

## ARTICLE 6. USE STANDARDS

- 6.1 PRINCIPAL USE STANDARDS
- 6.2 TEMPORARY USE STANDARDS

### 6.1 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Code.

In addition to any requirements under this Code, establishments selling or serving alcoholic beverages must be licensed and operating in compliance with the laws governing the sale and consumption of alcoholic beverages as established by Chapter 4 of the Caddo Parish Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of Caddo Parish and State of Louisiana.

#### A. Airport, Heliport, and Helipad

- ~~1. All facilities must comply with all Federal Aviation Administration requirements. All documentation must be submitted as part of a zoning application and prior to issuance of a building permit.~~
- ~~2. Any structures for such facilities must be set back a minimum of 50 feet from any residential district lot line.~~

#### B. Animal Care Facility, Animal Shelter, and Commercial Breeder

The following standards apply to all animal care facilities, animal shelters, and commercial breeders. However, animal shelters operated by a public agency are exempt from these standards.

1. Exterior exercise areas must be located in the interior side or rear yard. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against weather.
2. The permitted hours for outdoor activities for an animal care facility are between 9:00am and 6:00pm.
3. All overnight boarding facilities must be located indoors. Outdoor boarding facilities for commercial breeders are permitted but must be designed to provide shelter against weather.
4. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.
5. A fence a minimum of six feet and a maximum of seven feet in height is required for all exterior exercise areas and any outdoor boarding quarters.

#### C. Automated Teller Machine - Standalone

~~The following regulations for a standalone Automated Teller Machines (ATM) do not apply to financial institutions that typically provide services by Automated Teller Machines, whether drive-through or walk-up.~~

- ~~1. A drive-through standalone Automated Teller Machine (ATM) is subject to the following standards:
  - ~~a. A drive-through standalone ATM is permitted only when a drive-through facility is allowed within the district and separate approval is obtained for the drive-through facility, including compliance with all standards for a drive-through facility.~~
  - ~~b. The drive-through lane must provide a minimum of four stacking spaces.~~~~
- ~~2. A walk-up standalone Automated Teller Machine (ATM) may not encroach into the public right-of-way.~~

**D. Bar**

1. All bars must comply with the requirements of this Code, Chapter 4 of the Caddo Parish Code of Ordinances, as well as all other applicable ordinances, statues, rules and regulations of Caddo Parish and State of Louisiana. Note: Bars may be subject to State laws requiring a certain number of patron accommodations and public habitable floor area square footage requirements.

Cross reference – [La. R.S. 26:71.1](#) and [La. R.S. 26:271. 2.](#)

~~2.—In addition to site plan requirements, the following elements of operation will be considered:~~

- ~~a.—The size, location, and configuration of the establishment.~~
- ~~b.—Days and hours of operation.~~
- ~~c.—Maximum occupancy loads.~~
- ~~d.—A noise abatement plan, including any plans for outdoor areas.~~
- ~~e.—A security plan.~~
- ~~f.—Exterior lighting design.~~

~~3.—If outdoor seating is part of the establishment, the site plan must include the total floor area of outdoor seating, and the general location of seats, tables, and other furniture proposed for outdoor seating.~~

~~4.—If the bar plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the site plan and its additional elements, as required by this section, must be updated and resubmitted for approval. Revised plans must be approved prior to the issuance of any permits.~~

**E. Bed and Breakfast**

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling.  
~~No parking may be located in front of the front building line.~~
2. Cooking facilities are prohibited in individual guest rooms.
- ~~3.—Leasing of a common dining area for social events is prohibited. No retail sales are permitted.~~
- ~~4.—Breakfast must be served to guests at a minimum. Meals may only be served to registered guests.~~
- ~~5.—Guest stays are limited to a maximum of 14 consecutive days.~~
- ~~6.—Bed and breakfasts are limited to a maximum of eight guests.~~
7. One sign, either freestanding or wall, is permitted. Such sign may not exceed six square feet and is limited to five feet in height.
8. Bed and breakfasts are permitted to host private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, but must obtain a temporary use permit in accordance with Article 16. Private events may include food and beverages that are prepared and served on-site or by a caterer to invited guests. Live entertainment may be provided as an ancillary use as part of an event.

**F. Bus Transfer Station**

- ~~1.—A public transit station for two or more bus routes in a public transit system, often times the endpoint for one or more bus routes, where passengers may change from one route to another.~~
2. There is no off-street parking or loading requirements for this use.

3. This use is exempt from the front, side, and rear yard requirements in this Code, except that the shelter structure must be set back at least five feet from the edge of the roadway.
- ~~4. A litter container of adequate size must be provided on the site at all times.~~
- ~~5. In residential districts, the shelter structure must not occupy an area greater than 100 square feet.~~
- ~~6. No signs are permitted on any bus transfer station site except for governmental signs, transit system logos, schedules, and route information.~~
- ~~7. This use must be installed by public agencies.~~
8. If located on private property, A site plan must be submitted to and approved by the Executive Director per Article 16.

**G. Campground, Recreational Vehicle (RV) or Travel Trailer Park**

1. The minimum area for a campground or RV park is three acres.
2. Campgrounds and RV parks must comply with all applicable state and city regulations, including those governing the installation, construction, and/or operation of swimming pools, water supply, sewage disposal, food storage and services, plumbing, structures, electrical wiring, and fire prevention.
3. 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 or RV park are permitted.
4. Storage of all materials and/or equipment must be within enclosed structures.
5. A 25 foot setback from the perimeter property line of the campground or RV park is required. Any permanent or semi-permanent structures, such as offices, platforms, ramps, lean-to's, garages, and sheds, are prohibited within this setback. The perimeter setback must be landscaped. Preservation of existing vegetation is encouraged.
- ~~1. The minimum area for a campground, RV or trailer park is three acres.~~
- ~~2. Campgrounds, RV and trailer parks must comply with all applicable state and parish regulations, including those governing the installation, construction, and/or operation of swimming pools, water supply, sewage disposal, food storage and services, plumbing, structures, electrical wiring, and fire prevention.~~
- ~~3. Maximum density shall not exceed 15 parking lots per acre with no more than one travel trailer per parking lot.~~
- ~~4. 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 or RV park are permitted.~~
- ~~5. Storage of all materials and/or equipment must be within enclosed structures.~~
- ~~6. Year-round residency is prohibited at any campground, RV or trailer park. Camping units, recreational vehicles or travel trailers are prohibited from use as a principal residence.~~
- ~~7. A 30 foot setback from the perimeter property line of the campground, RV or trailer park is required. No unit parking space or structures, such as offices, platforms, ramps, lean-to's, garages, and sheds, are prohibited within this setback. The perimeter setback must be landscaped. Preservation of existing vegetation is encouraged.~~
- ~~8. Each unit location shall be served by a community or public water system, sewer hookup to either a community engineered sewer or public sewer system, and individual electrical hookup connections.~~

