured Home. A manufactured home dwelling is a prefabricated structure that is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes. A manufactured home is built in a factory on an attached chassis before being transported to a site. Manufactured homes include those transportable factory built housing units built prior to the Federal National Manufactured Housing and Safety Standards Act (HUD Code), also known as mobile homes. Modular buildings and modular homes are not considered manufactured homes, and refer to a method of construction.

Dwelling – Modular home. Modular buildings and modular homes are not considered manufactured homes, and refer to a method of construction. Modular buildings and modular homes are built in multiple sections called modules at a facility and then delivered to the site where one or more modules are set onto the building's foundation and joined together to make a single building. Modular buildings and modular homes must conform to all zoning requirements for the dwelling type and must meet all local building code requirements. Manufactured homes are a principal use and

Dwelling - Multi-Family. A structure containing three or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a townhouse dwelling. however, that such building is attached permanently to the ground and is not equipped with axles or wheels

Dwelling - Townhouse. A structure on its own separate lot consisting of three or more dwelling units, the interior of which is configured in a manner such that the dwelling units are separated by a party wall. A townhouse is typically designed so that each unit has a separate exterior entrance. A townhouse dwelling does not include a multi-family dwelling.

Dwelling - Single-Family - Detached. A structure containing only one dwelling unit on a single lot. however, that such building is attached permanently to the ground and is not equipped with axles or wheels.

Dwelling - Single-Family - Attached. A structure that contains two dwelling units attached by a party wall at a lot line but located on separate lots. however, that such building is attached permanently to the ground and is not equipped with axles or wheels.

Dwelling - Two-Family. A structure containing two dwelling units on a single lot. however, that such building is attached permanently to the ground and is not equipped with axles or wheels.

Educational Facility - Primary or Secondary. A public, private, or parochial facility that offers instruction at the elementary, junior high, and/or high school levels.

Educational Facility - University or College / Vocational School. A “university” or “college” is a facility for post-secondary higher learning that is authorized to award associate, baccalaureate, or higher degrees, or a seminary. Universities or colleges include ancillary uses such as, but not limited to, dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses. A “vocational school” is a specialized institution of learning which offers secondary or post-secondary education in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or commercial driving school. A vocational school also applies to privately operated schools that do not offer a complete educational curriculum.

Farmers Market. Temporary use of structures and/or land for the sale of a variety of fresh fruits, flowers, vegetables, or ornamental plants, and other locally produced farm and food products, including value-added products, directly to consumers from two or more farmers or from vendors that have taken such items on consignment for retail sale.

Financial Institution. A bank, savings and loan, credit union, or mortgage office.

Financial Institution with Drive-Through. A bank, savings and loan, credit union, or mortgage office that includes a service window or multiple service areas that allows customers to remain in their vehicles. Automated Teller Machines (ATM) may also be included as an accessory use.

Food Truck and Trailer Vendor. A food truck and trailer vendor—commonly referred to only as a “food truck”—is a vendor that operates a commercially-manufactured motorized self-contained food service operation truck or towed trailer unit designed to be readily movable. Food truck and trailer vendors prepare ready-to-eat food that is cooked, wrapped, packaged, processed, or portioned for service, sale, or distribution. Any food truck and trailer vendor must completely retain its mobility at all times. Mobile food trucks and trailer units are not meant to be permanent facilities. A food truck and trailer vendor does not mean a stand or a booth.

Food Truck Park. The use of land designed to accommodate two or more food truck vendors offering food and/or beverages for sale to the public as the principle use of the property which may include seating areas for customers. A food truck park may also include a commissary as a secondary use.

Fraternity/Sorority. A structure used by a chartered fraternal or sororal membership organization or association, used as a residence and/or a dining and recreational facility for members of organizations or associations who are students at a university, which permits the organization or association to use its facilities because of the relationship of such organization or association to the body of students enrolled in such institution.

Freight Terminal. A facility for freight pick-up or distribution by rail, air, truck, or shipping transport.

