



CADDO PARISH
UNIFIED DEVELOPMENT CODE

May 2024



**as last amended
May 16, 2024**

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ARTICLE 1. TITLE, PURPOSE, AND APPLICABILITY

- 1.1 TITLE
- 1.2 PURPOSE
- 1.3 APPLICABILITY
- 1.4 TRANSITION RULES
- 1.5 SEVERABILITY

1.1 TITLE

This Unified Development Code (“UDC”), which incorporates the Official Zoning Map for the physical area of Caddo Parish, Louisiana, that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission’s planning area, but outside of the corporate limits of the City of Shreveport, is known, cited, and referred to as the “Caddo Parish Unified Development Code” “Unified Development Code,” or “Caddo Parish UDC.” The term “Code,” as used within this UDC, shall mean the Caddo Parish Unified Development Code.

1.2 PURPOSE

The intent of this Code is to establish land use regulations for the area of Caddo Parish that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission. The purpose of this Code is to:

- A. Promote the public health, safety, and welfare.
- B. Promote the orderly development of Caddo Parish in accordance with the Shreveport-Caddo 2030 Master Plan, hereby referenced as “Master Plan,” and adopted land use policies.
- C. Divide the Caddo Parish into zoning districts, according to use of land and structures, bulk of structures, intensity of the use of the lot, or other classification, as deemed best suited to carry out the purposes of this Code.
- D. Preserve and enhance the value of structures, communities, and neighborhoods that constitute the distinct places within the Caddo Parish.
- E. Promote economic development throughout Caddo Parish that balances the needs of the current and future economy with a high quality of life standard.
- F. Provide for preservation, protection, and conservation of natural resources.
- G. Promote the principles of sustainability, as described and defined in the Shreveport-Caddo 2030 Master Plan.
- H. Maintain, develop, and plan for public facilities and utilities in an economical and environmentally sound manner.
- I. Provide for the protection of public investment in transportation, water, stormwater management systems, sewage treatment and disposal, solid waste treatment and disposal, schools, recreation, public facilities, open space, and other public requirements.
- J. Focus growth to support the principles of smart growth by preserving open space and natural areas, reducing traffic congestion, utilizing existing infrastructure and resources, and preserving quality of life.
- K. Plan, construct, and maintain an accessible, efficient, multi-modal, transportation system that meets the needs of the public and commerce, while minimizing risks to health, safety and the environment.
- L. Provide for efficiency and economy in the process of development.
- M. Provide for the gradual elimination of nonconformities.

1.3 APPLICABILITY

A. Territorial Application

This Code applies to all land, uses, and structures within the physical area of Caddo Parish, Louisiana that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission's planning area. A map of the Planning Area, as of the effective date of this Code, is included in Appendix A: Planning Area Map for Reference of this document for reference purposes only. The Shreveport Metropolitan Planning Commission keeps official record of the Planning Area boundaries.

B. General Application

In their interpretation and application, the provisions of this Code are held to be the minimum requirements for the promotion and protection of the public health, safety, and welfare.

C. Required Conformance

Any portion or whole of a structure must be erected, constructed, reconstructed, moved, or enlarged in conformance with the requirements of this Code. Any structure or land must be used and occupied in conformance with the requirements of this Code.

D. Relation to Private Agreements

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.

E. Relation to Other Laws and Regulations

Unless otherwise specifically provided, this Code controls over less restrictive statutes, ordinances, or regulations, and more restrictive statutes, ordinances, or regulations control over the provisions of this Code.

F. Rules Regarding Illustrations and Graphics

Any illustrations, graphics, and/or photos contained in this Code are to assist the reader in understanding and applying the Code. If there is any inconsistency between the text of the Code and any such illustration, graphic, and/or photo, the text controls unless specifically stated otherwise.

1.4 TRANSITION RULES

A. Existing Illegal Structures and Uses

A structure or use that is illegal at the time of the adoption of, but is made legal by the provisions of this Code, is deemed lawful as of the effective date of this Code. However, if that structure or use does not conform to every requirement of this Code, then that structure or use remains illegal and is subject to the enforcement provisions of this Code.

