

ORDINANCE NO. 42 OF 2023

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE FOR THE PURPOSE OF ADDING A NEW USE, AS WELL AS UPDATING VARIOUS OUTDATED CODE PROVISIONS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY COUNCILMEMBER: ALAN JACKSON

WHEREAS, the City desires to make every effort to notify the public and to encourage public participation and input on these proposed *code text amendments* to the Shreveport Unified Development Code; and

WHEREAS, on March 1, 2023, the first draft proposals of these *code text amendments* were submitted to the Shreveport-Caddo Metropolitan Planning Commission (MPC), at its regular public board meeting, for informal review and discussion; and

WHEREAS, on April 12, 2023, these *code text amendments* were submitted to the Shreveport-Caddo MPC, at its regular board meeting, for review and recommendation in accordance with [La. R.S. 33:140.27](#); and

WHEREAS, in accordance with the intent of [La. R.S. 33:140.27](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on April 12, 2023, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

WHEREAS, in accordance with the intent of [La. R.S. 33:140.35](#), at least ten (10) days' Notice of the time and place of the Public Hearing was published, at the request of the Shreveport-Caddo MPC staff, in *The Shreveport Times* (a newspaper of general circulation in the municipality) and said Notice was published on march 24, 2023; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Shreveport, Louisiana, in a due, legal and regular session convened, that the following amendments to the City of Shreveport, Louisiana, Unified Development Code ("Shreveport UDC") are hereby authorized as follows:

1. Add the new use "Overnight Truck Parking (Principal Use)" amend the use "Reception Facility" in Table 5-1 in Article 5. USES, SECTION 5.2 USE MATRIX in the Shreveport UDC.
 - **Amend the "Educational Facility – University, College or Vocational" row, and change to the following:**
 - I-1 (P)
 - I-2 (S)
 - **Add a new "Overnight Truck Parking (Principal Use)" row, and include in the following allowable zoning districts.**
 - I-1 (P)
 - I-2 (P)

- Amend the “Reception Facility” row, and include the following allowable zoning districts.
 - I-MU (P)
- Amend the “Retail Sales of Alcohol – Beer and Wine” row, and change to the following:
 - C-UC (P)

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

2. Add new definition “Overnight Truck Parking (Principal Use)” to ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC. This new definition will need to be alphabetized accordingly

5.3 USE DEFINITIONS

* * * * *

Overnight Truck Parking (Principal Use). An open hard surfaced (or approved alternative surfaced) area other than a public street or right of way used for the storage of operable commercial vehicles/trucks, whether for compensation or no charge for parking overnight. Such area shall include parking of commercial vehicle/truck including any vehicle that the principal use of which is the transport of commodities, merchandise, produce, and freight. A commercial vehicle/truck shall, in addition to the tractor portion of said commercial vehicle/truck, include disconnected trailers, flatbeds, or the like, which may have been disconnected or otherwise separated from a commercial vehicle/truck tractor and left overnight.

* * * * *

3. Add new use standard “CC. Overnight Truck Parking (Principal Use)” to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Shreveport UDC. Re-alphabetize all subsequent use standards accordingly.

6.1 USE STANDARDS

* * * * *

CC. Overnight Truck Parking (Principal Use)

1. Right-of-Way Landscaping, Landscape Buffer (including required fencing) and Parking Lot Edge landscaping shall be required as outlined in this code as applicable. Interior Parking Lot Landscaping is not required for this use.
2. In addition to the right-of way landscaping, one shrub a minimum of three feet in height must be planted linearly every three feet on-center along the right-of-way.
3. Any vehicles stored on-site must be stored so that no fluids will drain into the storm sewer system.

4. The Executive Director shall have administrative authority to waive these screening requirements due to adjacent zoning or uses, lot topography, or lot configuration.

4. Amend “Contractor Office,” “Dwelling – Age Restricted Housing,” “Dwelling Multi-Family,” “Golf Course/Driving Range,” “Green House/Nursery – Retail,” “Heavy Retail, Rental & Service,” “Hotel,” “Salvage Yard,” “Storage Yard – Outdoor,” and “Truck Stop” in TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS in Table 8-1 of ARTICLE 8. OFF-STREET PARKING AND LOADING.