Funeral Home. An establishment where the dead are prepared for burial display and for rituals before burial or cremation, including chapels for the display of the deceased and the conducting of rituals before burial or cremation, and crematoriums.

Furniture, Furnishings and Equipment Sales. A business that primarily sells the following products and related services, that may also provide incidental repair services: computers and computer equipment, draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, lawn furniture, movable spas and hot tubs, office furniture, other household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and/or televisions and home theater systems.

Gas Station. An establishment where fuel for vehicles is stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also include ancillary retail uses, an ancillary car wash bay, ancillary minor vehicle repair facilities, and solar and/or electric charging stations.

Golf Course/Driving Range. A tract of land designed with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms and shelters as ancillary uses. A driving range may be designed as a standalone facility or included as part of a golf course, which is defined as a tract of land equipped with distance markers, clubs, balls, and tees for practicing the hitting of golf balls, and may include a snack-bar and pro-shop.

Government Office. Offices owned, operated, or occupied by a governmental agency to provide a governmental service to the public. Government offices do not include public safety or public works facilities.

Greenhouse/Nursery - Retail. An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are propagated and sold, and may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, paving stones and bricks, and other related items for sale.

Group Home. A group care facility in a residential dwelling for: 1) care of persons in need of personal services or assistance essential for activities of daily living; 2) care of persons in transition or in need of supervision; or 3) the protection of the individual. Group homes include facilities for drug and alcohol rehabilitation and those transitioning from homeless status. Group home does not include facilities for adults or minors who have been institutionalized for criminal conduct and require a group setting to facilitate transition into society.

Halfway House. A residential facility for adults or minors who have been institutionalized for criminal conduct and who require a group setting to facilitate the transition to a functional member of society.

Healthcare Institution. Facilities for primary health services and medical or surgical care to people, primarily in-patient, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, dormitories, or educational facilities, and ancillary uses such as, but not limited to, cafeterias, restaurants, retail sales, and similar uses.

Heavy Retail, Rental, and Service. Retail, rental, and/or service establishments of a heavier and larger-scale commercial character typically requiring permanent outdoor service or storage areas and/or partially enclosed structures. Examples of heavy retail, rental, and service establishments include large-scale home improvement centers with outdoor storage, manufactured homes, recreational vehicle sales, display, and rental components, lumberyards, truck rental establishments, and sales, rental, and repair of heavy equipment. Wholesale establishments that sell to the general public, including those establishments where membership is required, are considered heavy retail, rental, and service establishments.

Helipad. An area of land or portion of a structure used for the landing and take-off of helicopters with no facilities for service or permanent basing of such aircraft.

Heliport. A designated landing area for discharging or picking up passengers or goods by helicopter or similar vertical lift aircraft, and includes terminal facilities for passengers, goods, aircraft servicing, or storage.

Hotel. A facility that provides sleeping accommodations for a fee and customary lodging services. Related ancillary uses include, but are not be limited to, meeting facilities, restaurants, bars, and recreational facilities for the use of guests.

Industrial - Artisan. A manufacturing establishment for artisan-related crafts that are more intensive uses, such as small-scale metalworking, glassblowing, furniture making, pottery, leathercraft, hand-woven articles, and related items.

Industrial - Heavy. The manufacturing of products from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users. These industrial uses typically have ancillary outdoor storage areas.

Industrial - Light. The manufacturing from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, provided all manufacturing activities are contained entirely within a building, and noise, odor, smoke, heat, glare, and vibration resulting from the industrial activity are confined entirely within the building. A light industrial use may also include a showroom, ancillary sales of products related to the items manufactured or stored on-site, and/or ancillary outdoor storage.

Industrial Design. An establishment where the design, marketing, and/or brand development of various products are researched and developed typically integrating the fields of art, business, science, and engineering. An industrial design establishment may create prototypes and products, but may not mass manufacture products from the premises.

Industrial Services. A business that provides cleaning, washing, or similar services to industrial, manufacturing, medical or business establishments. An example includes commercial launderer that launders and dry cleans clothing and other fabric articles in bulk quantities, such as cleaning services for hospitals, restaurants, hotels, and similar clients, or rug and dry-cleaning plants.