B. Existing Uses

1. If a structure or land is used in a manner that was classified as a permitted use prior to the effective date of this Code or any subsequent amendment to this Code, and now that use is classified as a special use as of the effective date of this Code or any subsequent amendment to this Code, that use is deemed a lawful special use. Any subsequent addition, enlargement, or expansion of that use must conform to the procedural and substantive requirements of this Code for special uses.
2. If a structure or land is used in a manner that was classified as a use requiring a special approval prior to the effective date of this Code or any subsequent amendment to this Code, and now that use is classified as a special use as of the effective date of this Code or any subsequent amendment to this Code, that use is deemed a lawful special use. Any subsequent addition, enlargement, or

expansion of that use must conform to the procedural and substantive requirements of this Code for special uses.

3. If a structure or land is used in a manner that was classified as a use requiring a special approval prior to the effective date of this Code or any subsequent amendment to this Code, and that use is now classified as a permitted use as of the effective date of this Code or any subsequent amendment to this Code, that use is deemed a lawful permitted use. Any subsequent addition, enlargement, or expansion of that use must conform to any Code requirements for such permitted use and is no longer subject to the approval conditions under which it was originally approved.
4. If a structure or land is used in a manner that was classified as either a permitted use or a use requiring a special approval prior to the effective date of this Code or any subsequent amendment to this Code, but this Code no longer classifies that use as either a permitted or special use in the zoning district in which it is located, that use is deemed a nonconforming use and is controlled by the provisions of Article 18.

C. Structures Rendered Nonconforming

If a structure existing on the effective date of this Code was a conforming structure before the effective date of this Code or any subsequent amendment to this Code, but such structure does not meet all standards set forth in this Code in the zoning district in which it is located, that structure is deemed a nonconforming structure and is controlled by the provisions of Article 18.

D. Lots Rendered Nonconforming

If a lot existing on the effective date of this Code was a conforming lot before the effective date of this Code or any subsequent amendment to this Code, but such lot does not meet all standards set forth in this Code in the zoning district in which it is located, that lot is deemed a nonconforming lot and is controlled by the provisions of Article 18.

E. Site Elements Rendered Nonconforming

If a site element, as defined in Article 18, existing on the effective date of this Code was conforming before the effective date of this Code or any subsequent amendment to this Code, but such site element does not meet all standards set forth in this Code in the zoning district in which it is located, that site element is deemed a nonconforming site element and is controlled by the provisions of Article 18.

F. Previously Issued Building Permits

If a building permit for a structure was lawfully issued prior to the effective date of this Code, or any subsequent amendment to this Code, and if construction has begun within 90 days of the issuance of that permit, the structure may be completed in accordance with the plans on the basis of which the building permit was issued and may, upon completion, be occupied for the use originally intended.

G. Previously Granted Variances

All variance approvals granted prior to the effective date of this Code, or any subsequent amendment to this Code, remain in full force and effect. The recipient of the variance may proceed to develop the property in accordance with the approved plans and all applicable conditions.

H. Pending Applications

An application that has been received and deemed complete, and scheduled for a public hearing or meeting, is subject to the rules in effect on the date the application was deemed complete.

1.5 SEVERABILITY

If any section, paragraph, subdivision, clause, sentence, or provision of this Code is adjudged by any court of competent jurisdiction to be invalid, that judgment does not affect, impair, invalidate, or nullify the remainder of this Code. The effect of the judgment is confined to the section, paragraph, subdivision, clause, sentence, or provision immediately involved in the controversy in which judgment or decree was rendered.

