

RECOMMENDED UDC CODE TEXT AMENDMENTS. 23-2-CTAC.

The Shreveport Unified Development Code ("Shreveport UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable, and desirable development within the City. Periodically, revisions are required. Sometimes those revisions reflect the changing nature of business in our community, and sometimes they are to correct "errors" in the Code.

For MPC Case #23-1-CTAC, staff recommends two (2) code text amendments that are intended to be more user-friendly with the current Code. These include housekeeping and corrective changes due to oversight, contradictions, or missing items—along with all their provisions (as applicable).

[~~strikeout~~ indicates deleted text, underline indicates added text].

1. Amend use "Amusement Facility – Indoor" in Table 5-1 in Article 5. USES, SECTION 5.2 USE MATRIX in the Shreveport UDC.

- Amend the "Amusement Facility – Indoor" row to allow as a Permitted Use (P) in the OR column:
 - OR (P)

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

***Explanation:** The use 'Amusement Facility-Indoor' is becoming more and more popular within the Shreveport-Bossier area. One particular accessory use is the renting of large spaces for inflatable rentals, water slides, tents, tables and chairs. These spaces offer a convenient indoor party facility for their patrons. In researching similar facilities in other municipalities, staff does not see any reason why this use shouldn't be allowed in the OR (Office Research) Zoning District.*

2. Amend the provision "B. Use" in ARTICLE 18. NONCONFORMITIES, SECTION 18.4. NONCONFORMING LOT in the Shreveport UDC.

18.4 NONCONFORMING LOT

* * * * *

B. Use

* * * * *

- 2. A nonconforming lot of record may be used for a manufactured home in ~~the R-A-District or R-MHS District~~ any zoning district where it is located.

* * * * *

***Explanation:** Currently, if an applicant wants to place a manufactured home on a nonconforming lot they have to apply for a variance and get special exception approval from the ZBA. Amendment #2 would simply this approval process by eliminating the need for a variance. Once passed, any applicant wanting to place a manufactured home—regardless of whether the lot was conforming or nonconforming—would only need to apply for Special Exception Use approval before the ZBA.*