Live Entertainment - Ancillary Use. A live performance, performed live by one or more persons including, but not limited to, musical acts including disc jockeys (DJs), theatrical plays, performance art, stand-up comedy, and magic, included as part of the operation of a bar, restaurant, amusement facility, or similar use. As an ancillary use, the other principal use operating on the site must be open to the public during hours when no performance is scheduled. Live entertainment - ancillary use is approved separately as a principal use. Live entertainment - ancillary use does not include:

1. Any sexually-oriented business.
2. Nightclubs.
3. Live performance venue.
4. Periodic entertainment at educational facilities or places of worship, performances at cultural facilities, performances at reception facilities, and performances at weddings and similar religious events.
5. Incidental entertainment, which is defined as background music provided at a bar or restaurant.

Live Performance Venue. A facility for the presentation of live entertainment, including musical acts including disc jockeys (DJs), theatrical plays, stand-up comedy, and similar performances. Performances are scheduled in advance and tickets are required for admission and are available for purchase in advance, though tickets may be purchased at the venue's box office on the day of the performance. A live performance venue is only open to the public when a live performance is scheduled. A live performance venue may include classroom space utilized during hours it is not open to the public for a performance. A live performance venue may include concession stands, including sale of alcohol, but only when it is open to the public for a performance. A live performance venue does not include any sexually-oriented businesses or nightclubs.

Lodge/Meeting Hall. A facility operated by an organization or association for a common purpose, such as, but not limited to, a meeting hall for a fraternal or social organization or a union hall, but not including clubs organized primarily for-profit or to render a service which is customarily carried on as a business.

Manufactured Home Park. A parcel of land with single control or unified ownership that has been planned and improved for the placement of manufactured homes for residential use.

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 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.

Marina. A waterfront-dependent facility offering the sale or rental of boats and marine sporting equipment, and the servicing, repair, or storage of the same. A marina may also provide travel-lift services, slip rental, gasoline, sanitary pumpout service, and food and drink.

Medical/Dental Office. A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

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.

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.

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.

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.

Movie Studio. Facilities for the production of motion pictures and film, including stages, exterior sets, film laboratories, sound recording facilities, construction, repair and storage facilities, caretaker and temporary housing, related commercial vehicles, and accessory fabrication activities.

Neighborhood Commercial Establishment. A commercial use within a primarily residential neighborhood that is non-residential in its original construction and/or use.

Nightclub. An establishment that provides entertainment of a participatory nature, including disc jockeys (DJs), by providing a place for dancing designed with an area designated as a dance floor, including any stage area; however portions of the floor area may be set up for alcohol service, including a bar counter, with or without stools, and other seating areas. A nightclub is only open to the public when it is providing such entertainment and admission (cover charge) is generally charged for admittance.

Office. An establishment that engages in the processing, manipulation, or application of business information or professional expertise. Such an office may or may not offer services to the public. An office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, nor engaged in the repair of products or retail services. An office does not include financial institution, government office, or industrial design.

Outdoor Dining. A seating area that is located outdoors and contiguous to a restaurant or bar, typically in addition to an indoor seating area. Outdoor dining is approved separately as a principal use. Outdoor dining areas may be roofed or covered with an awning.

Parking Lot. An open, hard-surfaced area, other than a street or public way, used for the storage of operable vehicles, whether for compensation or at no charge.

Parking Structure. A structure of one or more levels or floors used for the parking or storage of operable vehicles, whether for compensation or at no charge.

Passenger Terminal. A facility for the handling, receiving, and transferring of passengers.

Pay Day/Title Loan Agency. An establishment providing loans to individuals in exchange for receiving personal checks or the original title to the borrower's motor vehicle as collateral.