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ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT

2.1 RULES OF INTERPRETATION

2.2 GENERAL ABBREVIATIONS

2.3 DEFINITION OF GENERAL TERMS

2.4 RULES OF MEASUREMENT

2.1 RULES OF INTERPRETATION

The terms in the text of this Code must be interpreted in accordance with the following rules of construction:

- A. The singular number includes the plural, and the plural the singular.
- B. The present tense includes the past and future tenses, and the future tense includes the present.
- C. The terms “must,” “shall,” and “will” are mandatory, while the word “may” is permissive.
- D. The terms “must not,” “will not,” “shall not,” and “may not” are prohibiting.
- E. The masculine gender includes the feminine and neuter.
- F. Whenever a defined word or term appears in the text of this Code, its meaning must be construed as set forth in the definition. Words not defined must be interpreted in accordance with the definitions considered to be normal dictionary usage.

2.2 GENERAL ABBREVIATIONS

The following abbreviations are used within this Code:

- A. “BTL” is an abbreviation for “built-to line.”
- B. “BTZ” is an abbreviation for “built-to zone.”
- C. “DBH” is an abbreviation for “diameter at breast height.”
- D. “GFA” is an abbreviation for “gross floor area.”
- E. “ft” is an abbreviation for “feet.”
- F. “N/A” is an abbreviation for “not applicable.”
- G. “SEU” is an abbreviation for “special exception use.”
- H. “sf” is an abbreviation for “square feet.”
- I. “SF-D” is an abbreviation for “single-family - detached.”
- J. “SUP” is an abbreviation for “special use permit.”
- K. “SF-A” is an abbreviation for “single-family - attached.”
- L. “2F” is an abbreviation for “two-family.”
- M. “WTFP” is an abbreviation for “wireless telecommunications facility permit.”
- N. “TH” is an abbreviation for “townhouse.”
- O. “MF” is an abbreviation for “multi-family.”

2.3 DEFINITION OF GENERAL TERMS

172 Meander Line. The 172 Meander Line applies to Cross Lake, determined by the 172 Meander Line Survey, where specific rules and regulations regarding ownership, use, and construction of the Caddo Parish Code of Ordinances apply.

Abut. To share a common wall or lot line without being separated by a street or alley.

Accessibility Ramp. A ramp or similar structure that provides wheelchair or similar access to a structure.

Accessory Structure. A structure located on the same lot as the principal building, which may be detached or attached, that is incidental to the use of the principal building. An accessory structure is considered detached despite an intervening attached structure or shelter that is not enclosed. No living or sleeping quarters are permitted in accessory structures, unless as an accessory dwelling unit that has been approved as a special use permit.

Accessory Use. A use of land or a structure, or portion thereof, customarily incidental and subordinate to the principal use of the land or structure. An accessory use is prohibited without the principal use to which it is related.

Addition/Enlargement. Construction that increases the size of a structure in terms of building footprint, height, or floor area.

Aggrieved Party. In the context of an appeal of a decision, an aggrieved party is any person(s) or entity(s) who are able to demonstrate that their property will be injured by a decision regarding a text (code) or map amendment (zoning change), special use permit, variance, special exception use, administrative exception, planned unit development, sign permit, zoning interpretation, temporary use permit, or zoning appeal.

Alley. A public right-of-way that normally affords a secondary means of access to abutting property.

Amateur (HAM) Radio Equipment. An amateur (HAM) radio station licensed by the Federal Communications Commission (FCC), including equipment such as, but not limited to, a tower or building-mounted structure supporting a radiating antenna platform and other equipment.

Ancillary. In regard to principal uses per Article 5, a structure or use that provides support and/or is typically integral to a principal structure or use.

Apiary. A structure for the keeping of honeybees.

Aquaculture/Aquaponics. A structure designed for the farming of aquatic organisms such as fish, crustaceans, mollusks, and aquatic plants under controlled conditions

Arbor. A freestanding structure to support vines or trained climbing plants.

Architectural Feature. A part or projection that contributes to the aesthetics of a structure, exclusive of signs, that is not necessary for the structural integrity of the structure or to make the structure habitable.

Awning. A roof like structure typically made of cloth, metal, or other material attached to a frame that extends from and is supported by a building. Awnings are typically erected over a window, doorway, or building front and they may be raised or retracted to a position adjacent to the building.

