

RECOMMENDED UDC CODE TEXT AMENDMENTS. 23-4-CTAP.

The Caddo Parish 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 add the use "Storage Facility - Residential," and all its provisions, to the UDC, as follows: [~~strikeout~~ indicates deleted text, underline indicates added text].

1. Add the new use "Storage Facility - Residential" to Table 5-1 in Article 5. USES, SECTION 5.2 USE MATRIX in the Caddo Parish UDC.

1. Add a new "Storage Facility - Residential" row, and include in the following allowable zoning districts.

- R-A [\(P\)](#)
- R-E [\(P\)](#)
- R-1-12 [\(P\)](#)
- R-1-10 [\(P\)](#)

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

2. Add the following new definition "Storage Facility - Residential" to ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Caddo Parish UDC. This new definition will need to be alphabetized accordingly.

5.3 USE DEFINITIONS

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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.

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3. Add new use standard "L. Data Center" to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Caddo Parish UDC. Re-alphabetize all subsequent use standards accordingly.

6.1 USE STANDARDS

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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.

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

18.4 NONCONFORMING LOT

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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.