Personal Service Establishment. Establishments that primarily engage in providing services that are frequent or recurrent and are generally involving the care of the person or his or her personal goods or apparel. Personal services may include, but are not limited to tutoring and exam preparation, language studies, beauty shops, barbershops, tanning salons, electronic repair shops, nail salons, laundromats, dry cleaners, tailors, informational and instructional services, driver education, diet centers, and employment training. This includes incidental retail sales, or light assembly and offices relating to training or instruction.

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.

Public Park. A facility that serves the recreational needs of residents and visitors. Public park includes, but is not limited to, playgrounds, ballfields, football fields, soccer fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, and gymnasiums. Public parks may also include non-commercial indoor or outdoor amusement facilities, including zoos and amphitheaters, ancillary uses such as, but not limited to, restaurant and retail establishments, and temporary outdoor uses such as festivals and performances.

Public Safety Facility. A facility operated by and for the use of public safety agencies, such as the fire department and the police department, including the dispatch, storage, and maintenance of police and fire vehicles. Public safety facilities include shelter and training facilities for canine units of public safety agencies.

Public Works Facility. A facility operated by the municipal public works department to provide municipal services, including dispatch, storage, and maintenance of municipal vehicles.

Reception Facility. A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation. Reception facility may also include a commissary as a secondary use.

Recreational Vehicle (RV) Park. Land used for the accommodation of two or more recreational vehicles for transient dwelling purposes.

Research and Development. A facility where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software. A research and development establishment may create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

Residential Care Facility. A licensed group care facility that provides 24-hour medical or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A residential care facility includes nursing homes, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. Residential care facilities must meet all district design and dimensional standards for multi-family dwellings unless specific standards are cited for such housing. When a district permits dwellings above the ground floor, residential care facilities may also be developed and designed as such.

Restaurant. An establishment where food and drinks are provided to the public, primarily for on-premises consumption by seated patrons. All premises and activities where alcohol is served (including special events) are regulated by Chapter 4 of the Caddo Parish Code of Ordinances. A restaurant may provide facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site. Private events may be hosted either during regular hours of operation or during such time as the restaurant is closed to the public. However, an establishment operating as a restaurant must have hours of operation open to the public and have a full-service kitchen. Restaurant may also include a commissary as a secondary use.

Retail Goods Establishment. An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. Sale of alcohol products is regulated separately as retail sales of alcohol.

Retail Sales of Alcohol. Retail sales of alcoholic beverages in factory original containers for consumption off-premises. Retail Sales of Alcohol is divided into: 1) sales of beer/wine, which are malt beverages of alcoholic content (beer) and alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar (wine); and 2) sales of liquor, which is an alcoholic beverage made by distillation rather than by fermentation.

Salvage Yard. Land where vehicles or other machinery are collected, accumulated, or stored, and broken up, where parts may be saved and processed for resale. This includes any land where two or more wrecked, junked, burned, salvaged, disassembled, or inoperative motor vehicles are collected, accumulated, or stored not within a completely enclosed structure.

Self-Storage Facility: Climate-Controlled. A facility for the storage of personal property where individual renters control and access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Self-Storage Facility: Outdoor. A facility for the storage of personal property where individual renters control and access individual storage spaces and where each storage unit has individual access from the outdoors. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval. For purposes of this Code, self-storage facility: outdoor is considered synonymous with self-storage warehouse, self-storage facility, mini-warehouse, or mini-storage.

Self- Service Ice Vending Unit. An enclosed, free standing, unmanned structure that produces and vends bagged and bulk ice. A self-services ice vending unit is approved separately as a principal use or in conjunction with other principal uses of the land on which it is located.

Sexually-Oriented Business. Any establishment that is an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, dual purpose business, escort agency, exotic dance service, or semi-nude model studio. e

Shelter Housing. A facility that provides temporary or transitional shelter for the homeless in general or for specific populations of the temporary homeless, such as domestic violence shelters and runaway shelters.

Single Room Occupancy (SRO). A residential facility where individual secure rooms, which do not have full kitchens or cooking facilities, are rented to a single- or two-person household.