- ~~9. All parks shall have a minimum of 150 square feet of common open space for each unit, with a minimum of 10,000 square feet of common space regardless of the number of units. Parks shall establish and maintain an aesthetically pleasing visual buffer such as a continuous planted buffer strip, consisting of shrubbery or a hedgerow, or a solid brick, concrete block or stone wall, or a board fence that is at least six feet in height between the park and adjacent residential uses and property. Such buffer strip, if planted, shall be composed of healthy plants which possess growth characteristics of such a nature as to produce a dense, compact planting screen not less than six feet in height, or if wood, stone, block or brick shall not be less than six feet high.~~
- ~~a. All unit parking lot spaces shall be paved and abut on an interior paved drive, interior drives shall be a minimum of 20 feet in width and shall have unobstructed access to a public street. A parking space for additional vehicles shall be constructed of pavement or confined gravel area sufficient enough that automobiles may be located on each unit parking lot space. One space for additional vehicles shall be provided for each five-unit parking space.~~
- ~~b. All park accesses to the roadway shall meet the requirements for a commercial driveway.~~
- ~~c. All units staying in the park must be attached to or have available a pull vehicle on site or be self-powered so they may be removed in the event of pending inclement weather.~~
- ~~d. All units staying in the park must be currently licensed in the state and county/parish in which the unit is registered.~~
- ~~e. All units shall, prior to occupancy or other use, be stabilized in such a way as to prevent tilting of the unit.~~
- ~~f. Each park must make private arrangements for garbage collection.~~
- ~~g. All park plans shall be submitted for approval using the same guidelines as a final plat approval for a subdivision.~~
- ~~h. All parks must obtain an occupational license from Caddo Parish to operate as a business.~~
- ~~i. No building permits are needed to place a travel trailer or recreational vehicle in the park. However, the park manager must keep a log of spaces rented, to whom, license plate number and for how long, recording arrival and departure date.~~

#### ~~H. Car Wash~~

- ~~1. Car wash facilities must be screened along interior side and rear lot lines with a solid fence or wall, a minimum of six feet and a maximum of seven feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet along such fence or wall.~~
- ~~a. Screening requirements are not required along any property line which the subject property is abutting an adjacent property with the same screening requirements.~~
- ~~b. The Executive Director shall have administrative authority to waive these screening requirements due to surrounding zoning, topography, or lot configuration.~~
- ~~2. The site must be graded to drain away from adjoining properties.~~
- ~~3. All wash water generated from the car wash must either:~~
- ~~a. Secure a LDEQ Discharge Permit if discharging into the Municipal Separate Sewer System (MS4); or~~
- ~~b. Meet the requirements of the Water and Sewer Codes of the Shreveport/Caddo Health Unit if discharging into the storm sewer system.~~

#### ~~I. Casino~~

- ~~1. All casinos must meet all federal, state and local requirements including, but not limited to, licensing, security, safety and building code requirements.~~

- ~~2. All casinos and gaming establishments are regulated by the Louisiana Gaming Control Board and are subject to the Louisiana Administrative Code regulations. Evidence that the casino's security system, management, and gaming regulations have been approved by the Louisiana Gaming Control Board (or its successor) and/or the Louisiana State Police must be submitted.~~

**J. Commercial Facility for Pop-Up Uses**

~~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. Both the commercial facility and allowable pop-up use(s) within the facility shall meet the following requirements.~~

**1. The Commercial Facility**

- ~~a. The facility shall be adequate in size and shape to accommodate any anticipated pop-up use.~~
- ~~b. The proposed facility shall be adequately served by streets having sufficient width and improvements to accommodate the kind and quantity of traffic the anticipated pop-up use(s) could reasonably generate.~~
- ~~c. The proposed facility shall provide adequate parking to accommodate vehicular traffic anticipated by the anticipated pop-up use(s).~~
- ~~d. The operation of the facility shall not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.~~
- ~~e. 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.~~

**2. Pop-Up Uses within the Facility**

- ~~a. The pop-up use within the facility shall locate, operate, and maintain the space in a manner consistent with the policies of this Code and all applicable provisions of Caddo Parish ordinances and state law.~~
- ~~b. Pop-up use tenants shall not make any permanent exterior alterations to the site without the required approvals and permits, as applicable.~~
- ~~c. Pop-up use tenants shall remove any approved temporary signs associated with said use at the conclusion of said use.~~
- ~~d. Pop-up use tenants shall obtain all other required permits, such as building or health department permits.~~

**K. Community Garden**

- ~~1. Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity. It may also include community-gathering spaces for active or passive recreation but playground equipment is prohibited.~~
- ~~2. Greenhouses, including high tunnels/hoop houses, cold frames, and similar structures, are permitted to extend the growing season. Accessory structures such as sheds, gazebos, and pergolas are also permitted.~~
- ~~3. Accessory structures and uses for the raising of chickens, fish, and bees are permitted so long as all such structures comply with the accessory structure requirements of Article 7. No other livestock is permitted.~~
- ~~4. Farmstands are permitted and are limited to sales of items grown at the site. Farmstands must be~~

~~removed from the premises or stored inside a structure on the premises during that time of the year when the use is not open to the public. Only one farmstand is permitted per lot.~~

