

RECOMMENDED UDC CODE TEXT AMENDMENTS. 23-7-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. **Amend "Relation to Private Agreements" in ARTICLE 1. TITLE, PURPOSE, AND APPLICABILITY, SECTION 1.3. APPLICABILITY in the Shreveport UDC.**

1.3 APPLICABILITY

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D. Relation to Private Agreements

~~This Code does not nullify any private agreement or covenant. However, where this Code is more restrictive than a private agreement or covenant, this Code controls. Those charged with administration and enforcement of this Code do not enforce any private agreement.~~

This Code is not intended to abrogate, annul, or otherwise interfere with any private agreement, easement, covenant, restriction, or other private legal relationship. The Zoning Administrator is responsible for enforcing this Code; it does not enforce private agreements, easements, covenants, or restrictions except those specifically required for the administration and enforcement of this Code.

2. **Add new definitions "Shoreline" and "Waterfront Lot" in ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT, SECTION 2.3 DEFINITION OF GENERAL TERMS in the Shreveport UDC. These new definitions will need to be alphabetized accordingly.**

2.2 DEFINITION OF GENERAL TERMS

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Shoreline. The mean high-water line.

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Waterfront Lot. A lot bounded on at least one side by water and located on the perimeter of a permanently established body of water of such as a lake, river or bayou.

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3. **Add new standards titled "5. Accessory Structures" to ARTICLE 4. ZONING DISTRICT REGULATIONS, SECTION 4.6. SPECIAL PURPOSE DISTRICT, SUBSECTION 4.6.F CLO CROSS LAKE OVERLAY ZONING DISTRICT in the Shreveport UDC.**

4.6 SPECIAL PURPOSE DISTRICTS

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F. CLO Cross Lake Overlay Zoning District

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5. Accessory Structures

a. An accessory structure on a waterfront lot may be located in the front yard.

b. The front yard of a waterfront lot is the yard that faces the shoreline. If more than one yard faces the shoreline, the rear yard is the one that provides access to a road and the front yard is determined accordingly.

4. Amend development standard "Luminaire with Cut Off Standards" in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.2 EXTERIOR LIGHTING in the Shreveport UDC.

7.2 EXTERIOR LIGHTING

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C. Luminaire with Cut Off Standards

1. To be considered a cut off luminaire, the cut off angle must be 75 degrees or less.
2. The maximum total height of a cut off luminaire, either freestanding or attached to a structure, is 25 feet. Any luminaire greater than 25 feet in total height requires ~~special-use approval~~ [a variance](#).
3. A cut off luminaire must be designed to completely shield the light source from an observer three and one-half feet above the ground at any point along an abutting lot line.