Solar Farm. An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

Social Service Center. A service that provides advice or assistance on matters including career guidance, chemical or alcohol abuse, and health concerns but does not include in-patient, overnight, or custodial care facilities that provide living quarters for recipients of the service or the staff. A counseling or training service does not include medical examinations, dispensing of drugs or medication, or other treatments normally conducted in a hospital or clinic. A counseling or training service does not include employment agencies or offices for private attorneys, psychiatrists, psychologists, and other private practitioners that operate for-profit.

Soup Kitchen. A building or part of a building where free meals are served by a non-profit or charitable organization to those who are in need, homeless or destitute.

Soup Kitchen Accessory. Any part of a building, and operated by a place of worship, where free meals are served by a non-profit or charitable organization to those who are in need, homeless or destitute. The floor area devoted to the consumption of the meals on the premise shall not exceed 1,000 square feet. There must be a designated manager of the site that is responsible for the orderly organization of the soup kitchen, the cleanliness of the site, and the site's compliance with all rules and regulations during business hours.

Specialty Food Service. A business that specializes in the sale of certain food products, such as a delicatessen, bakery, candy maker, meat market, catering business, cheesemonger, coffee roaster, frozen desserts, or fishmonger, and may offer areas for ancillary retail sales or restaurants that serve the products processed on-site. Specialty food service also includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts. Specialty Food Service may also include a commissary as a secondary use.

Storage Yard - Outdoor. The storage of material outdoors as a principal use of land for more than 24 hours.

Temporary Outdoor Event. A temporary outdoor event is any entertainment activity, such as the performance of live music, revue, play or other event within an outdoor space, that has a specific duration or the end of which is related to a specific action, usually lasting for only a few days or weeks at a time. Temporary outdoor events include, but are not limited to, fireworks shows, horse shows, carnivals/circuses, temporary worship services, festivals and any event where vendors offering items for sale who may or may not be required to pay a fee for such booth or tent space.

Temporary Outdoor Sales. Temporary uses, which may include temporary structures, where goods are sold, such as consignment auctions, arts and crafts fairs, flea markets, rummage sales, temporary vehicle sales, and holiday sales,

such as Christmas tree lots and pumpkin sales lots. This temporary use category does not include outdoor sales related to a retail goods establishment where such goods are part of the establishment's regular items offered for purchase.

Temporary Outdoor Storage Container. Temporary self-storage containers delivered to a residence or business owner to store belongings, and then picked up and returned to a warehouse until called for.

Temporary Subdivision Sales Office. Any furnished dwelling, which is primarily used as a marketing tool and/or office to show prospective homebuyers a particular plan, type of construction, accoutrements or floor plan and which is not a residence at the same time. Model homes may also incorporate sales or rental offices for dwellings within the development.

Transient Vacation Rentals. A dwelling or a room or suites of rooms, with or without culinary facilities, that is subject to a transient vacation rental agreement with an occupancy duration of less than 30 days. All transient vacation rentals must be licensed by Director of Finance.

Truck Repair. Establishments involved in the repair and service of trucks. As used in this definition the term truck does not include any vehicle whose maximum gross weight is 10,000 pounds or less as rated by the Louisiana Office of Motor Vehicles.

Truck Stop/Travel Center. A structure or land used or intended to be used primarily for the retail sale of fuel for trucks and, usually, incidental service or repair of trucks. The site may also include attendant eating, sleeping, or truck parking facilities. As used in this definition, the term truck does not include any vehicle whose maximum gross weight is 10,000 pounds or less as rated by the Louisiana Office of Motor Vehicles. Truck stops may include video gaming if they meet the regulations and requirements of the Louisiana Gaming Control Board and Louisiana Administrative Code.

Utility. Facilities that produce and/or transmit basic services, such as gas, sewer, water, cable, or communications, including large-scale developments such as substations, high voltage transmission lines, and water towers and tanks. Utilities do not include public works facilities, wireless telecommunications, wind energy systems, or solar farms.