Attention Getting Device. Sails, pennants, banners, and similar devices or ornamentations designed to attract attention. Flags of nations, states, and cities, or fraternal, religious and civic organizations, permanent commercial flags, or temporary holiday decorations are not considered attention getting devices. Certain types of attention getting devices are specifically prohibited by this Code in Article 9.

Balcony. A roofed or unroofed platform that projects from the exterior wall of a structure above the ground floor, which is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

Banner. A temporary sign printed upon flexible material mounted with or without frames.

Banner - Exhibition. A sign that is printed or displayed upon flexible material with or without frames in conjunction with a special exhibit for an educational facility, government building, or cultural facility.

Base Flood Elevation (BFE). The computed elevation to which floodwater is anticipated to rise during the base flood. BFEs are shown on Flood Insurance Rate Maps (FIRM) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures.

Base Floor Elevation Lowest floor is defined by the National Flood Insurance Program (NFIP) as the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements.

Basement. That portion of a building included between the upper surface of its floor and the upper surface of the floor next above, having one-half or more of its height below the average elevation of the finished lot grade adjoining the building.

Bay Window. A window that projects outward from the structure, which does not rest on the building foundation or on the ground.

Berm. An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other similar purposes.

Billboard. A permanent structure sign which meets any one or more of the following criteria: a) it is used for the outdoor display of off-site commercial messages; b) it is used for general advertising for hire; c) it functions as a principal or separate principal use of the land on which it is located, in contrast to functioning as an accessory or auxiliary to a principal use which is not a sign. The term billboard applies to all physical parts of the sign, including display faces, structure, support poles, attached ladders, attached catwalks, and appurtenant lighting systems, and visual display systems.

Billboard, Electronic. A billboard that uses electronic technology that is capable of displaying changeable or intermittent images, such as by turning on or off various lighting elements. The term includes any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, or which changes the visual image more than one time per 24 hour period. The term includes display technology such as LED (light emitting diode) or digital displays which can vary in color or intensity, or any system that is functionally equivalent even if the message is static. The term also includes any display, or device, which changes the static message or copy on the sign, in slide show fashion, by electronic means.

Billboard Setback. The distance from the property line to the nearest part of the sign face, measured perpendicularly to the property line.

Billboard, Static. A billboard which displays a single visual image that does not change more frequently than once per 24-hour period and does not include LED or functionally electronic equivalent technology.

Block. Defined in Section 2.4.

Blockface. Defined in Section 2.4.

Blue Roof. A roof designed to store water and discharge rainfall.

Book Exchange Box. An outdoor accessory structure maintained by a property owner on private property where books and recorded performing arts and media are kept for public and/or exchanges with no fees or sales and are publicly accessible.

Buffer Yard. Land area with landscape plantings and other components used to separate one use from another and to shield or block noise, lights, or other nuisances.

Build-To Line (BTL). Defined in Section 2.4.

Build-To Zone (BTZ). Defined in Section 2.4.

Build-To Percentage. Defined in Section 2.4.

Buildable Area. The portion of a lot, excluding required setbacks, where a structure or building improvements may be erected.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Envelope. The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by regulations governing building setbacks, maximum height, and bulk, by other regulations, and/or by any combination thereof.

Building Coverage. Defined in Section 2.4.

Building Footprint. The outline of the total area covered by a building's perimeter at the ground level.

Building Height. Defined in Section 2.4.

Building Line. A line measured at the building wall of a structure between parallel lot lines. For the purposes of establishing a building line, the building wall does not include permitted encroachments of architectural features, such as bay windows, eaves, and steps and stoops.

Building Pad. The actual foundation area of a building and a ten foot clear area around the foundation necessary for construction and grade transitions.

Business. An occupation, employment, or enterprise that occupies time, attention, labor and materials, where merchandise is exhibited or sold, or where services are offered.

Caliper. Defined in Section 2.4.

Canopy - Non-Structural. A roof-like non-structural cover that projects from the wall of a structure with support posts that extend to the ground.

