

## RECOMMENDED UDC CODE TEXT AMENDMENTS. 23-1-CTAC.

The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to correct errors in the text or to accommodate changed or changing conditions in a particular area. Periodically, revisions are required to reflect the changing nature of business in our community and processed as either general amendments suggested or reviewed by the MPC staff, or amendments that include those that are legally necessary, incorporate previously approved ordinances or determinations, or are emergency amendments. These proposed amendments will be intended to be more user-friendly, concerning various housekeeping and corrective changes due to oversight, contradictions, or missing items.

Staff is requesting the Shreveport UDC be amended as follows: ~~strikeout~~ indicates deleted text, underline indicates added text].

1. Add the new use "Overnight Truck Parking (Principal Use)" amend the use "Reception Facility" in Table 5-1 in Article 5. USES, SECTION 5.2 USE MATRIX in the Shreveport UDC.

1. Amend the "Educational Facility – University, College or Vocational" row, and change to the following:

- I-1 (~~S~~ P)
- I-2 (~~P~~ S)

2. Add a new "Overnight Truck Parking (Principal Use)" row, and include in the following allowable zoning districts.

- I-1 (P)
- I-2 (P)

3. Amend the "Reception Facility" row, and include the following allowable zoning districts.

- I-MU (P)

4. Amend the "Retail Sales of Alcohol – Beer and Wine" row, and change to the following:

- C-UC (~~S~~ P)

**[Note (1): See Exhibit "B" for all revisions to Table 5-1]**

**Explanation:** Establish a new use category for overnight truck parking (as a principal use), which previously was uncategorized within the Code. The new use category expands where overnight truck parking is allowed, and use standards added to ensure truck parking is properly addressed.

2. Add new definition "Overnight Truck Parking (Principal Use)" to ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC. This new definition will need to be alphabetized accordingly.

### 5.3 USE DEFINITIONS

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Overnight Truck Parking (Principal Use). An open hard surfaced (or approved alternative surfaced) area other than a public street or right of way used for the storage of operable commercial vehicles/trucks, whether for compensation or no charge for parking overnight. Such area shall include parking of commercial vehicle/truck including any vehicle that the principal use of which is the transport of commodities, merchandise, produce, and freight. A commercial vehicle/truck shall, in addition to the tractor portion of said commercial vehicle/truck, include disconnected trailers, flatbeds, or the like, which may have been disconnected or otherwise separated from a commercial vehicle/truck tractor and left overnight.

\* \* \* \* \*

**Explanation:** Establish a new use category for overnight truck parking (as a principal use), which previously was uncategorized within the Code. The new use category expands where overnight truck parking is allowed, and use standards added to ensure truck parking is properly addressed.

3. **Add new use standard "CC. Overnight Truck Parking (Principal Use)" to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Shreveport UDC. Re-alphabetize all subsequent use standards accordingly.**

**6.1 USE STANDARDS**

\* \* \* \* \*

**CC. Overnight Truck Parking (Principal Use)**

1. Right-of-Way Landscaping, Landscape Buffer (including required fencing) and Parking Lot Edge landscaping shall be required as outlined in this code as applicable. Interior Parking Lot Landscaping is not required for this use.
2. In addition to the right-of way landscaping, one shrub a minimum of three feet in height must be planted linearly every three feet on-center along the right-of-way.
3. Any vehicles stored on-site must be stored so that no fluids will drain into the storm sewer system.
4. The Executive Director shall have administrative authority to waive these screening requirements due to adjacent zoning or uses, lot topography, or lot configuration.

\* \* \* \* \*

**Explanation:** Establish a new use category for overnight truck parking (as a principal use), which previously was uncategorized within the Code. The new use category expands where overnight truck parking is allowed, and use standards added to ensure truck parking is properly addressed.

4. **Amend "Contractor Office," "Dwelling – Age Restricted Housing," "Dwelling Multi-Family," "Golf Course/Driving Range," "Green House/Nursery – Retail," "Heavy Retail, Rental & Service," "Hotel," "Salvage Yard," "Storage Yard – Outdoor," and "Truck Stop" in TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS in Table 8-1 of ARTICLE 8. OFF-STREET PARKING AND LOADING.**

TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED BICYCLE SPACES	TOTAL PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
***	***	***	***
Contractor Office	1 per 300sf <u>Office</u> GFA of office area	Over 5,000sf GFA: 1 per 1,500sf GFA	<del>25%</del> <u>10%</u>
***	***	***	***
Dwelling – Age-Restricted Housing	<del>1 per dwelling unit</del> <u>0 BR and 1BR - .75 per unit</u> <u>2 BR and above – 1 per unit</u>	1 per 10 dwellings (calculated by entire development)	80%
***	***	***	***
Dwelling – Multi-Family	<del>2 per dwelling unit</del> <u>0 BR and 1BR – 1 per unit</u> <u>2 BR– 1.5 per unit</u> <u>3 BR and above – 2 spaces per unit</u>	1 per 5 dwellings (calculated by entire development)	80%
***	***	***	***
Golf Course/Driving Range	2 per tee + requirements for other uses within development	1 per <del>2</del> <u>4</u> tees	
***	***	***	***
Greenhouse/Nursery - Retail	1 per <del>300sf</del> <u>500sf</u> GFA + 1 per 1,000sf of outdoor <u>sales display</u> area		
***	***	***	***
Heavy Retail, Rental & Service	1 per 300sf GFA + 1 per <del>1,000sf</del> <u>10,000sf</u> of outdoor <u>display</u> area		
***	***	***	***

TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED BICYCLE SPACES	TOTAL PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
Hotel	1.5 <del>1</del> per room		
***	***	***	***
Salvage Yard	1 per 2,000sf <del>20,000sf</del> of lot <a href="#">storage area</a>		
***	***	***	***
Storage Yard - Outdoor	1 per 2,000sf <del>20,000sf</del> of lot <a href="#">storage area</a>		
Truck Stop	1 truck space per 4,000sf of lot <del>area</del> <a href="#">fuel service pump</a> + 1 space (vehicle) per 200sf GFA		

**Explanation:** Several parking standards, as described above, do not align with best practices for these uses. Research was conducted to better identify national trends for these uses.

**5. Amend "F. Waiver of Landscape Requirements" in ARTICLE 10. LANDSCAPE AND TREE PRESERVATION, SECTION 10.1. LANDSCAPE PLAN APPROVAL in the Shreveport UDC to now read as follows.**

**10.1 LANDSCAPE PLAN APPROVAL**

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**F. Waiver of Landscape Requirements**

- The Executive Director has the authority to grant a waiver for any landscaping requirement contained in this [article Code](#). Applications subject to discretionary review (i.e., special use permit, planned unit development, small planned unit development, etc.) may not apply for a waiver of landscape requirements, unless the condition of a waiver is specifically identified within the provisions of a specific use (i.e., wireless telecommunication facility).

**Explanation:** Sometimes the Code identifies that a landscape waiver may be obtained. This language avoids confusion, specifically with Article 23. Wireless Telecommunications.

**6. Amend "22.10 WAIVERS" in ARTICLE 22. WIRELESS TELECOMMUNICATIONS in the Shreveport UDC to now read as follows.**

**22.10 WAIVERS**

Any applicant may seek a waiver of the requirements in this [chapter article](#), which may be granted by the Executive Director, upon good cause shown, as determined by the Executive Director. Such waivers shall be granted in a nondiscriminatory manner.

**Explanation:** The term "article" replaces "chapter, as there are no chapters in the Shreveport UDC.