[Note (1): See Exhibit “D” for revised Table 8-1]

5. Amend “F. Waiver of Landscape Requirements” in ARTICLE 10. LANDSCAPE AND TREE PRESERVATION, SECTION 10.1. LANDSCAPE PLAN APPROVAL in the Shreveport UDC to now read as follows.

10.1 LANDSCAPE PLAN APPROVAL

F. Waiver of Landscape Requirements

1. The Executive Director has the authority to grant a waiver for any landscaping requirement contained in this Code. Applications subject to discretionary review (i.e., special use permit, planned unit development, small planned unit development, etc.) may not apply for a waiver of landscape requirements, unless the condition of a waiver is specifically identified within the provisions of a specific use (i.e., wireless telecommunication facility).

6. Amend “22.10 WAIVERS” in ARTICLE 22. WIRELESS TELECOMMUNICATIONS in the Shreveport UDC to now read as follows.

22.10 WAIVERS

Any applicant may seek a waiver of the requirements in this article, which may be granted by the Executive Director, upon good cause shown, as determined by the Executive Director. Such waivers shall be granted in a nondiscriminatory manner.

BE IT FURTHER ORDAINED that the Mayor of the City of Shreveport, or his/her designee, and the Executive Director of the Shreveport-Caddo Metropolitan Planning Commission, or his/her designee, shall be and is hereby authorized to do any and all things and to sign any and all documents in a form acceptable to the City Attorney, or his/her designee, necessary to effectuate the purposes set forth herein.

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 of this Ordinance which can be given affect 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 all ordinances, resolutions or parts thereof in conflict herewith are hereby repealed.

BE IT FURTHER ORDAINED that this Ordinance shall become effective in accordance with the provisions of Shreveport City Charter Section 4.23.

THUS DONE AND ORDAINED by the City Council of the City of Shreveport, Louisiana.

APPROVED AS TO LEGAL FORM:



City Attorney's Office

ORDINANCE NO. 42 OF 2023

April 25, 2023

Read by title and as read motion by Councilman Boucher seconded by Councilman Brooks for Introduction

May 9, 2023

Having passed first reading on April 25, 2023 was read by title and on motion ordered passed to third reading. Read by title and as read motion by Councilman Jackson seconded by Councilwoman Bowman for adoption. Approved by the following vote: Ayes: Councilmembers Tabatha Taylor, Gary Brooks, Jim Taliaferro, Grayson Boucher, Alan Jackson, James Green, and Ursula Bowman. 7. Nays: 0. Absent: 0. Out of the Chamber: 0. Abstentions: 0.



James Green, Chairman

Approved:



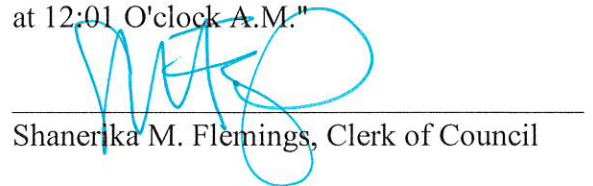
Tom Arceneaux, Mayor

Approved by the City Council MAY 09 2023

Approved by the Mayor MAY 12 2023

And Effective on MAY 20 2023

at 12:01 O'clock A.M."



Shanerika M. Flemings, Clerk of Council

FACT SHEET

CITY OF SHREVEPORT, LOUISIANA

TITLE	DATE	ORIGINATING DEPARTMENT
An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code for the purpose of adding a new use, as well as updating various outdated code provisions, and to otherwise provide with respect thereto.	April 25, 2023	Shreveport Caddo Metropolitan Planning Commission ("MPC")
		COUNCIL DISTRICT City-wide
		SPONSOR

PURPOSE

To amend the code text in the Shreveport Unified Development Code.

BACKGROUND INFORMATION

The Shreveport Unified Development Code ("Shreveport UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable, and desirable development within the City. Periodically, revisions are required. Sometimes these revisions reflect the changing nature of business in our community, and sometimes they are to correct "errors" in the Code.

MPC Case #23-1-CTAC recommends six (6) text amendments that are intended to be more user-friendly. These including housekeeping and corrective changes due to oversight, contradictions, or missing items, as well as the addition of a new use—Overnight Truck Parking (Principal Use)—along with all its provisions.