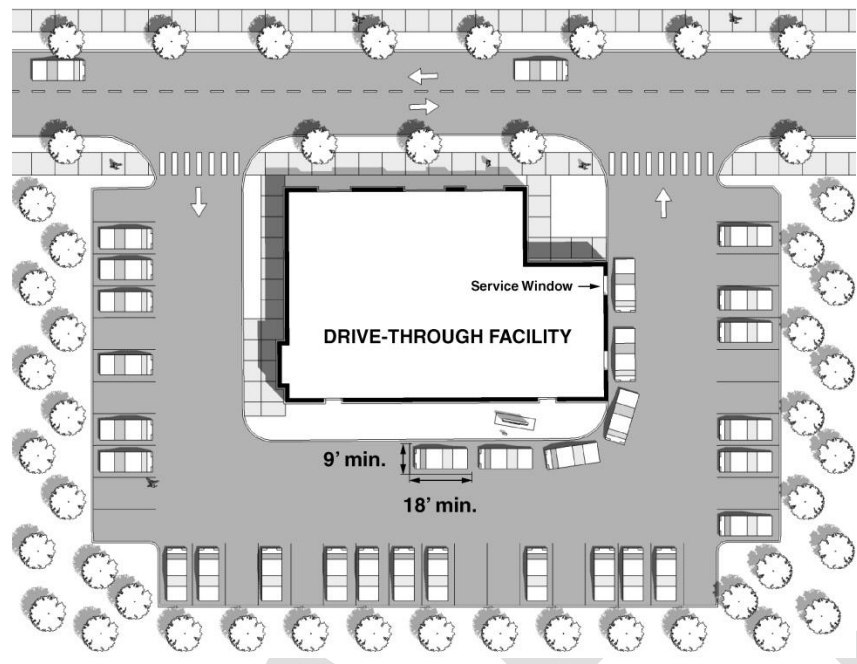
**L.H. Day Care Center and Day Care Home**

1. Each day care center must comply with all applicable state and federal regulations and must be licensed by the state.
- ~~2. The operator of a day care center must be licensed by the state.~~
- ~~3. A day care home must maintain its original appearance as a residential dwelling.~~
4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant retail center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

**M. Drive-Through Facility**

- ~~1. All drive-through facilities must provide a minimum of three stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Code. Stacking spaces provided for drive-through uses must be:
 
  - ~~a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length. In the case of a recessed service window, the measurement must be taken from the building wall.~~
  - ~~b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menu board). Spaces must be placed in a single line behind each lane or bay.~~~~
- ~~2. All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets. Drive-through lanes on corner lots must not route exiting traffic into adjacent residential neighborhoods.~~
- ~~3. Drive-through facilities must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of seven feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall. This standard does not apply to drive-through facilities within multi-tenant retail centers.
 
  - ~~a. Screening requirements are not required along any property line which the subject property is abutting an adjacent property with the same screening requirements.~~
  - ~~b. The Executive Director shall have administrative authority to waive these screening requirements due to adjacent zoning or uses, lot topography, or lot configuration.~~~~
- ~~4. A drive through lane must have bail out capability for all vehicles that enter the drive through lane. The bailout lane must be a minimum width of 10 feet and run parallel to the drive through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bailout lane is limited to a one-way traffic pattern following the direction of the drive through lane.~~

**~~FIGURE 6-1: DRIVE THROUGH FACILITY~~**



**N.I. Dwelling – Accessory Dwelling Unit**

1. No more than one accessory dwelling unit is allowed per lot.
2. A detached accessory dwelling unit may not exceed a gross floor area of 60% of the gross floor area of the principal dwelling or 1,800 square feet, whichever is less.
3. Detached accessory dwelling units may only be located in the rear yard. Detached accessory dwelling units must be located 10 feet from any lot line and from any principal building.
4. No additional parking is required for an accessory dwelling unit.

**O.J. Dwelling – Manufactured Home**

Manufactured homes must meet the following design standards when not located within a manufactured home park:

1. Manufactured homes shall be of adequate quality and safe design, as certified by a label stating that the unit is constructed in conformance with the Federal Manufactured Housing Construction and Safety Standards in effect on the date of manufacture.
2. Each manufactured home shall be totally skirted with metal, masonry, pressure-treated wood, or other non-degradable material which is compatible with the structure's exterior siding and meets the requirements of the building code.
3. Driveways and off-street parking shall be provided in accordance with the requirements for single-family dwellings.
- ~~1. Each manufactured home shall be installed per HUD Code.~~
- ~~2. 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.~~
- ~~3. Windows, entrances, or other architectural features are required on all street-facing walls.~~
- ~~4. All manufactured homes must be designed with skirting that is constructed of fire-resistant material~~



~~that meets the requirements of the building code.~~

**P.K. Dwelling - Multi-Family or Townhouse or Single Room Occupancy**

1. Façades must be designed with consistent materials and treatments that wrap around all street-facing façades. There must be a unifying architectural theme for the entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.
2. Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade.
- ~~3. The following minimum transparency requirements apply to any façade facing a street and are calculated on the basis of the entire area of the façade:~~
  - ~~a. Townhouse Dwelling: 15%~~
  - ~~b. Multi-Family Dwelling or Single-Room Occupancy: 25%~~
- ~~4. There must be a minimum separation of 15 feet between sidewalls of rowhouse buildings. Where the front or rear wall of a rowhouse faces the front or rear wall of another rowhouse, the minimum required separation between such buildings must be 30 feet. Driveways and parking areas may be located within this minimum separation area.~~
- ~~5. The following building 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.~~
  - ~~a. Plain concrete block~~
  - ~~b. Corrugated metal~~
  - ~~d. Exposed aggregate (rough finish) concrete wall panels~~
  - ~~e. T-111 composite plywood siding~~
  - ~~f. Plastic or Vinyl~~

**FIGURE 6-2: MULTI-FAMILY DWELLING DESIGN STANDARDS**



**Q.L. Dwelling - Single-Family – Detached, Single-Family – Attached, or Two-Family**



1. A dwelling must have a primary entrance from the façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.
2. Windows, entrances, porches, or other architectural features are required on all street-facing façades to avoid the appearance of blank walls.
- ~~3. A 15% minimum transparency requirement applies to any street facing façade and is calculated on the basis of the entire area of the façade.~~

**FIGURE 6-3: SINGLE-FAMILY DWELLING DESIGN STANDARDS**



**R. Financial Institution with Drive-Through Facility**

- ~~1. All drive-through facilities must provide a minimum of three stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Code. Stacking spaces provided for drive-through uses must be:
 
  - ~~a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length. In the case of a recessed service window, the measurement must be taken from the building wall.~~
  - ~~b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive-through aisle, such as a service window. Spaces must be placed in a single line behind each lane or bay.~~~~
- ~~2. All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets.~~
- ~~3. Financial institutions with drive-through facilities must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of seven feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on center along such fence or wall. This standard does not apply to drive-through facilities within multi-tenant retail centers.
 