Canopy - Structural. A permanent structure that serves as an overhanging shelter or shade that forms the structure of a building and is constructed in such a manner as to allow pedestrians or vehicles to pass underneath.

Carport. An open-sided roofed vehicle shelter, usually formed by extension of the roof from the side of a building, but may be freestanding.

Chicken Coop. A structure where hens are kept.

Chimney. A vertical shaft of reinforced concrete, masonry or other approved material enclosing one or more flues, for the purpose of removing products of combustion from solid, liquid, or gaseous fuel.

Clear-Cutting. The random cutting, plowing, or grubbing of trees without regard to type or size for the purpose of clearing the land.

Coldframe Structure. A transparent roofed enclosure constructed low to the ground used to protect plants from excessively cold or wet weather. It functions similar to a greenhouse to help extend the growing season.

Commercial Message. Any sign, wording, logo, or other representation that directly or indirectly, names, advertises, or calls attention to a business, product, service or other commercial activity.

Commercial Vehicle. Any motor vehicle, trailer, or semi-trailer, or similar vehicle not ordinarily used for personal transportation, designed or used to carry freight, passengers for a fee, or merchandise in the furtherance of any commercial enterprise and having a gross weight of more than 10,000 pounds.

Contiguous. See abut.

Contour Line. Contour lines denote elevation or altitude and depth on maps.

Conservation Design. A subdivision technique intended to preserve natural and environmentally sensitive areas while allowing for clustered residential development.

Cross-Access. A vehicular and/or pedestrian connection between abutting properties that connects the two sites and allows vehicles and/or pedestrians to travel between sites without having to exit to the street.

Cutoff. The point at which all light rays emitted by a lamp, light source or luminaire are generally eliminated (cutoff) at a specific angle above the ground, acknowledging that some light trespass may occur.

Day. A calendar day.

Deck. A roofless outdoor space built as an above ground platform projecting from the wall of a structure and connected by structural supports at grade or by the structure.

Development. The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, any mining, excavation, landfill or land disturbance, or any change in use, or alteration or extension of the use of land.

Drip Line. A vertical line run through the outermost portion of the crown of a tree and extending to the ground.

Driveway. A pathway for motor vehicles from a street to a lot used only for service purposes or for access to the lot.

Dwelling. A structure, or portion thereof, designed or used exclusively for human habitation, including single-family dwellings - detached and attached, two-family dwellings, townhouse dwellings, and multi-family dwellings, but excluding manufactured homes and hotels.

Dwelling Unit. A structure or portion of a structure providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Easement. See definition of servitude.

Eave. The projecting lower edges of a roof overhanging the wall of a structure.

Encroachment. The extension or placement of any structure, or a component of such, into a required setback or right-of-way.

Erect. To build, construct, attach, hang, place, suspend, or affix.

Exterior Lighting. The illumination of an outside area or object by any man-made device that produces light by any means.

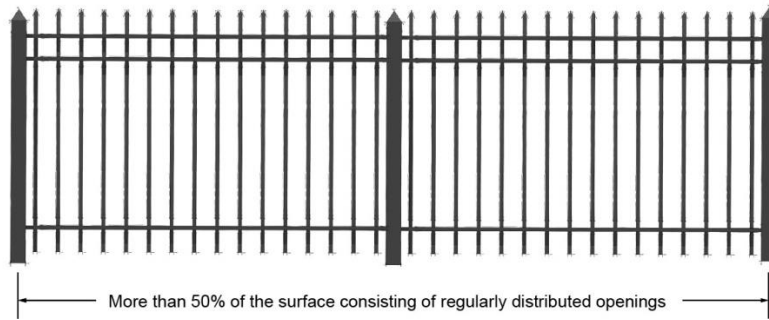
Exterior Stairwell. One or more flights of stairs, and the necessary landings and platforms connecting them, to form a continuous passage from the entryway of a floor or level to another in a structure located on the exterior of a principal building.

