



**CADDO PARISH PLANNING AND ZONING COMMISSION**  
Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

**CADDO PARISH UDC CODE TEXT AMENDMENT SUMMARY: 23-4-CTAP**  
**— Storage Facility - Residential Uses and Provisions—**

The Caddo Parish Unified Development Code ("Caddo Parish UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable and desirable development within jurisdiction of the Caddo Parish Planning and Zoning Commission. 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.

PZC Case #23-4-CTAP recommends three (4) text amendments that are intended to be more user-friendly to the community. by introducing the use "Storage Facility – Residential."

**AMENDMENT 1.** Amends "Table 5-1: Use Matrix" in Article 5. – Use Definitions to allow for the use "Storage Facility - Residential" to be permitted in the following zoning districts:

- R-A (P, Permitted Use)
- R-E (P, Permitted Use)
- R-1-12 (P, Permitted Use)
- R-1-10 (P, Permitted Use)

**AMENDMENT 2.** Adds a use definition for "Storage Facility - Residential" in ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS.

**AMENDMENT 3.** Adds use standards for "Storage Facility - Residential" in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS.

***Explanation:** The new use, "Storage Facility – Residential" has been identified in the Use Matrix as a new use, identified where within the City it can be located, defined, and given very specific use standards that deal with this type of use. Rather than focus on the potential use of an accessory structure, this use creates a more standardized set of regulations related to the personal storage of equipment; along with understanding the need to maintain setbacks, height, and the need of a building permit within residential districts.*

**AMENDMENT 4.** Amend the provision "B. Use" in ARTICLE 18. NONCONFORMITIES, SECTION 18.4. NONCONFORMING LOT.

***Explanation:** A nonconforming lot is a lot of record that at one time conformed to the lot dimension requirements (i.e., lot area, lot width, lot depth) of the zoning district in which it is located, but because of subsequent amendments to the Code no longer conforms to the applicable lot dimensions. This amendment—which was recently adopted within the Shreveport UDC—allows for certain uses on certain nonconforming lots to exist without the need for a variance. One such allowance is that a nonconforming lot of record may be used for a manufactured home in any residential district. A variance would not be required.*

CURRENT RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS						
	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5
<b>Minimum Lot Area</b>	1 acre	25,000sf	12,000sf	10,000SF	7,000sf	5,000sf
<b>Minimum Lot Width</b>	125'	100'	80'	70'	60'	50'