

**Mike Spence**  
**CADDO PARISH CLERK OF COURT**  
**Inst # 2950969 CO**  
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**Markeyda Edwards**  
**Deputy Clerk**

ORDINANCE NO. 6386 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, RELATIVE TO VARIOUS CODE TEXT AMENDMENTS, WITH ALL THEIR PROVISIONS INCLUDED HEREIN, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the Caddo Parish Commission, on recommendation of the Shreveport-Caddo Parish Metropolitan Planning Commission, adopted the Caddo Parish Unified Development Code;

WHEREAS, the Caddo Parish Planning and Zoning Commission has determined that certain provisions in that Code should be changed to address recent issues and improve the application and administration of that Code and land use within the Planning and Zoning Commission's jurisdiction within Caddo Parish;

WHEREAS, the Caddo Parish Commission, having considered the recommendations of the Caddo Parish Planning and Zoning Commission, agrees that such changes are desirable.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to add various new provisions and procedures to Article 1. - Title, Purpose, and Applicability, Article 2. - Definitions and Rules of Measurement, Article 4. - Zoning District Regulations, and Article 7. - On-Site Development Standards, and shall be amended as follows:

**I. Article 1, Section 1.3 is amended to read as follows:**

ARTICLE 1. - TITLE, PURPOSE, AND APPLICABILITY  
1.3- APPLICABILITY

\* \* \* \* \*

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.

**II. Article 2, Section 2.2 is amended to read as follows:**


ARTICLE 2. - DEFINITIONS AND RULES OF MEASUREMENT  
2.2- DEFINITION OF GENERAL TERMS

\* \* \* \* \*

Shoreline. The mean high-water line.

I, Jeff Everson, Clerk to the Caddo Parish Commission, hereby certify that the foregoing is a true copy of the transaction of said body in Regular Session convened on the 9th day of November, 2023, and is so recorded in Minute Book 69, at page 977.

Given under my hand and seal of office this 29th day of November, 2023.

  
Clerk of the Parish Commission  
Caddo Parish, Louisiana

\* \* \* \* \*

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

III. Article 4. Section 4.6 is amended to read as follows:

ARTICLE 4. - ZONING DISTRICT REGULATIONS  
4.6- SPECIAL PURPOSE DISTRICTS

\* \* \* \* \*

F. CLO Cross Lake Overlay Zoning District

\* \* \* \* \*

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.

IV. Article 7. Section 7.2 is amended to read as follows:

ARTICLE 7. - ON-SITE DEVELOPMENT STANDARDS  
7.2- EXTERIOR LIGHTING

\* \* \* \* \*

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.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Donna J. Frazier  
Parish Attorney

11/29/23  
Date