

RECOMMENDED UDC CODE TEXT AMENDMENTS. 23-4-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 new definition "Sign, Abandoned" to ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT, SECTION 2.3. DEFINITION OF GENERAL TERMS in the Shreveport UDC. All subsequent definitions shall be alphabetized accordingly.

2.3 DEFINITION OF GENERAL TERMS

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Sign, Abandoned. A sign which meets any one or more of the following criteria: a) no longer advertises or identifies a business, lessor, owner, product, activity, message, location, event or purpose for a period of (90) consecutive days or longer; b) contains structural components but no display for a period of ninety (90) consecutive days or longer; or c) is dilapidated or in such condition as to create a hazard, a nuisance, or to be unsafe as determined by the Zoning Administrator, or his or her designee.

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2. Amend "GENERAL STANDARDS" in ARTICLE 9. SIGN REGULATIONS, SECTION 9.2. GENERAL STANDARDS in the Shreveport UDC.

9.2 GENERAL STANDARDS

All signs constructed, erected, modified, or altered must comply with the following standards of design, ~~and~~ construction, and maintenance.

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3. Amend "Construction Standards" in ARTICLE 9. SIGN REGULATIONS, SECTION 9.2. GENERAL STANDARDS, Subsection 9.2.C in the Shreveport UDC.

9.2 GENERAL STANDARDS

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C. Construction Standards

1. All signs shall be constructed of permanent durable materials and permanently affixed to the ground or building except for those signs that, by their nature, are considered temporary.

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4. Repeal and Replace "Required Maintenance" in ARTICLE 9. SIGN REGULATIONS, SECTION 9.2. GENERAL STANDARDS, Subsection 9.2.F in the Shreveport UDC.

9.2 GENERAL STANDARDS

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F. ~~Required Maintenance~~

- ~~1. All signs must be kept in a safe and well-maintained condition and appearance, and must be repainted or otherwise maintained by the property owner to prevent corrosion or deterioration caused by the weather, age, or any other condition.~~
- ~~2. All signs must be maintained to prevent any kind of safety hazard, including faulty sign structures, a fire hazard, or an electrical shock hazard.~~

- ~~3. All unused sign hardware or wiring must be removed. The Executive Director will serve notice to the permit holder and property owner that must be removed within 30 days of notice for permanent signs or 24 hours for temporary signs. If the unused sign hardware or wiring is not removed within the required time period, the Executive Director may enforce this order through permitted enforcement procedures.~~
- ~~4. If a sign is maintained in an unsafe or unsecured condition, it must be removed or the condition corrected. The Executive Director will serve notice to the permit holder and property owner that the sign must be removed or the condition corrected within 30 days of notice for permanent signs or 24 hours for temporary signs. If the sign is not removed or the condition is not corrected within the required time period, the Executive Director may enforce this order through permitted enforcement procedures.~~
- ~~5. The Executive Director may authorize removal of any sign that is an immediate public peril to persons or property summarily and without notice.~~