  - ~~a. Screening requirements are not required along any property line which the subject property is abutting an adjacent property with the same screening requirements.~~
  - ~~b. The Executive Director shall have administrative authority to waive these screening requirements due to adjacent zoning or uses, lot topography, or lot configuration.~~~~
- ~~4. A drive-through lane must have bail out capability for all vehicles that enter the drive-through lane. The bail out lane must be a minimum width of 10 feet in width and run parallel to the drive-through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive-through lane.~~

**U. Gas Station**

1. All structures and all pump islands, compressed air connections, and similar equipment must be set back a minimum of 20 feet from interior side and rear lot lines. Structures are exempt from any build-to lines required by the district.
2. The minimum distance between the canopy and the curb line must be 10 feet, and 15 feet from any interior side lot line.
- ~~3. Motor vehicle repair is permitted as part of a gas station use. However, repair work is limited only to minor repair work, such as tire or tube repairing, battery changing, lubrication, engine tune-ups, brake and muffler repair or replacement, and similar types of work. Minor repair work does not include replacement of engines, replacement of transmissions, or any body work.~~
- ~~4.3. Repair of vehicles must not take place within the building front or side yard portions of the property. Storage of all merchandise, auto parts, and supplies must be within an enclosed structure. All outdoor repairs are only allowed in the rear yard and must be screened by a solid fence or masonry wall no less than six feet and no more than eight feet in height. Any vehicles awaiting repair must be stored so that no fluids will drain into the storm sewer system, such as the use of drip pans and other coverings.~~
- ~~5. The ancillary uses of a retail goods establishment and one car wash bay are permitted in connection with the principal gas station use.~~

**V. Group Home, Halfway House, Shelter Housing, and Social Services Center**

1. Such uses are subject to all local and federal regulations, and the regulations of the Louisiana Administrative Code.

~~2.—Group homes, halfway houses, and shelter housing must be located no closer than 1,000 feet from any other existing group home, halfway house, or shelter housing, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same use is located. Any existing group homes, halfway houses, or shelter housing as of the effective date of this Code that do not meet the spacing requirement are deemed conforming. Such deemed conforming status is terminated when the group home, halfway house, or shelter housing ceases to operate or when any required licenses are revoked or not renewed. A group home, halfway house, or shelter housing is not considered to cease operations when it is closed for renovations in conjunction with a lawfully issued building permit.~~

~~3.2.~~ When a group home or halfway house is located within an existing residential structure, the location, design, and operation of such facility must not alter the residential character of the structure.

~~4.—Social service centers must be located no closer than 1,000 feet from any other existing social service center, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same use is located. This includes residential facilities that provide the services of a social service center for non-residents. Any social service centers as of the effective date of this Code that do not meet the spacing requirement are deemed conforming. Such deemed conforming status is terminated when the social service center ceases to operate or when any required licenses are revoked or not renewed. A social service center is not considered to cease operations when it is closed for renovations in conjunction with a lawfully issued building permit.~~

~~5.3.~~

**W. Live Entertainment - Ancillary Use, Live Performance Venue, or Nightclub**

Live entertainment – ancillary use, live performance venue, or nightclub requires site plan review by the Metropolitan Planning Commission. Where special use approval is required, the site plan review will be conducted concurrently.

1. Live entertainment - ancillary use is considered a separate principal use. Live entertainment – ancillary use may only be established when allowed as a use within a zoning district and in conjunction with another principal use such as a bar, restaurant, amusement facility, or arts studio.

~~2.—In addition to site plan requirements, the following elements of operation will be considered:~~

~~a.—The size of the establishment and the size, location, and configuration of the live entertainment area within the establishment.~~

~~b.—Days and hours of operation of the nightclub.~~

~~c.—For live entertainment — ancillary use, the days and hours of operation for the establishment's general operations as a principal use, and the anticipated days and hours of operation for the live entertainment component.~~

~~d.—Maximum occupancy loads.~~

~~e.—A noise abatement plan that describes the soundproofing measures to be undertaken.~~

~~f.—A security plan.~~

~~g.—For live performance venues, all loading areas.~~

~~3.—If the live entertainment — ancillary use, live performance venue, or nightclub plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the site plan and its additional elements, as required by this section, must be updated and resubmitted for approval. Revised plans must be approved prior to the issuance of any building permit.~~

**X. Lodge/Meeting Hall**

~~1.—No more than 30% of the gross floor area may be used as office space for the lodge/meeting hall.~~

- ~~2.1.~~ Lodges/meeting halls are permitted to serve meals and alcohol on the premises for members and their guests only.
- ~~3.2.~~ Sleeping facilities are prohibited.
- ~~4.3.~~ Lodges/meeting halls leased or used as reception halls must comply with the requirements for reception halls.

**Y. Neighborhood Commercial Establishment**

- 1. Neighborhood commercial establishments are only allowed within existing structures that are non-residential in their construction and/or use as of the effective date of this Code.
- ~~2. The following non-residential uses are permitted within a neighborhood commercial establishment:~~
  - ~~a. Art gallery.~~
  - ~~b. Arts studio.~~
  - c. Office.
  - d. Personal services establishment.
  - e. Restaurant.
  - f. Retail goods establishment. As a condition of approval, retail sales of alcohol may or may not be allowed.
- ~~3.2.~~ No off-street parking is required. However, any off-street parking currently provided must be maintained.
- ~~4.3.~~ Drive-through facilities are prohibited.
- ~~5.4.~~ Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.
- ~~6.5.~~ Signs are limited to those allowed in the C-1 District.

~~Z. Outdoor Dining~~

- ~~1. Outdoor dining is considered a separate principal use. Outdoor dining may only be established when allowed as a use within a zoning district and in conjunction with another principal use such as a bar or restaurant.~~
- ~~2. Outdoor dining must not interfere with any pedestrian access or parking spaces and aisles.~~
- ~~3. Outdoor dining areas must be located on private property.~~
- ~~4. An outdoor dining area for an establishment must be as continuous as possible by locating the outdoor dining area in a single portion of an establishment's frontage.~~

**AA.Z. Parking Lot**

All parking lots are subject to the parking design standards of this Code and the following standards:

- 1. A parking lot must be used solely for the temporary parking of motor vehicles and cannot be used as an off-street loading area.
- ~~2. Only structures for the shelter of attendants or for payment kiosks are permitted in a parking lot. Shelters or kiosks must not exceed ten feet in height and 50 square feet in area.~~
- ~~3.2.~~ The parking lots must be screened and landscaped in accordance with the requirements of this Code.