TIMETABLE

MPC Introduction:	March 1, 2023
MPC Review & Recommendation:	April 12, 2023
Introduction to City Council:	April 25, 2023
Final Passage by City Council:	May 9, 2023

ATTACHMENTS

Exhibit "A"	Amendments Summary
Exhibit "B"	MPC Memo
Exhibit "C"	Table 5-1: Use Matrix
Exhibit "D"	Table 8-1
Exhibit "E"	MPC Staff Report for 23-1-CTAC

SPECIAL PROCEDURAL REQUIREMENTS

MPC Recommendation. Pursuant to La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, no amendment shall become effective unless it be first submitted to and approved (recommendation) by the MPC. The MPC reviewed these amendments and provided a favorable recommendation on April 12, 2023. Therefore, the City Council may render its decision to approve the amendments by a simple majority vote. See La. R.S. 33:140.27 and 35, as amended, and Shreveport UDC 16.1 (D)(3)(b).

Notice and Public Hearing at MPC. In accordance with the intent of La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting on April 12, 2023, before voting on the proposed amendments. At least ten (10) days' notice of the time and place of the Public Hearing was published on March 24, 2023, in *The Shreveport Times* (a newspaper of general circulation in the municipality).

FINANCES

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SOURCE OF FUNDS

NA

ALTERNATIVES

(1) Adopt the ordinance as submitted, or (2) Amend the ordinance, or (3) Reject the ordinance.

RECOMMENDATION

It is recommended that the City Council adopt the ordinance.

FACT SHEET PREPARED BY: Adam Bailey, Community Planning and Design Manager

SHREVEPORT UDC CODE TEXT AMENDMENT SUMMARY: 23-1-CTAC

—General Clean-Up Amendments—

The Shreveport Unified Development Code (“Shreveport UDC” or “UDC”) undergoes regular review by MPC staff in an attempt to better ensure sound, stable, and desirable development within the City. Periodically, revisions are required. Sometimes those revisions reflect the changing nature of business in our community, and sometimes they are to correct “errors” in the Code.

MPC Case #23-1-CTAC recommends six (6) text amendments that are intended to be more user-friendly. These including housekeeping and corrective changes due to oversight, contradictions, or missing items, as well as the addition of a new use—Overnight Truck Parking (Principal Use)—along with all its provisions.

A list of all amendments, along with a brief explanation (as warranted), is detailed below.

AMENDMENT 1. Updates “Table 5-1: Use Matrix” in Article 5. – Use Definitions.

- Changes “**Educational Facility – University, College or Vocational**” to a permitted use (P) from a Special Use (S) in the I-1 Zoning District, and changes from a Special Use (S) from a Permitted Use (P) in the I-2 Zoning District.

Explanation: Allowing the use Educational Facility – University, College or Vocational in the I-1 zoning district is consistent with industry standards; however, due to heavy industrial activity in I-2, this use needs additional review if an applicant wants to locate within the I-2 zoning district—hence the recommendation for the Special Use Permit designation.

- Allows “**Overnight Truck Parking (Principal Use)**” as a Permitted Use (P) in both the I-1 and I-2 Zoning districts.

Explanation: A number of existing overnight truck parking facilities have been in operation for years while out of compliance with the UDC. Through a series of meetings, discussions and site visits to different truck parking facilities—MPC staff examined the possibility of allowing overnight truck parking to be permitted in both the I-1 and I-2 zoning districts.

- Allows “**Reception Facility**” as a permitted use (P) in the I-MU Zoning District.

Explanation: Several inquiries have suggested a Reception Facility should be allowed in the I-MU as a Permitted Use (P).

- Allows “**Retail Sales of Alcohol – Beer and Wine**” as a permitted use (P) in the C-UC Zoning District.

Explanation: Currently, this use is allowed in the C-UC with the approval of a Special Use Permit. However, MPC Case# 22-4-CTAC established *Liquor Sales* as a Permitted Use (P). Why should beer and wine sales be more restrictive than liquor sales? This amendment allows *Retail Sales of Alcohol – Beer and Wine* to become permitted as a use by-right.

AMENDMENT 2. Adds the use definition “Overnight Truck Parking (Principal Use)” to Article 5. – Use Definitions.

Explanation: This amendment defines the use Overnight Truck Parking (Principal Use).

AMENDMENT 3. Adds use standards for “Overnight Truck Parking (Principal Use)” to Article 6. – Use Standards.

Explanation: This amendment provides use standards for Overnight Truck Parking (Principal Use).