Vehicle Dealership. An establishment that sells or leases new or used automobiles, vans, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle dealerships do not include truck, trailer, boat, or heavy equipment sales, which are considered heavy retail, rental, and service.

Vehicle Operations Facility. A facility for the dispatch, storage, and maintenance of emergency medical care vehicles, taxicabs and similar vehicles for hire, school buses, utility vehicles, and similar vehicles. Vehicle operations facility does not include a public works or public safety facility.

Vehicle Rental. An establishment that rents automobiles and vans, including incidental parking and servicing of rental vehicles. A motor vehicle rental establishment may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle rental does not include truck rental establishments or rental of heavy equipment, which is considered part of heavy retail, rental, and service.

Vehicle Repair - Major. A business that provides services in engine rebuilding, major reconditioning of worn or damaged motor vehicles, motorcycles, all-terrain vehicles (ATV), recreational vehicles and trailers, towing and collision service, including body, frame or fender straightening or repair, and painting of motor vehicles, and may include minor vehicle repair services.

Vehicle Repair – Minor. A business the provides services in minor repairs to motor vehicles, motorcycles, and all-terrain vehicles (ATV) vehicles, including repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like.

Warehouse. An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment.

Wholesale Establishment. A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services.

Wind Energy System. An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, or processing of wind energy.

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.

Winery. A plot of land located in the City of Shreveport 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.

Wireless Telecommunications. A specific location at which a structure that is designed or intended to be used to house, support or accommodate Antennas or other transmitting or receiving equipment is located. This includes without limit, Towers and support structures of all types and kinds, including but not limited to buildings, church steeples, silos, water Towers, signs, street light poles, utility poles, traffic signal poles, or any other any other structure that is used or is proposed to be used as a support structure for Antennas or the functional equivalent of such.. The following definitions describe the wireless telecommunications infrastructure described within the general definition for wireless telecommunications:

1. **Antenna.** An apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to Federal Communications Commission (FCC) authorization, for the provision of personal wireless services and any commingled information services. For purposes of this definition, the term antenna does not include an unintentional radiator, mobile station, or device authorized under Part 15 of Title 47. Antenna has the same meaning as provided in 47 C.F.R. §1.6002 (b), as may be amended.
2. **Collocation.** Has the same meaning as provided in 47 C.F.R. § 1.6002(g), as may be amended and means:
 - a. Mounting or installing an antenna facility on a pre-existing structure, and/or
 - b. Modifying a structure for the purpose of mounting or installing an antenna facility on that structure.
3. **Eligible Facility.** An existing wireless tower or base station that has the same meaning as provided in 47 C.F.R. § 1.40001(b)(3), as may be amended, which defines that term as "[a]ny request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving: (i) collocation of new transmission equipment; (ii) removal of transmission equipment; or (iii) replacement of transmission equipment." An eligible facility application shall be acted upon administratively and shall not require a Special Use Permit, but shall require administrative review and approval.
4. **Facility.** A structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators. Facility also includes any necessary equipment that facilitates wireless transmission.
5. **Non-Eligible Facility.** Facilities and structures that do not meet the requirements of an eligible facility as provided by this Article, and any applicable requirements set forth in Chapters 82 and 105 of the Shreveport City Code. Any applicant wanting to construct a non-eligible facility shall require Special Use Permit approval.
6. **Tower.** A structure that has had the same meaning as provided in 47 C.F.R. § 1.40001(b)(9), as may be amended, which defines that term as "[a]ny structure built for the sole or primary purpose of supporting any [FCC]-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless telecommunications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site." Examples include, but are not limited to, monopoles, mono-trees and lattice towers.

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4. **Facility.** A set of wireless transmitting and/or receiving equipment, including any associated electronics and electronics shelter or cabinet and generator. A facility includes any pole, pipe, culvert, conduit, duct, cable, wire, fiber, amplifier, pedestal, antenna, transmission or receiving equipment, other electronic equipment, electrical conductor, manhole, appliance, sign, pavement structures, irrigation system, monument sign, monument mailbox and any other similar equipment, for public or private use.
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