- 4.3.** Parking lots must be designed to provide designated walkways for pedestrians. Walkways must connect building entrances with parking areas and with public sidewalks along adjacent streets.

**BB-AA. Pay Day/Title Loan Agency**

1. Pay day/title loan agencies must be located no closer than 1,000 feet from any other existing pay day/title loan agencies, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.
2. Any pay day/title loan agencies located 500 feet or less from the lot line of any residential district, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on where a residential district is located, is a special use. This provision controls over any use allowance within Table 5-1.
3. Any existing pay day/title loan agency as of the effective date of this Code that does not meet the spacing requirement is deemed conforming; this applies only to pay day/title loan agencies that are allowed as a permitted or special use within the district. If a pay day/title loan agency is no longer allowed within a district as of the effective date of this Code, it is a nonconforming use.

**CC. Reception Facility**

- ~~1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.~~
- ~~2. All main activities, such as dining and entertainment, must be held within a completely enclosed building.~~
- ~~3. Outdoor seating areas are permitted for the use of guests. If a reception facility conducts main activities outdoors, special use approval is required for the outdoor component of the facility.~~

**DD. Residential Care Facility**

- ~~1. Residential care facilities are subject to all local and federal regulations, and the regulations of the Louisiana Administrative Code.~~
- ~~2. When located in a non-residential district, the structure must be designed with a lobby entrance along the primary frontage.~~
- ~~3. Residential care facilities must meet the design standards for multi-family dwellings.~~

**EE-BB. Restaurant**

All restaurants must comply with the requirements of this Code, Chapter 4 of the Caddo Parish Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the Caddo Parish and State of Louisiana. Note: Restaurants may be subject to State law public habitable floor area square footage requirements. Cross reference – [La. R.S. 26:73](#) and [La. R.S. 26:272](#).

**FF-CC. Retail Sales of Alcohol**

Retail sales of alcohol require site plan review by the Metropolitan Planning Commission and in some cases may require special use approval. When special use approval is required, the site plan review will be conducted concurrently.

1. All retail sales of alcohol establishments, as defined in this Code, must comply with the requirements of this Code, Chapter 4 of the Caddo Parish Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the Caddo Parish and State of Louisiana. Note: Retail sales of alcohol establishments, as defined in this Code, may be subject to State law public habitable floor area square footage requirements. Cross reference – [La. R.S. 26:271.3](#).
2. In addition to site plan requirements, the following elements of operation will be considered:

- a. The size, location, and configuration of the establishment.
  - b. Days and hours of operation.
  - c. A security plan.
  - d. Exterior lighting design.
3. Retail Sales of Alcohol are not permitted within any C-1 Corridor Commercial Zoning District property which abuts a residential zoning district.

**~~GG~~.DD. Salvage Yard and Storage Yard – Outdoor and Contractor Office**

1. The storage area must be completely enclosed along all lot lines by a solid fence or wall a minimum of six feet and a maximum of eight feet in height, including ingress and egress. Fences or walls along the front or corner side lot line must be set back a minimum of ten feet. Within that setback, one shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall.
2. Storage of any kind is prohibited outside the fence or wall.
3. No items stored within 25 feet of the fence may exceed the height of the fence or wall for an outdoor storage yard. No items stored within 50 feet of the fence may exceed the height of the fence or wall for a salvage yard.
4. Outdoor storage areas must be surfaced and graded to drain all surface water.
5. Any vehicles stored on-site must be stored so that no fluids will drain into the storm sewer system.
6. All requirements of the Water and Sewer Codes of the Shreveport/Caddo Health Unit must be met if discharging into the storm sewer system.
7. The Executive Director shall have administrative authority to waive these screening requirements due to adjacent zoning or uses, lot topography, or lot configuration.

**~~HH~~.EE. Self- Service Ice Vending Unit**

- ~~1. Only one (1) Self-Service Ice Vending Unit is permitted per parcel.~~
- ~~2.1.~~ Self-service ice vending units are permitted per Table 5-1: USE MATRIX of this Code.
- ~~3.2.~~ No self-service ice vending units shall be closer than 100-feet to any property zoned or used for residential purposes.
- ~~4.3.~~ A self-service ice vending unit is approved separately as a principle use or in conjunction with other principle uses of the land on which it is located.
- ~~5. Self-service ice vending units may be physically attached to the structure housing the primary use on the subject property or as a stand-alone primary structure. If located in front of a primary structure, the ice vending machine must meet the setback requirements of the district in which it is located.~~
- ~~6. Ingress and egress to the unit shall not impede traffic circulation or fire or pedestrian access.~~
- ~~7. At least two dedicated parking spaces shall be provided, one of which shall be a handicap accessible space.~~
- ~~8.4.~~ One drive through lane with room to allow stacking of two cars or a vehicle with a trailer, shall be required for the self-service ice vending unit.
- ~~9.5.~~ Dispensing areas of the ice machine unit will be covered by metal awnings extending a maximum of 4' from the wall of the structure. Awnings shall have a minimum of 9' clearance from the ground.



- ~~10.6.~~ Any mechanical/condensing units associated with the ice vending machine shall be located on the roof of the unit and hidden by a parapet wall. Parapet wall(s) will be of the same material and color of the structure and be a continuation of the vertical wall.
- 11.7. Exterior lighting shall be located under the awnings.
- ~~12.~~ Signage shall be limited to wall areas located under the awning(s) at the dispensing areas. Signage shall not be internally lit, electronic changeable copy, and/or neon. Freestanding, temporary or portable signs are prohibited.
- 13.8. The applicant shall comply with signage requirements found in Article 9 of this Code.
- 14.9. The lot shall include a 15 foot landscape buffer around the automated ice vending machine excluding ingress and egress when abutting a residential district.
- ~~15.~~ Two shade trees shall be provided for each unit. Trees are to have an automated underground irrigation system.
- ~~16.~~ Bollards shall be placed to prevent a vehicle from damaging the ice machine unit or awnings. They shall be limited to one per each corner for a maximum of four bollards per unit.
- 17.10. The applicant must meet all applicable Federal, State, and Caddo Parish requirements.
- ~~18.~~ No self-service ice vending unit shall be constructed or operated prior to final site plan approval by the Executive Director.
- ~~19.~~ The Zoning Administrator shall not issue a certificate of occupancy until inspection confirms that all requirements have been met.
- ~~20.~~ The self-service ice vending unit shall be maintained by the owner/operator of the unit.
- 21.11. All equipment and appurtenances shall be removed within 30-days of the closure or ceasing of operation of any automated ice vending machine.

