

RECOMMENDED UDC CODE TEXT AMENDMENTS. 23-10-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. 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 "Dimensional Standards" in ARTICLE 4. ZONING DISTRICT REGULATIONS, SECTION 4.3. COMMERCIAL DISTRICTS, SUBSECTION 4.3.C in the Shreveport UDC to read as follows.

ARTICLE 4. - ZONING DISTRICT REGULATIONS

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4.3 COMMERCIAL DISTRICTS

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C. Dimensional Standards

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3. **Certain standards within the C-UC District are applied as follows:**
 - a. Maximum lot area is only applicable to new lots created through subdivision or any other manner after the effective date of this Code.
 - b. Any residential structures existing in the district as of the effective date of this Code that exceed the required build-to zones are deemed conforming with the limitation that the setback may not be further increased in excess of the required build-to zone. When the lot is redeveloped and the principal structure is torn down, new development must conform to the requirements of the district.
 - c. A waiver of setback requirements within the C-UC District may be considered to increase the district's build-to-zone provided the increase is no greater than the front or side setbacks for existing structures on adjacent lots on the same street frontage. The waiver shall not, in the opinion of the Executive Director, have an adverse effect on the neighborhood or general welfare of the area.