Family. One of the following, together with customary household helpers: 1) an individual; 2) two or more people related by blood, marriage, civil union, adoption, or foster care, living together as a single housekeeping unit in a dwelling unit; or 3) a group of four or less people, who are not related by blood, marriage, civil union, adoption, or foster care, living together as a single housekeeping unit in a dwelling unit. Family does not apply to accommodations for persons protected by the Federal Fair Housing Act or fraternity/sorority.

Fence. A structure used as a boundary, screen, separation, means of privacy, protection or confinement, and is constructed of wood, plastic, metal, wire mesh, masonry, or other similar material and is used as a barrier.

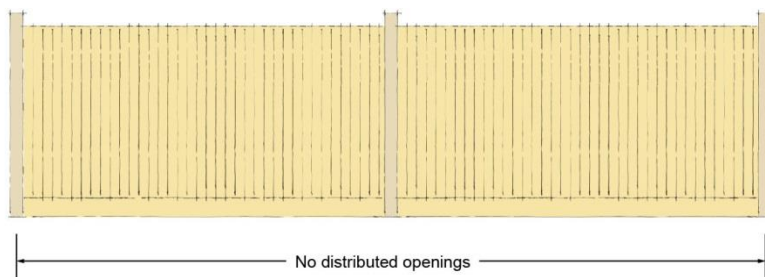
Fence - Open. A fence that has, over its entirety, more than 50% of the superficial surface consisting of regularly distributed openings.

FIGURE 2-1: FENCE - OPEN



Fence - Solid. A fence that has, over its entirety, no distributed openings. A shadowbox design fence is considered a solid fence. A chain link fence with slats is not considered a solid fence.

FIGURE 2-2: FENCE - SOLID



Fixture. The assembly that houses the lamp or lamps, which may include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Flood Zone. Geographic areas that the Federal Emergency Management Agency (FEMA) has defined according to varying levels of flood risk. These zones are depicted on the Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Floodlight. An attention-getting device where an artificial light of high intensity is shined upward in a focused beam to attract attention to a location. A floodlight is not focused on a sign or sign face.

Forest. A forest is a land region with a high concentration of trees, which is divided into an overstory (canopy or upper tree layer) and an understory of vegetation, which may be further divided into a shrub layer, herb layer and, depending on the ecosystem, a moss layer.

Garage. A structure, either attached or detached, used for the parking and storage of vehicles as an accessory use to a residence. For the purposes of this definition, garage does not include a commercial parking structure.

Gazebo. A freestanding outdoor structure designed for recreational use and not for habitation.

Glare. Light emitting from a luminaire with an intensity great enough to reduce a viewers' ability to see, cause discomfort, and, in extreme cases, cause momentary blindness.

Grade. Defined in Section 2.4.

Green Roof. A building roof partially or completely covered with vegetation and a growing medium planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Greenhouse (Accessory). A structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

Gross Floor Area (GFA). Defined in Section 2.4.

Hedge. A row of closely planted shrubs, bushes, or any kind of plant forming a boundary.

Home Occupation. Any commercial activity carried out for economic gain by a resident, conducted as an accessory use in the resident's dwelling unit.

Illumination System. The totality of the equipment installed to provide exterior lighting on a developed property. Illumination system includes all structures, canopy, pole, and ground-mounted luminaires, including all wiring, circuitry, and other devices installed to create exterior lighting.

Impervious Surface Coverage. Defined in Section 2.4.

Infrastructure. Facilities and services needed to sustain residential, commercial, industrial, institutional, and other activities, including, but not limited to, water lines, sewer lines, and rights-of-way.

Internal Illumination (Sign). Illumination from a light source that is contained within a sign.

Intensity of Use. Square feet of gross floor area, number of dwelling units, number of employees, or other factor used as a basis for requiring off-street parking or loading facilities.

Lamp. The component of a luminaire that produces the actual light.

Lamp Wattage. The amount of power of a lamp expressed in watts.

Lighting. Defined in Section 2.4.

Light, Direct. Light emitted directly from the lamp, off a reflector or reflector diffuser, or through the refractor or diffuser lens of a luminaire.

Light, Indirect. Direct light that has been reflected or has scattered off of other surfaces.