AMENDMENT 4. Updates “Table 8-1: Off-Street Vehicle and Bicycle Parking Requirements” to Article 8. – Off-Street Parking and Loading.

Explanation: This is a ‘clean-up’ amendment. Some parking standards within the UDC do not adequately reflect the nature of business in our community. Proposed changes have been recommended according to current parking standards.

AMENDMENT 5. Amends landscape waiver requirements to Article 10. – Landscape and Tree Preservation.

Explanation: Current language states that a landscape waiver cannot be granted as part of a Special Use Permit approval, contradicting language in Article 23. – Wireless Communications which states a landscape waiver may be granted by the Executive Director. This is a “clean-up” amendment that adds corrective language to avoid confusion.

AMENDMENT 6. Amend landscape waiver requirements in Article 23. – Landscape and Tree Preservation.

Explanation: The term “article” replaces the term “chapter”—as there are no chapters in the Shreveport UDC.

RECOMMENDED UDC CODE TEXT AMENDMENTS. 23-1-CTAC.

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

1. Add the new use "Overnight Truck Parking (Principal Use)" amend the use "Reception Facility" in Table 5-1 in Article 5. USES, SECTION 5.2 USE MATRIX in the Shreveport UDC.

1. Amend the "Educational Facility – University, College or Vocational" row, and change to the following:
 - I-1 (~~S~~ P)
 - I-2 (~~P~~ S)
2. Add a new "Overnight Truck Parking (Principal Use)" row, and include in the following allowable zoning districts.
 - I-1 (P)
 - I-2 (P)
3. Amend the "Reception Facility" row, and include the following allowable zoning districts.
 - I-MU (P)
4. Amend the "Retail Sales of Alcohol – Beer and Wine" row, and change to the following:
 - C-UC (~~S~~ P)

[Note (1): See Exhibit "B" for all revisions to Table 5-1]

***Explanation:** Establish a new use category for overnight truck parking (as a principal use), which previously was uncategorized within the Code. The new use category expands where overnight truck parking is allowed, and use standards added to ensure truck parking is properly addressed.*

2. Add new definition "Overnight Truck Parking (Principal Use)" to ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC. This new definition will need to be alphabetized accordingly.

5.3 USE DEFINITIONS

* * * * *

Overnight Truck Parking (Principal Use). An open hard surfaced (or approved alternative surfaced) area other than a public street or right of way used for the storage of operable commercial vehicles/trucks, whether for compensation or no charge for parking overnight. Such area shall include parking of commercial vehicle/truck including any vehicle that the principal use of which is the transport of commodities, merchandise, produce, and freight. A commercial vehicle/truck shall, in addition to the tractor portion of said commercial vehicle/truck, include disconnected trailers, flatbeds, or the like, which may have been disconnected or otherwise separated from a commercial vehicle/truck tractor and left overnight.

* * * * *

***Explanation:** Establish a new use category for overnight truck parking (as a principal use), which previously was uncategorized within the Code. The new use category expands where overnight truck parking is allowed, and use standards added to ensure truck parking is properly addressed.*

3. Add new use standard "CC. Overnight Truck Parking (Principal Use)" to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Shreveport UDC. Re-alphabetize all subsequent use standards accordingly.

6.1 USE STANDARDS

* * * * *

CC. Overnight Truck Parking (Principal Use)

1. Right-of-Way Landscaping, Landscape Buffer (including required fencing) and Parking Lot Edge landscaping shall be required as outlined in this code as applicable. Interior Parking Lot Landscaping is not required for this use.
2. In addition to the right-of way landscaping, one shrub a minimum of three feet in height must be planted linearly every three feet on-center along the right-of-way.
3. Any vehicles stored on-site must be stored so that no fluids will drain into the storm sewer system.
4. The Executive Director shall have administrative authority to waive these screening requirements due to adjacent zoning or uses, lot topography, or lot configuration.

* * * * *

Explanation: Establish a new use category for overnight truck parking (as a principal use), which previously was uncategorized within the Code. The new use category expands where overnight truck parking is allowed, and use standards added to ensure truck parking is properly addressed.

4. Amend "Contractor Office," "Dwelling – Age Restricted Housing," "Dwelling Multi-Family," "Golf Course/Driving Range," "Green House/Nursery – Retail," "Heavy Retail, Rental & Service," "Hotel," "Salvage Yard," "Storage Yard – Outdoor," and "Truck Stop" in TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS in Table 8-1 of ARTICLE 8. OFF-STREET PARKING AND LOADING.

TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED BICYCLE SPACES	TOTAL BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
***	***	***	***
Contractor Office	1 per 300sf Office GFA of office area	Over 5,000sf GFA: 1 per 1,500sf GFA	25% 10%
***	***	***	***
Dwelling – Age-Restricted Housing	4 per dwelling unit 0 BR and 1BR - .75 per unit 2 BR and above – 1 per unit	1 per 10 dwellings (calculated by entire development)	80%
***	***	***	***
Dwelling – Multi-Family	2 per dwelling unit 0 BR and 1BR – 1 per unit 2 BR– 1.5 per unit 3 BR and above – 2 spaces per unit	1 per 5 dwellings (calculated by entire development)	80%
***	***	***	***
Golf Course/Driving Range	2 per tee + requirements for other uses within development	1 per 2 4 tees	
***	***	***	***
Greenhouse/Nursery - Retail	1 per 300sf 500sf GFA + 1 per 1,000sf of outdoor sales display area		
***	***	***	***
Heavy Retail, Rental & Service	1 per 300sf GFA + 1 per 4,000sf-10,000sf of outdoor display area		
***	***	***	***
Hotel	1.5 1 per room		
***	***	***	***

TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED BICYCLE SPACES	TOTAL REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
Salvage Yard	1 per 2,000sf <u>20,000sf</u> of lot <u>storage area</u>		
***	***	***	***
Storage Yard - Outdoor	1 per 2,000sf <u>20,000sf</u> of lot <u>storage area</u>		
Truck Stop	1 truck space per 4,000sf of lot area <u>fuel service pump</u> + 1 space (vehicle) per 200sf GFA		

Explanation: Several parking standards, as described above, do not align with best practices for these uses. Research was conducted to better identify national trends for these uses.

5. Amend "F. Waiver of Landscape Requirements" in ARTICLE 10. LANDSCAPE AND TREE PRESERVATION, SECTION 10.1. LANDSCAPE PLAN APPROVAL in the Shreveport UDC to now read as follows.

10.1 LANDSCAPE PLAN APPROVAL

F. Waiver of Landscape Requirements

- The Executive Director has the authority to grant a waiver for any landscaping requirement contained in this article Code. Applications subject to discretionary review (i.e., special use permit, planned unit development, small planned unit development, etc.) may not apply for a waiver of landscape requirements, unless the condition of a waiver is specifically identified within the provisions of a specific use (i.e., wireless telecommunication facility).

Explanation: Sometimes the Code identifies that a landscape waiver may be obtained. This language avoids confusion, specifically with Article 23. Wireless Telecommunications.

6. Amend "22.10 WAIVERS" in ARTICLE 22. WIRELESS TELECOMMUNICATIONS in the Shreveport UDC to now read as follows.

22.10 WAIVERS

Any applicant may seek a waiver of the requirements in this chapter article, which may be granted by the Executive Director, upon good cause shown, as determined by the Executive Director. Such waivers shall be granted in a nondiscriminatory manner.

Explanation: The term "article" replaces "chapter, as There are no chapters in the Shreveport UDC.

Strikeout indicates deleted text, underline indicates added text.

TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
Adult Use	1 per 300sf GFA		
Airport	1 per 100sf GFA of terminal area		
Amusement Facility - Indoor	1 per 300sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
<i>Bowling Alley</i>	<i>4 per lane</i>		
<i>Movie Theater</i>	<i>1 per 4 seats for first 400 seats + 1 per 6 seats after first 400</i>	Over 10,000sf GFA: 1 per 2,500sf GFA	
<i>Pool Hall</i>	<i>4 per table</i>		
Amusement Facility - Outdoor	1 per 1,000sf GFA + 1 per 1,000sf of outdoor area	Over 10,000sf GFA: 1 per 2,500sf GFA	
Animal Care Facility	1 per 300sf GFA		
Art Gallery	1 per 500sf GFA		
Arts Studio	1 per 300sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Bar	1 per 200sf GFA		
Bed and Breakfast	2 spaces + 1 per guestroom		
Body Modification Establishment	1 per 300sf GFA		
Brewery	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Broadcasting Facility	1 per 1,000sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Business Support Services	1 per 300sf GFA		
Campground	2 per campsite		
Car Wash	Non-Automated: 2 per car wash bay + 3 stacking spaces per bay Automated: 4 stacking spaces per bay		
Community Center	1 per 500sf GFA	1 per 2,500sf GFA	
Contractor Office	1 per 300sf <u>Office</u> GFA of office area	Over 5,000sf GFA: 1 per 1,500sf GFA	25% <u>10%</u>
Convention Center	1 per 200sf GFA	1 per 5,000sf GFA	
Country Club	Cumulative - determined by sum of requirements for all uses within development (golf course, driving range, restaurant, etc.)	Cumulative - determined by sum of requirements for all uses within development (golf course, driving range, restaurant, etc.)	
Cultural Facility	1 per 500sf GFA	1 per 2,500sf GFA	
Day Care Center	1 per 1,000sf GFA		
Detention or Penal Institution	1 per 300sf GFA		
Distillery	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Dwelling – Above the Ground Floor	1 per dwelling unit	1 per 5 dwellings (calculated by entire development)	80%

TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
Dwelling – Age-Restricted Housing	1 per dwelling unit 0 BR and 1BR - .75 per unit 2 BR and above – 1 per unit	1 per 10 dwellings (calculated by entire development)	80%
Dwelling – Manufactured Home	2 per home site		
Dwelling – Multi-Family	2 per dwelling unit 0 BR and 1BR – 1 per unit 2 BR- 1.5 per unit 3 BR and above – 2 spaces per unit	1 per 5 dwellings (calculated by entire development)	80%
Dwelling - Townhouse	2 per dwelling unit	1 per 5 dwellings	80%
Dwelling - Semi-Detached	2 per dwelling unit		
Dwelling - Single-Family	2 per dwelling unit		
Dwelling - Two-Family	2 per dwelling unit		
Educational Facility – Primary or Secondary	1.5 per classroom + 1 per 300 GFA of administration offices	2 per classroom	
Middle Schools	1.5 per classroom + 1 per 300 GFA of administration offices	2 per classroom	
High Schools	7 per classroom + 1 per 300 GFA of administration offices	2 per classroom	
All other Educational Facilities	5 per classroom + 1 per 300 GFA of administration offices	2 per classroom	
Educational Facility - University or College	1 per 300sf GFA	1 per 2,000sf GFA	50%
Educational Facility - Vocational School	1 per 300sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Financial Institution/Bank	1 per 300sf GFA + 3 stacking spaces per drive-through lane	1 per 5,000sf GFA	
Food Truck Park	See Article 6.1	2 per Food Truck and Vendor Space	
Fraternity/Sorority	1 per 4 rooms	1 per 4 rooms	80%
Freight Terminal	1 per 1,000sf GFA of terminal building		
Funeral Home	1 per 150sf GFA		
Furniture, Furnishings and Equipment Sales	1 per 1,000sf GFA		
Gas Station	2 per pump (in addition to pump space) + 1 per 500sf GFA of retail area + 2 per service bay of accessory motor vehicle service and repair + 4 stacking spaces for car wash bay		
Golf Course/Driving Range	2 per tee + requirements for other uses within development	1 per 2-4 tees	
Government Office	1 per 300sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Greenhouse/Nursery - Retail	1 per 300sf 500sf GFA + 1 per 1,000sf of outdoor sales display area		
Group Home	1 per 2 bedrooms	1 per 4 bedrooms	80%
Halfway House	1 per 4 bedrooms	1 per 4 bedrooms	80%
Healthcare Institution	2 per room	1 per 25 rooms	50%
Heavy Retail, Rental & Service	1 per 300sf GFA + 1 per 1,000sf 10,000sf of outdoor display area		

TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
Heliport	1 per 100sf GFA of terminal area		
Hotel	1.51 per room		
Industrial - Artisan	2 per studio	1 per 2 studios	50%
Industrial - Heavy	1 per 500sf GFA If warehouse space included: 1 per 10,000sf GFA of warehouse space		
Industrial - Light	1 per 500sf GFA If warehouse space included: 1 per 10,000sf GFA of warehouse space		
Industrial Design	1 per 300sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Industrial Services	1 per 1,000sf GFA		
Liquor Sales	1 per 300sf GFA		
Live Performance Venue	1 per 200sf GFA		
Lodge/Meeting Hall	1 per 300sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Manufactured Home Park	2 per home site		
Marina - Commercial	1 per 2 slips	1 per 4 slips	
Medical/Dental Office	1 per 300sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Movie Studio	1 per 1,000sf GFA	1 per 2,500sf GFA	25%
Nightclub	1 per 200sf GFA		
Office	1 per 300sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	25%
Passenger Terminal	1 per 500sf GFA of terminal building		
Personal Service Establishment	1 per 300sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Place of Worship	1 per 5 seats	1 per 100 seats	
Public Safety Facility	1 per 500sf GFA		
Public Works Facility	1 per 1,000sf GFA		
Reception Facility	1 per 200sf GFA		
Research & Development	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	25%
Residential Care Facility	To be calculated on the type of facility or combination of facilities provided below		25%
<i>Independent Living Facility</i>	<i>0.75 per dwelling unit</i>		
<i>Assisted Living Facility</i>	<i>0.5 per dwelling unit</i>		
<i>Hospice Care</i>	<i>0.5 per patient room</i>		
<i>Nursing Home</i>	<i>0.5 per patient room</i>		
Restaurant	1 per 300sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Retail Goods Establishment	1 per 300sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Salvage Yard	1 per 2,000sf 20,000sf of lot storage area		

TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
Self-Storage Facility: Climate-Controlled	1 per 50 storage units (a minimum of 4 spaces including the disabled space)		
Self-Service Ice Vending Unit	1 space + ADA accessible parking space		
Self-Storage Facility: Outdoor	1 per 50 storage units (a minimum of 4 spaces including the disabled space)		
Shelter Housing	1 per 1,000sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	50%
Single Room Occupancy	1 per room	1 per 2 rooms	80%
Social Service Center	1 per 500sf GFA	1 per 2,500sf GFA	
Specialty Food Service	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Storage Yard - Outdoor	1 per 2,000sf 20,000sf of lot storage area		
Truck Stop	1 truck space per 1,000sf of lot area fuel service pump + 1 space (vehicle) per 200sf GFA		
Truck Repair	3 truck spaces per service bay + 2 vehicle spaces per service bay		
Vehicle Dealership	1 per 500sf GFA of indoor sales and display area + 4 per service bay		
Vehicle Operations Facility	1 per 1,000sf GFA		
Vehicle Rental	1 per 500sf GFA of indoor area (indoor vehicle storage excluded)		
Vehicle Repair/Service	3 per service bay		
Warehouse	1 per 20,000sf GFA of warehouse space		
Wholesale Establishment	1 per 20,000sf GFA of warehouse space		
Winery	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	

STAFF REPORT – CITY OF SHREVEPORT

APRIL 12, 2023

AGENDA ITEM NUMBER: 12
MPC Staff Member: Adam Bailey
City Council District: All Districts
Parish Commission District: All Districts

CASE NUMBER: 23-1-CTAC: City of Shreveport Code-Text Amendments
APPLICANT: METROPOLITAN PLANNING COMMISSION
REQUEST: Code Text (Ordinance) Amendments to the Shreveport UDC

DESCRIPTION: The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development. Periodically, revisions are required to correct errors in the text or to accommodate changed or the changing nature of business in our community. These amendments will affect the following articles, or portions thereof: *Article 2. – Definitions and Rules of Measurement, Article 5. – Uses, Article 6. – Use Standards, Article 8. – Off-Street Parking and Loading, Article 10. – Landscape and Tree Preservation, Article 6. – Use Standards, Article 22. – Wireless Telecommunications; regarding updates and revisions within the UDC to correct errors in the text or to accommodate the changing nature of business within the community, with all their provisions included therein.*

STAFF ANALYSIS: Code text amendment changes may be reviewed at any time and are not subject to any annual review requirements. The Office of the MPC typically reviews code amendments updates annually or semi-annually, to accommodate changed or the changing nature of business in our community. Proposed changes in this report were initially discussed at the February 1, 2023 MPC Public Hearing. Following said Public Hearing on April 12, 2023, the Shreveport City Council will review the proposals at a April 25, 2023 and May 9, 2023 Public Hearing. MPC staff provided notice of the April 12, 2023 Public Hearing through publication in The Shreveport Times on March 27, 2023. No comments have been received to date.