**II.FF. Self-Storage Facility: Outdoor and Climate-Controlled**

1. Storage units cannot be used for residential occupancy, sales, service, repair, or any other commercial business venture at this facility.
2. No plumbing connections are permitted in self-storage units.
3. The following additional standards apply to climate controlled self-storage facilities: ~~climate controlled~~:
  - a. All self-storage activities must be contained within a single building and conducted exclusively indoors. Individual storage units may be accessed from inside the building only.
  - ~~b.~~ No individual storage space may be larger than 600 square feet.
  - c. Outdoor storage is not permitted.
  - d. Storing hazardous or toxic materials is prohibited.
  - e. All facilities must meet the design standards of the district.
  - ~~f.~~ Within the commercial and downtown districts, any façade that abuts a public right of way must include non-residential uses on the ground floor, such as retail, restaurant, or office uses, which may include offices for the facility and the common entry to access the storage units.
  - ~~g.~~ Within the commercial and downtown districts, no storage units located on the first floor may be located within the first 50 feet of the front façade. No storage units located on the first floor may be visible from any public right of way.

h. Access to loading areas must be located to the interior side or rear of the building.

~~i. Climate-controlled self-storage facilities must provide 24-hour security or camera surveillance.~~

#### **JJ.GG. Sexually-Oriented Business**

1. All sexually-oriented businesses with the jurisdiction of the Metropolitan Planning Commission's planning area, but outside of the corporate limits of the City of Shreveport must comply with the regulations of Chapter 12 of the Caddo Parish Code of Ordinances.
2. All sexually-oriented businesses must be located a minimum of 1,000 feet from any residential district, day care center, educational facility, place of worship, public park, or cultural facility.
3. A sexually-oriented business must be located a minimum of 1,000 feet from any other sexually-oriented business.
4. No sexually-oriented business may be maintained or operated in any manner that causes, creates, or allows public viewing of any adult material, or any entertainment depicting, describing, or relating to specified sexual activities or specified anatomical areas, from any public or private right-of-way or any property.

#### **KK. Transient Vacation Rentals**

~~All transient vacation rentals are subject to the requirements of this Code and the following standards:~~

- ~~1. Transient Occupants means any person or guest or invitee of such person who occupies or is in actual or apparent control or possession of residential property registered as a Vacation Rental.~~
- ~~2. Transient Vacation Rental shall mean any dwelling unit that is advertised or held out to the public to be rented to Transient Occupants.~~
- ~~3. All transient vacation rentals must be licensed by the Parish Administrator.~~

#### **LL.HH. Utilities**

All electric transmission and distribution lines, wires, poles, lighting, along with any and all related facilities, in any way necessary for service by an electric public utility subject to the jurisdiction of the Louisiana Public Service Commission, shall be exempt from all of the limitations and requirements of this Code, except for requirements included in this section.

1. All new utility facilities, including maintenance and service operations, unless otherwise stated in the section, must be screened from view from adjacent residential areas and public right-of-ways with a solid fence or wall with a minimum of six feet and a maximum of eight feet in height. One shrub, measuring a minimum of 18 inches in height at planting and reaching a minimum of three feet in height at maturity, must be planted for every three linear feet of fence length, spaced linearly.
2. As the effective date of this Code, all electric substation facilities will be subject to such screening requirements as determined on a case-by-case basis through the special-use permitting process that complies with the National Electric Safety Code and electric utility provider's substation design standards.
3. All structures for new substations are required to meet the setback regulations as required by the district regulations.
4. Existing electric transmission facilities are deemed conforming as of the effective date of this Code and may continue to operate, be maintained or receive equipment upgrades and will not be required to conform to the new Code standards. Only new electric substations would be required to meet the screening requirements.

**MM-II. Vehicle Repair/Service – Major or Minor**

1. Vehicle repair/service establishments may not store the same vehicles outdoors on the site for longer than ten days once repair is complete. Only vehicles that have been or are being serviced may be stored outdoors.
2. Repair of vehicles shall not take place within the building front or side yard portions of the property. Storage of all merchandise, auto parts, and supplies must be within an enclosed structure. Any vehicles awaiting repair must be stored so that no fluids will drain into the storm sewer system, such as the use of drip pans and other coverings.
3. Vehicle repair/service establishments that abut a residential district must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of seven feet in height. Any outdoor repairs would only be allowed in the rear yard and must be screened by a solid fence or masonry wall no less than six feet and no more than eight feet in height.
4. No partially dismantled, wrecked, junked, or discarded vehicles, or vehicles that sit on one or more flat tires or are inoperable in any manner may be stored outdoors on the premises. This standard does not apply to vehicles under repair.
5. The sale of new vehicles is prohibited. The selling of used vehicles is allowed provided the establishment is located within a zoning district that permits the selling of used cars.
6. No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.

**6.2 TEMPORARY USE STANDARDS**

The purpose of this section is to authorize the establishment of certain temporary uses (including outdoor and special events) and temporary structures of a limited duration which comply with the use standards of this section, in addition to all other regulations of this Code. This section is intended to ensure that such uses or structures do not negatively affect adjacent land, are discontinued upon the expiration of a set time period, and do not involve the construction or alteration of any permanent building or structure.

1. These regulations found in this section are for temporary uses located on private property. Unless otherwise indicated, all temporary uses require a temporary use permit, which must be applied for by and issued to the property owner.
2. Prior to establishing any temporary use or structure, an applicant shall file an application for a temporary use permit to the Zoning Administrator. As part of the application process, the Zoning Administrator may ask for additional materials as he or she deems necessary for purposes of protecting the health, safety, and welfare of the community and/or mitigating potential impacts to surrounding property owners.

