

ARTICLE 3. ZONING DISTRICTS AND ZONING MAP

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3.1 ZONING DISTRICTS

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

A. Residential Districts

- R-A Rural-Agricultural Zoning District
- R-E Residential Estate Zoning District
- R-1-12 Single-Family Residential Zoning District
- R-1-10 Single-Family Residential Zoning District
- R-1-7 Single-Family Residential Zoning District
- R-1-5 Single-Family Residential Zoning District
- R-UC Urban Core Residential Zoning District
- R-HU Highland Urban Conservation Residential Zoning District
- R-TH Townhouse Residential Zoning District
- R-2 Multi-Family Residential Zoning District
- R-3 Multi-Family Residential Zoning District
- R-4 High-Rise Residential Zoning District
- R-MHS Residential Manufactured Home Subdivision Zoning District
- R-MHP Residential Manufactured Home Park Zoning District

B. Commercial Districts

- C-1 Neighborhood Commercial Zoning District
- C-2 Corridor Commercial Zoning District
- C-3 General Commercial Zoning District
- C-4 Heavy Commercial Zoning District
- C-UC Urban Corridor Zoning District
- C-UV Urban Village Commercial Zoning District

C. Downtown Districts

- D-1 Downtown Zoning District

D. Industrial Districts

- OR Office Research Zoning District
- I-MU Industrial Mixed-Use Zoning District
- I-1 Light Industrial Zoning District
- I-2 Heavy Industrial Zoning District

E. Special Purpose Districts

- IC Institutional Campus Zoning District
- NA Natural Areas Zoning District
- OS Open Space Zoning District
- RBO Riparian Buffer Overlay Zoning District
- CLO Cross Lake Overlay Zoning District
- RRO Red River Overlay Zoning District
- RP Residential Professional Overlay District
- CD Conservation Design Overlay District

F. Special Development Types

Planned unit developments are included in this Code in Article 16 as a special type of development. Article 16 describes two types of planned unit developments: a general planned unit development (PUD), which must be a minimum of five acres, and a small planned unit development (SPUD), which may be less than five acres in area and is planned all in one stage. Planned unit developments and small planned unit developments are not zoning districts but rather special approvals.

3.2 ZONING MAP

A. Location of Districts

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

B. Interpretation of Boundary Lines

1. Where a district boundary line is shown as being within or along a street, other public or private way, or an extension of any of them, or as being within or along a non-navigable stream, the boundary is the centerline of that street, other public or private way, extension of any of them, or stream.
2. Where a district boundary line is shown as along a lot line, the boundary is that lot line.
3. Where the location of a district boundary line is indicated by a designated number of feet that distance controls.
4. Where a district boundary line is shown as being along a railroad right-of-way, the boundary line of that railroad right-of-way controls.
5. Where a district boundary line is shown as along a navigable waterway and is not otherwise fixed, the boundary is:
 - a. The line that coincides with the pierhead line.
 - b. Where no pierhead line has been established, the line that coincides with the mean low tide line.