Light Trespass. The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Living Screen. A screening wall composed of vegetation to screen areas, such as parking lots or loading/service areas, from view or to provide privacy to a side yard and/or strengthen the spatial definition of the public realm.

Loading Berth. A space within a loading facility exclusive of driveways, aisles, maneuvering areas, ramps, columns, landscape, and structures for the temporary parking of a commercial delivery vehicle while loading or unloading goods or materials.

Lot. Defined in Section 2.4.

Lot Area. Defined in Section 2.4.

Lot, Corner. Defined in Section 2.4.

Lot Depth. Defined in Section 2.4.

Lot, Interior. Defined in Section 2.4.

Lot Line. Defined in Section 2.4.

Lot Line, Corner. Defined in Section 2.4.

Lot Line, Front. Defined in Section 2.4.

Lot Line, Interior. Defined in Section 2.4.

Lot Line, Rear. Defined in Section 2.4.

Lot Line, Street. Defined in Section 2.4.

Lot, Through. Defined in Section 2.4.

Lot Width. Defined in Section 2.4.

Luminaire. A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

Luminaire, Cut-Off Type. A luminaire containing elements such as shields, reflectors, or refractor panels that direct and cut off a direct view of the light source at a cut off angle.

Marquee. A permanent roof-like structure constructed of durable material extending from the wall of a structure with no supports extending to the ground with a portion of the structure dedicated to sign area that may be changed.

Manufactured Home. See Section 6.1.

Modular Home. Modular buildings and modular homes are not considered manufactured homes, and refer to a method of construction. Modular buildings and modular homes are built in multiple sections called modules at a facility and then delivered to the site where the modules are set onto the building's foundation and joined together to make a single building. Modular buildings and modular homes must conform to all zoning requirements for the dwelling type and must meet all local building code requirements. Manufactured homes are a principal use and defined in Section 6.1.

Multi-Tenant Retail Center. A group of two or more commercial establishments that is planned, owned, and/or managed as a single property. The two main configurations of multi-tenant retail centers are large shopping centers/malls and strip centers.

Nonconforming Lot. A lot of record that at one time conformed to the lot dimension requirements (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.

Nonconforming Sign. A sign that once conformed to zoning district regulations but because of subsequent amendments to the Code no longer conforms to applicable sign regulations.

Nonconforming Site Element. A site development element, such as landscape, fences or walls, lighting, and parking, that at one time conformed to the requirements of this Code, but because of subsequent amendments, has been made nonconforming.

Nonconforming Structure. A principal or accessory structure that once conformed to zoning district regulations but because of subsequent amendments to the Code no longer conforms to applicable dimensional standards.

Nonconforming Use. The use of a structure or land that at one time was an allowed use within a zoning district but because of subsequent amendments to the Code is no longer allowed.

Non-Residential Use. A structure or land arranged, designed, used, or intended to be used for non-residential uses, which includes, but is not limited to, retail, office, entertainment, recreation, public, institutional, and other non-residential uses. Structures with dwellings above ground floor non-residential uses are considered mixed-use development and considered a non-residential use for the purposes of this Code.

Off-Street Parking. The storage space for an automobile on premises other than streets or rights-of-way.

Open Space. That portion of land, either landscaped or left unimproved, which is used to meet active or passive recreation or spatial needs, and/or to protect water, air, or plant resources.

Outdoor Display and Sales Area. Part of a lot used for outdoor sales and/or display of goods accessory to the principal use.

Outlot. An area of land set aside within a retail center for a separate principal building that shares a circulation system and may share common parking with the larger retail center development but is separated from the principal building or buildings, typically located along the property line.

Overlay District. A district established in the Code that is superimposed on one or more zoning districts or parts of zoning districts. The standards and requirements associated with an overlay district may be more or less restrictive than those in the underlying districts.

Owner. Any person, including the owner of the title or a mortgage whose interest is shown of record in the mortgage and conveyance records of Caddo Parish; a person shown as owner in the records of the tax assessor of the parish in which the property is situated; or the agent of any such person and those in possession of a dwelling, dwelling unit or premises.