**A. Batch Plant/Rock Crushing Facility (Temporary)**

1. The exact timeframe of a batch plant/rock crushing facility will be determined and approved as part of the temporary use permit. Temporary use permits for a batch plant/rock crushing facility are approved as a special use permit by the Metropolitan Planning Commission.
2. Rock crushing facilities must provide dust control techniques, which must be described as part of the temporary use permit application.
3. A batch plant/rock crushing facility must not be located within 600 feet of any residential dwelling that is not located on the proposed site. This requirement may be reduced during temporary use approval.
4. Street access and clear areas must be maintained to provide access to fire and emergency equipment.
5. If applicable, an outline of methods to be employed to comply with any Environmental Protection Agency and Louisiana Department of Environmental Quality requirements must be included as part of the temporary use permit application.

**B. Borrow Pit**

1. Borrow pits are permitted for a maximum of five years. The exact timeframe of a borrow pit will be determined and approved as part of the temporary use permit. Temporary use permits for a borrow pit are approved by the Metropolitan Planning Commission. Temporary use permit timeframes cannot be extended past the date set and must be reapplied for before expiration of the permit.
2. A borrow pit must not be located within 600 feet of any residential dwelling that is not located on the proposed borrow pit site. This requirement may be waived or reduced during temporary use approval if adequate screening and/or buffering is provided.
3. All extracted materials and extraction machinery must be set back from all lot lines a minimum of 100 feet. No area of excavation may be closer to any lot line than 100 feet. This requirement may be waived or reduced during special use approval if adequate screening is provided.
4. Street access and clear areas must be maintained to provide access to fire and emergency equipment.
5. An erosion control permit must be obtained from the Department of Public Works, if applicable. All required permits must be obtained from the Louisiana Department of Environmental Quality.
6. All open excavations must be enclosed by a solid fence erected and maintained outside the excavation. The fence must be a minimum of eight feet to effectively control access to the excavation area and must be shown on the site plan. The fence design may be waived or modified, including increasing the height of the fence, during site plan review.
7. An application for a temporary use permit for a borrow pit must include a site plan and development statement indicating the following:
  - a. All existing and proposed structures, including dimensions from lot lines.
  - b. Locations, size, and condition of all existing and proposed driveways and their points of connection with public roads.
  - c. Adjacent land uses and existing natural screening to be retained.
  - d. Areas on the lot subject to flood hazards.
  - e. Areas on the lot to be used for material or machinery storage.
  - f. Proposed excavation areas shown by phases, sequences, and anticipated depth of final excavation.
  - g. Outline of methods to be employed to comply with Environmental Protection Agency and Louisiana Department of Environmental Quality requirements.
  - h. Estimates of the average and maximum number of trucks entering and leaving the site each day and an estimate of the gross vehicle weight of each.
  - i. Hours and days of operation.
  - j. Methodology to be used to prevent off-site sediment tracking
  - k. Restoration plan indicating phasing, sequencing, and proposed reuse of the property. The minimum standards listed below must be achieved in order for any site to be considered restored:
    - i. In all cases, the final grades must be appropriate for the expected reuse.
    - ii. All final site drainage must be designed, sloped, revegetated, or treated by other measures to avoid standing or stagnant water and erosion and siltation of watercourses and ponds.

- iii. All restoration material used in the final grading of the site must be free from toxic contaminants as identified by the Louisiana Department of Environmental Quality and must be compacted as much as is practicable, such as by installation in layers. Final soil depths and types must be appropriate for the expected reuse.
- iv. All restoration must comply with all Louisiana Department of Environmental Quality requirements.

**C. Farmers' Market**

- 1. The timeframe of a farmers' market, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit. A temporary use permit for a farmers' market can be issued on a yearly basis, which allows for a schedule of days per week and number of weeks per year.
- 2. A management plan is required as part of the temporary use permit application and may require materials the Zoning Administrator deems necessary for purposes of protecting the health, safety, and welfare of the community and/or mitigating potential impacts to surrounding property owners. that demonstrates the following:
  - ~~a. The on-site presence of a representative of the farmers' market during hours of operation who directs the operations of vendors participating in the market.~~
  - ~~b. An established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance when open to the public.~~
  - ~~c. A general site plan of vendor stalls, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.~~
  - ~~d. Provision for waste removal.~~
  - ~~e. The days and hours of internal operation, including vendor set-up and take-down times.~~

**D. Temporary Outdoor Events**

- ~~1. A temporary use permit is required for any temporary outdoor event on private property such as, but not limited to, outdoor concerts, festivals, carnivals, circuses and special events, or any other similar outdoor activity, and has a maximum duration of four days per event, with a minimum of 15 days between events, with the following exceptions:~~
- ~~2. A temporary use permit for a carnival or circus is valid for a period of three events per calendar on the same lot no more than 16 consecutive days in duration, with a minimum of 30 days between events. An extended duration and the minimum time between events can be approved by the Zoning Administrator.~~
- ~~3. A temporary use permit is not required for special outdoor events that have been approved for events on Parish-owned property or in the Parish's public right-of-way.~~
- ~~4. Unless specified in the subsection, any special event or activity is limited to no more than 12 times per year and each event shall be no longer than 4 days. Each event requires its own specific approval and permit.~~
- ~~5. The activity shall require adequate off-street parking and accessibility.~~
- ~~6. The Fire District and Sheriff's Department shall have determined that the site is accessible for public safety vehicles and equipment.~~
- ~~7. Any existing or proposed permanent or temporary structures shall comply with applicable regulations of this Code.~~
- ~~8. Adequate restroom facilities shall be provided and screened.~~
- ~~9.~~

- ~~8. Adjacent property owners shall be notified of the proposed event before its approval.~~  
~~10.~~  
~~9. Within seven (7) days of the conclusion of the event, the site shall be left clean and restored to its previous condition or improved condition, and any temporary structures must be removed~~  
~~11.~~  
~~10. Signage, temporary or permanent, shall be in accordance with Article 9 of this Code.~~  
~~12.~~  
~~11. Commercial circuses, carnivals or fairs shall not be permitted in residential districts. All facilities associated with a carnival shall be located at least 100 feet from the property line of the closest residential property or use.~~  
~~13.~~  
~~12. Special outdoor events run by non-profit, philanthropic organizations occurring no longer than seven consecutive days are allowed once every three months.~~

13.2. A management plan is required for any temporary outdoor event, and shall be submitted as part of the temporary use permit application. and may require materials the Zoning Administrator deems necessary for purposes of protecting the health, safety, and welfare of the community and/or mitigating potential impacts to surrounding property owners.