F. Required Maintenance

1. At all times, all permanent and temporary signs, together with all supports, braces, guys, and anchors, as well as their display surface be of sound structural quality, kept in good repair and, unless constructed of galvanized or non-corroding metal, be given a protective coating as necessary to maintain in a neat, clean and attractive condition that is free of cracked or peeling paint, missing or damaged sign panels or supports, and which adheres to all general standards identified in this Section.
2. At all times, the land area adjacent to the site shall be free from trash and weeds, and any grass or vegetation that obscures the view of the sign message.
3. At all times, all signs must be maintained to prevent any kind of safety hazard, including faulty sign structures, a fire hazard, or an electrical shock hazard.
4. At all times, all permanent and temporary signs must be kept from all unused sign hardware or wiring.
5. Abandoned, Unsafe and Signs in Violation of this Code.
 - a. Any sign, whether permanent or temporary, together with all supports, braces, guys, and anchors, which remains without a message, or whose display surface remains blank or that does not meet the required maintenance standards of this subsection, for a period of ninety (90) days or more; or any sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned.
 - b. Any sign remaining after demolition of a principal structure, or any sign remaining that pertains to a business that is no longer in operation, shall be deemed to be abandoned. In the event the use of any sign has been discontinued for a period of ninety (90) days or more, as determined by the Zoning Administrator, said sign shall be deemed abandoned.
 - c. Any sign which is insecure, in danger of falling, or otherwise hazardous in the opinion of the Zoning Administrator, shall be deemed unsafe.
 - d. Should any sign be deemed abandoned or unsafe by the Zoning Administrator, or if any sign is installed, erected, or constructed in violation of this Code, the owner or person or firm maintaining the sign, has thirty (30) calendar days written notice to:
 - i. Submit documentation to the Zoning Administrator to establish that the sign is not abandoned, unsafe, or in violation; or
 - ii. Remove the sign, as well as all supports, braces, guys, and anchors.
 - iii. Any such sign not removed within thirty (30) calendar days from the written notice may be removed by the City, and all costs charged to the owner, agent, or person having beneficial interest of the structure or lot or parcel upon which such sign was located, or in the sign itself, as allowed through permitted enforcement procedures of this Code.
 - e. The Zoning Administrator, or his or her designee, may authorize removal of any sign that is an immediate public peril to persons or property summarily and without notice.

5. Amend "PROHIBITED SIGNS" in ARTICLE 9. SIGN REGULATIONS, SECTION 9.4. PROHIBITED SIGNS in the Shreveport UDC. All subsequent provisions shall be alphabetized accordingly.

9.4 PROHIBITED SIGNS

All signs not expressly allowed by this Code are prohibited. In addition, the following sign types are specifically prohibited:

A. Abandoned signs

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6. Amend "Billboard Maintenance, Cleanliness, and Repair" in ARTICLE 9. SIGN REGULATIONS, SECTION 9.8. Billboards, Subsection 9.8.M in the Shreveport UDC.

9.8 BILLBOARDS

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M. Billboard Maintenance, Cleanliness, and Repair

All billboards, both new and existing, must be maintained in good structural condition at all times.

1. All billboards must be kept neatly painted, including all metal parts and supports thereof, except those portions that are galvanized or of rust-resistant material. The display surface of all billboards shall be kept neatly painted or posted. Billboard sites must be kept free from the accumulation of filth, weeds, graffiti, trash, and all other debris. The Zoning Administrator has the authority to order the painting, repair, alteration, or removal of any sign that constitutes a hazard to public health, safety, and welfare by reason of inadequate maintenance or dilapidation. The owner of the property on which a sign is located is responsible for the conditions of the area occupied by the sign and are required to keep the area clean, sanitary, and free from rubbish. Failure to comply with this section constitutes a violation of this Code.

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7. Add new subsection "P. Abandoned Billboards" in ARTICLE 9. SIGN REGULATIONS, SECTION 9.8. Billboards in the Shreveport UDC. All subsequent subsections shall be alphabetized accordingly.

9.8 BILLBOARDS

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P. Abandoned Billboards

1. In the event the use of any billboard has been discontinued for a period of ninety (90) calendar days or more, as determined by the Zoning Administrator, said billboard shall be deemed abandoned. The Zoning Administrator shall notify the owner of the property on which the billboard is located, as well as the owner of the billboard if not the same, thirty (30) days written notice to:
 - a. Submit documentation to the Zoning Administrator to establish that the billboard has not been abandoned, as provided in this subsection; or
 - b. Remove the billboard as well as any support structure.
2. Any such billboard not removed within thirty (30) calendar days from the written notice may be removed by the City, and all costs charged to the owner, agent, or person having beneficial interest of the structure or lot or parcel upon which such sign was located, or in the sign itself, as allowed through permitted enforcement procedures of this Code.