PROPOSED UDC CODE TEXT AMENDMENT(S): Staff is proposing amending the following UDC Articles at this time:

- Amend *Article 2. – Definitions and Rules of Measurement,*
- Amend *Article 5. – Uses, Article 6. – Use Standards,*
- Amend *Article 6. – Use Standards,*
- Amend *Article 8. – Off-Street Parking and Loading,*
- Amend *Article 10. – Landscape and Tree Preservation, and*
- Amend *Article 22. – Wireless Telecommunications*

STAFF REPORT – CITY OF SHREVEPORT

Amendment 1. Amend Table 5-1:USE MATRIX. Establish a new use category for overnight truck parking (as a principal use), which previously was uncategorized within the Code. The new use category expands where overnight truck parking is allowed, and use standards added to ensure truck parking is properly addressed.

Amendment 2. Add new definition “Overnight Truck Parking (Principal Use)” to ARTICLE 5. USES. Establish a new use category for overnight truck parking (as a principal use), which previously was uncategorized within the Code. The new use category expands where overnight truck parking is allowed, and use standards added to ensure truck parking is properly addressed.

Amendment 3. Add new use standard “CC. Overnight Truck Parking (Principal Use)” to ARTICLE 6. USE STANDARDS to ARTICLE 6. USE STANDARDS. Establish a new use category for overnight truck parking (as a principal use), which previously was uncategorized within the Code. The new use category expands where overnight truck parking is allowed, and use standards added to ensure truck parking is properly addressed.

Amendment 4. Amend “Y. Liquor Sales” in ARTICLE 6. USE STANDARDS. This amendment will (1) state that a variance cannot be acquired if the establishment does not meet the distance requirements and (2) exempts certain establishment from the distance requirements if they meet a certain size threshold.

Amendment 5. Amend “Contractor Office,” “Dwelling – Age Restricted Housing,” “Dwelling Multi-Family,” “Golf Course/Driving Range,” “Green House/Nursery – Retail,” “Heavy Retail, Rental & Service,” “Hotel,” “Salvage Yard,” “Storage Yard – Outdoor,” and “Truck Stop” in TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS in Table 8-1 of ARTICLE 8. OFF-STREET PARKING AND LOADING. Several parking standards, as described above, do not align with best practices for these uses. Research was conducted to better identify national trends for these uses.

Amendment 6. Amend “F. Waiver of Landscape Requirements” in ARTICLE 10. LANDSCAPE AND TREE PRESERVATION. Sometimes the Code identifies that a landscape waiver may be obtained. This language avoids confusion, specifically with Article 23. Wireless Telecommunications.

Amendment 7. Amend “22.10 WAIVERS” in ARTICLE 22. WIRELESS TELECOMMUNICATIONS. The term “article” replaces “chapter, as There are no chapters in the Shreveport UDC.

ATTACHMENTS: See Exhibit “A” for memorandum describing these amendments in full detail.
See Exhibit “B” for amended Table 5-1: USE MATRIX.
See Exhibit “C” for amended Table 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS.

STAFF REPORT - CITY OF SHREVEPORT

APPROVAL STANDARDS: The purpose of Section 16.1.E.1 is to provide a uniform means for amending the text of the Unified Development Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. In determining whether to recommend approval or denial of the proposed text amendment, the MPC shall weigh the relevance to which the proposed amendment:

- a. **Promotes the public health, safety, and welfare.**
The proposed text amendments promotes the public health, safety, and welfare.
- b. **Promotes the Master Plan and any adopted land use policies.**
The proposed text amendments are consistent with the Master Plan.
- c. **Promotes intent of this Code.**
These amendments will simplify current practices, thus promoting the intent of the Code.
- d. **Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**
The proposed amendments reflect changes in policy.
- e. **The extent to which the proposed amendment creates nonconformities.**
These amendments help alleviate nonconformities, not create them.

STAFF

RECOMMENDATION: Based on staff analysis, review of the above standards and facts of record, MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted. If approved by City Council, Article 2, Article 5, Article 6, Article 8, Article 10 and Article 22 of the Shreveport UDC would be amended, as described within. A majority vote of the MPC Board members present and voting is required to recommend approval to the City Council.

Alternatively, based on information provided at the public hearing, the MPC Board may:

- Deny the proposed code text amendment;
- Deny specific provisions and/or amendments, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

PUBLIC ASSESSMENT: There was no support and no opposition to the application.

MPC BOARD RECOMMENDATION: The board voted 5-0 to approve the application.