

RECOMMENDED UDC AMENDMENTS. 23-5-CTAP.

The Caddo Parish 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. Sometimes those revisions reflect the changing nature of business in the community, and sometimes they are to correct "errors" in the Code.

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

Explanations: *The purpose of these short-term rental amendments is to establish regulations, standards, and a permit registration process governing the renting of privately owned residential dwelling units on a short-term basis; ensure the collection and payment of sales and occupancy taxes, as established in the Shreveport Code of Ordinances; ensure that short-term rental activities do not threaten the character of residential neighborhoods; ensure the protection of the existing housing rental stock; and ensure that such short-term rental activities do not become a nuisance or threaten the public health, safety or welfare of neighboring properties.*

Likewise, as part of these amendments, definitions and use standards for bed and breakfast are also being proposed to best reflect its relationship with the short-term rental property as a separate use.

1. Amend TABLE 5-1: USE MATRIX in ARTICLE 5. USES, SECTION 5.2. USE MATRIX in the Caddo Parish UDC UDC:

- Delete "~~Transient Vacation Rental~~" from the Use Matrix.
- Add "Short-Term Rental Property" as a permitted use (P) / special exception use (E) in the following zoning districts.

<ul style="list-style-type: none"> ○ R-A (P/E) ○ R-E (P/E) ○ R-1-12 (P/E) ○ R-1-10 (P/E) ○ R-1-7 (P/E) ○ R-1-5 (P/E) ○ R-UC (P/E) ○ R-HU (P/E) ○ R-TH (P/E) ○ R-2 (P/E) ○ R-3 (P/E) ○ R-4 (P/E) ○ R-MHS (P/E) 	<ul style="list-style-type: none"> ○ C-1 (P/E) ○ C-2 (P/E) ○ C-3 (P/E) ○ C-4 (P/E) ○ C-UC (P/E) ○ C-UV (P/E) ○ D-1-CBD (P/E) ○ D-1-E (P/E) ○ D-1-CMU (P/E) ○ D-1-RMU (P/E) ○ D-1-AC (P/E) ○ D-1-HC (P/E) ○ I-MU (P/E)
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- Delete "Transient Vacation Rental" from the Use Matrix.

Explanation: *Depending on the Short-Term Rental Permit—whether 'Type A,' Type B-1' or Type B-2,' a short short-term rental property will either be a permitted use by-right (P) or will require a Special Exception Use (E), which requires review and approval by the Zoning Board of Appeals.*

[Note (1): See Exhibit "C" for revised Table 5-1]

2. Amend definition for "Bed and Breakfast " in ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS in the Caddo Parish UDC.

5.3 USE DEFINITIONS

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Bed and Breakfast. A ~~single-family~~ residential dwelling, or portion of a residential dwelling, where a resident and/or owner, who lives on the premises, provides lodging for a daily fee ~~in guest rooms with no in-room cooking facilities~~ and prepares meals for guests. A bed and breakfast may include dining facilities.

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3. Add new definition for "Short-Term Rental Property" in ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS in the Caddo Parish UDC.

5.3 USE DEFINITIONS

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Short-Term Rental Property (STR). Defined in Article 23.

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4. Delete definition "Transient Vacation Rentals " in ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS in the Caddo Parish UDC.

5.3 USE DEFINITIONS

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~~Transient Vacation Rentals. A dwelling or a room or suites of rooms, with or without culinary facilities, is subject to a transient vacation rental agreement with an occupancy duration of fewer than 30 days. All transient vacation rentals must be licensed by the Director of Finance~~

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5. Amend use standard "Bed and Breakfast" in ARTICLE 6. USE STANDARDS, SECTION 6.1 PRINCIPAL USE STANDARDS, Subsection 6.1.E in the Caddo Parish UDC to now read as follows.

6.1 PRINCIPAL USE STANDARDS

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E. Bed and Breakfast

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. Parking for any bed and breakfast shall comply with all applicable parking provisions as described in Article 9 of this Code. All vehicles shall be parked in designated parking areas, and parking is prohibited in any landscaped area. ~~No parking may be located in front of the front building line.~~
2. Cooking facilities are prohibited in individual guest rooms.
- ~~3. Leasing a common dining area for social events is prohibited. No retail sales are permitted.~~
- ~~4.3.~~ Breakfast must be served to guests at a minimum. Meals may only be served to registered guests unless the meal is part of a special event. Special events may only be allowed through a temporary use permit approved by the Zoning Administrator.
- ~~5.4.~~ Guest stays are limited to a maximum of 14 consecutive days.
- ~~6.5.~~ Bed and breakfasts are limited to a maximum of eight guests. Bed and breakfast facilities are limited to having six (6) or less guest rooms, and may not exceed two (2) adults per room. If the bed and breakfast wishes to allow more than the maximum number of allowed rooms and/or adults per room, special exception use approval by the Zoning Board of Appeals is required.
- ~~7.6.~~ One sign, either freestanding or wall, is permitted. Such a sign may not exceed six square feet and is limited to five feet in height.
- ~~8.7.~~ Bed and breakfasts are permitted to host private events including, but not limited to, ~~wedding receptions, holiday parties, and fundraisers~~ luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other similar gatherings for direct or indirect compensation, but must obtain a temporary use permit in accordance with Article 16. Private events may include food and beverages that are prepared and served on-site or by a caterer to invited guests. Live entertainment may be provided as an ancillary use as part of an event.

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6. Add new use standard "Short-Term Rental Property" as " KK " in ARTICLE 6. USE STANDARDS, SECTION 6.1 PRINCIPAL USE STANDARDS in the Caddo Parish UDC to now read as follows. Re-alphabetize all subsequent uses accordingly.

6.1 PRINCIPAL USE STANDARDS

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KK. Short-Term Rental Property

All Short-Term Rental properties are subject to all regulations, standards, and permit registration process as established in Article 23 of this Code, as well as any law, ordinance, or regulation established in the Caddo Parish Code of Ordinances.

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7. Delete use standard "Transient Vacation Rentals" in ARTICLE 6. USE STANDARDS, SECTION 6.1 PRINCIPAL USE STANDARDS in the Caddo Parish UDC. Re-alphabetize all subsequent uses accordingly.

6.1 PRINCIPAL USE STANDARDS

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~~LL. Transient Vacation Rentals~~

~~All transient vacation rentals are subject to the requirements of this Code and the following standards:~~

- ~~1. Transient Occupants means any person or guest or invitee of such person who occupies or is in actual or apparent control or possession of residential property registered as a Vacation Rental.~~
- ~~2. Transient Vacation Rental shall mean any dwelling unit that is advertised or held out to the public to be rented to Transient Occupants.~~
- ~~3. All transient vacation rentals must be licensed by the Director of Finance.~~

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8. Add new row "Short-Term Rental" to Table 15-1 in ARTICLE 15. APPLICATION PROCEDURES, SECTION 15.1 APPLICATION, SUBSECTION 15.1.F in the Shreveport UDC.

[Note (1): See Exhibit "D" TABLE 15-1: SUMMARY OF APPLICATION ACTIONS]

9. Add new ARTICLE 23. SHORT-TERM RENTAL PROPERTY in the Caddo Parish UDC.

[Note (2): See Exhibit "E" ARTICLE 23. SHORT-TERM RENTAL PROPERTY]