#### **~~E. Temporary Sale of Non-Seasonal Merchandise~~**

~~Any lawfully existing commercial use shall be permitted to display and sell its merchandise outdoors only under the following limited conditions.~~

- ~~1. No display, sales or parking is permitted in any street right-of-way. In addition, no display, sales or parking shall obstruct pedestrian or vehicular traffic.~~
- ~~2. All display areas or temporary structures shall comply with the minimum required yard setbacks for the district in which the commercial temporary outdoor sale is being proposed.~~
- ~~3. No more than 10 percent of the required parking area for the existing commercial use may be used for the temporary outdoor sales.~~
- ~~4. Additional signage shall be restricted to one (1) sign with an area not to exceed 8 square feet. The sign shall be removed at the conclusion of the sale.~~

#### **~~F.E. Temporary Seasonal Sales~~**

Sales of seasonal products such as, but not limited to, crawfish sales, portable beverage service facility, Christmas tree sales, Christmas lighting display sales, fireworks sales, live plant sales, and roadside produce sales require a temporary use permit and site plan review and approval by the Zoning Administrator. A management plan is required for any temporary seasonal sale, shall be submitted as part of the temporary use permit application, and shall consist of the following:

- a. The on-site presence of a representative of the temporary seasonal sale event during hours of operation who directs the operations of all participating vendors.
- b. An established set of operating rules addressing the governance structure of the sales event, hours of operation, and maintenance.
- c. A general site plan of vendor stalls, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.
- d. Provision for waste removal.
- e. The days and hours of each operation, including vendor set-up and take-down times.
- f. Any other additional information the Zoning Administrator may require.

#### **1. Christmas Lighting/Décor Sales**

- a. Christmas lighting and décor sales shall not operate for more than sixty (60) consecutive days



on the same lot or parcel for any consecutive twelve (12) month period within the same respective season.

## 2. Christmas Tree or Pumpkin Patch Sales

The annual sales of holiday related items such as Christmas trees, pumpkins, and similar items may be permitted in accordance with the following standards:

- a. Christmas tree sales shall encompass the sale of healthy, non-hazardous, cut or live evergreen trees, wreaths, and tree stands.
- b. Seasonal sales associated with holidays are allowed up to a month preceding and one week following the holiday. Christmas tree sales are allowed from Thanksgiving Day through December 31st.

## 3. Crawfish Sales

Crawfish sales shall not operate for more than seven (7) consecutive months, on the same lot or parcel within a calendar year. [Additional time frames may be considered subject to review and approval by the Zoning Administrator.](#)

## 4. Fireworks Sales

Fireworks may be sold between June 25 and July 5 and between December 15 and January 1 of each respective holiday season. [Additional time frames may be considered subject to review and approval by the Zoning Administrator.](#)

## 5. Live Plant Sales

Sales of live plants shall be limited to ninety (90) consecutive days for any consecutive twelve (12) month period. [Additional time frames may be considered subject to review and approval by the Zoning Administrator.](#)

## 6. Roadside Produce Stands

Retail sale of fruits and/or vegetables from a temporary roadside structure are permitted as a temporary use from Memorial Day to Labor Day and shall meet the following criteria. [Additional time frames may be considered subject to review and approval by the Zoning Administrator.](#)

- a. Any activity or structure shall maintain a minimum 20-foot setback from the right-of-way. Said activity or structure shall also maintain a minimum setback of 10-feet from any internal drive or existing permitted curb cut.
- ~~b. Any such temporary facility shall be located on an improved parking surface, with adequate space for parking and circulation, unless alternatively approved by the Zoning Administrator.~~
- ~~c. No temporary sanitary facility or trash receptacle may be located within 100 feet of a property line of a residential use.~~
- ~~d. No tent, table or other temporary structure shall be located within 100 feet of a residential structure unless said structure is on the same property as the operator's residential property.~~
- ~~e.~~ b. Sales from vehicles are prohibited, unless approved by the Zoning Administrator.
- ~~f. Any permanent retail sale of fruits and/or vegetables shall be required to meet the zoning standards for a Retail Good Establishment found in Article of this Code.~~
- ~~g.~~ c. Farmstands are permitted on any lot where there is an active agricultural use or community garden, and do not require a temporary use permit.

## 7. Portable Beverage Service Facility

Any portable beverage service facility shall be limited to snow cone stands, beverage stands serving nonalcoholic beverages such as coffee, juices or sodas, or similar uses shall meet the following minimum conditions:

1. The maximum time limit of such temporary use shall not operate for more than six (6) months, April 1st through October 31st, on the same lot or parcel within a calendar year, or a time limit otherwise approved by the Zoning Administrator.
2. Any portable beverage service facility and trailer shall meet all applicable Caddo Parish building and electrical code requirements, Caddo Parish health code requirements, and any zoning ordinance requirements. Portable beverage service facilities are not required to meet the landscaping requirements of this Code.
3. Any portable beverage service facility shall be constructed of materials similar to any principal structure on site, and in character with the surrounding built environment as determined by the Zoning Administrator.
4. 100-foot minimum distance from a developed residential lot in a residential district.
5. A portable beverage service facility may be located in a parking lot of a separate business or group of businesses but shall not reduce the number of required parking spaces of any nearby building or use and cannot be located in a fire lane, accessible parking, and accessible aisles or routes.
6. A portable beverage service facility must provide two (2) parking spaces in addition to the required parking of the businesses occupying permanent structures on and about the property on which the portable beverage service facility is situated.
7. Any such temporary facility shall be located on an all-weather (asphalt or concrete) parking surface with adequate space for parking and circulation, unless alternatively approved by the Zoning Administrator.

#### **~~G. Temporary Outdoor Storage Container~~**

- ~~1. Generally, a temporary use permit is not required.~~
- ~~2. Temporary outdoor storage containers are permitted in any zoning district when used for loading or unloading. Containers are permitted on site for a period not to exceed 15 days with no temporary use permit. If a longer time period is required, a temporary use permit is required.~~
- ~~3. Temporary outdoor storage containers may not be used for permanent storage. They may not serve as a substitute for permanent storage needs on the site on which they are located. Containers may not be permanently attached to the ground, serviced with permanent utilities, or stacked on the site.~~

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