

* For 23-A-STAP

ORDINANCE NO. 6403 OF 2024

BY THE CADDO PARISH COMMISSION:

Mike Spence
CADDO PARISH CLERK OF COURT
Inst # 2987648 CO
Recorded On: 5/17/2024 9:57 AM
Number of Pages: 3
Julilian Wyndon
Deputy Clerk

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 THE CREATION OF A NEW USE TO ALLOW STORAGE FACILITY STRUCTURES IN RESIDENTIAL DISTRICTS, AS WELL AS IDENTIFYING HOW CERTAIN NONCONFORMING LOTS CAN EXIST WITHOUT THE NEED FOR A VARIANCE, 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 allow storage facility structures in residential districts as found within Article 5 - Uses and Article 6. -Use Standards, and Article 18. -Nonconformities, and shall be amended as follows:

I. Article 5, Section 5.2 is amended by substituting Exh. B hereto in place of the existing Table 5-1.

II. Article 5, Section 5.3 is amended to read as follows:

ARTICLE 5. – USES
5.3– USE DEFINITIONS

* * * * *

Storage Facility - Residential. A structure to be used, or intended to be used, for the private noncommercial, nonindustrial storage uses by the property owner, provided that structure is the primary use of the property, and shall only be located in a residentially zoned district where permitted.

* * * * *

III. Article 6, Section 6.1 is amended to read as follows:

ARTICLE 6. – USE STANDARDS
6.1– PRINCIPAL USE DEFINITIONS

* * * * *

HH. Storage Facility - Residential

1. A building permit is required for the construction of a storage facility residential structure.
2. No storage facility – residential structure shall occur within the area set aside for minimum building setbacks.
3. The maximum height of a storage facility – residential structure shall be 18 feet.
4. No outdoor lighting fixture shall be more than 15 feet in height.

IV. Article 18 is amended to read as follows:

ARTICLE 18. – NONCONFORMITIES
18.4– NONCONFORMING LOT

* * * * *

ATTEST
A TRUE COPY
D. J. Wynn
CITY CLERK
FIRST JUDICIAL DISTRICT COURT
CADDOPARISH, LOUISIANA

Julilian Wyndon



Certified True and
Correct Copy
CertID: 2024051700033

Caddo Parish
Deputy Clerk Of Court

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B. Use

~~A nonconforming lot of record in a residential district may be used for a single-family dwelling. In the R-MHS District, a nonconforming lot of record may be used for a manufactured home.~~

1. A nonconforming lot of record in a residential district may be used for a single-family dwelling.
2. A nonconforming lot of record may be used for a manufactured home in any residential zoning district where it is located, as permitted. A variance would not be required.
3. Duplexes may be constructed within the R-2 or R-3 District where the lot width is nonconforming. A variance would not be required.
4. Multiple nonconforming lots of record may be combined into one nonconforming lot of record. A variance would not be required.

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:


Parish Attorney

May 16, 2024
Date

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 May, 2024, and is so recorded in Minute Book No. 70, at Page 143.

Given under my hand and seal of office this 20th day of May, 2024.


Clerk of the Parish Commission
Caddo Parish, Louisiana



Caddo Parish
Deputy Clerk Of Court

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