Parapet. The extension of a false front or wall above a roof-line.

Parkway. That part of the pedestrian way that is designated for street trees, landscape, transit stops, street lights, outdoor dining, site furnishings, and the like, as well as for motorists to access cars parked at the curb. Parkway may also be referred to as neutral ground.

Party Wall. A wall starting from the foundation and extending continuously through all stories to or above the roof that separates one building from another, but is in joint use by each building.

Patio. A hard surface designed and intended for recreational use by people and not used as a parking space.

Performance Standards. A set of criteria or limits relating to elements that a particular use or process must either meet or may not exceed.

Pergola. A freestanding, open structure that forms a partially shaded pedestrian walkway, passageway, or sitting area, and is constructed of a semi-open roof and vertical posts that support cross-beams and a sturdy open lattice. It may also be used as an extension of a building entryway.

Pervious Paving. A range of sustainable materials and techniques for permeable paving with a base and sub-base that allow the movement of stormwater through the surface. Gravel and loose rock are not considered pervious paving.

Porch. An architectural feature that projects from the exterior wall of a structure, has direct access to the street level of the building, and is covered by a roof or eaves.

Porch – Unenclosed. A porch that is open on all sides that do not abut a principal building wall.

Porch – Enclosed. A porch enclosed by walls, screens, lattice or other material. A screened-in porch is an enclosed porch.

Porte Cochere. A permanent structure built over a driveway or entry drive that provides temporary shelter to persons exiting a vehicle, but not serving as the only covered or enclosed vehicle shelter on-site.

Property Line. See lot line.

Principal Building. A non-accessory structure in which a principal use of the lot on which it is located is conducted.

Principal Use. The main use of land or structures as distinguished from an accessory use.

Raceway. A mounting bar or similar device that is used to attach channel letters to a building. Raceways often conceal the electrical components of channel letter signs.

Railroad Right-of-Way. A strip of land with tracks and auxiliary facilities for track operation, but not including depots, loading platforms, stations, train sheds, warehouses, car shops, car yards, locomotive shops, or water towers.

Recreational Vehicle. Any vehicle or boat designed and/or used for temporary living quarters, recreation, and/or temporary human habitation, equipped with wheels to facilitate movement from place to place, and not used as a commercial vehicle including, but not limited to, the following: boat/watercraft, camper trailer, motorized trailer/home, off-road vehicle, racing car or cycle, travel trailer, towed trailer, folding camping trailer, fifth wheel, and truck camper.

Residential Use. A structure arranged, designed, used, or intended to be used for residential occupancy by one or more families or households, which includes, but is not limited to, the following types: single-family – detached and attached, two-family, townhouse, and multi-family dwellings. Structures with dwellings above ground floor non-residential uses are considered mixed-use development, which are considered a non-residential use for the purposes of this Code.

Right-of-Way. A strip of land dedicated for use as a public way. In addition to the roadway, it typically incorporates the curbs, parkways, sidewalks, and shoulders.

Roofline. The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys or minor projections.

Satellite Dish Antenna. A dish antenna designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication or other signals from other antennas, satellites or other services.

Servitude. Land designed by lawful agreement between the owner(s) of the land and a person(s) for a specified use only by such person(s). Servitude may also be referred to as an easement.

Setback. Defined in Section 2.4.

Setback, Front. Defined in Section 2.4.

Setback, Interior Side. Defined in Section 2.4.

Setback, Corner Side. Defined in Section 2.4.

Setback, Rear. Defined in Section 2.4.

Setback, Reverse Corner Side. Defined in Section 2.4.

Shed. An accessory structure, often purchased pre-built or as a kit in pre-fabricated sections, that is not designed to be served by heat or plumbing and does not need to be placed on a permanent foundation. A shed is typically intended to store lawn, garden, or recreational equipment.

Shoreline. The mean high-water line.

Sign. Any identification, description, illustration, or device illuminated or non-illuminated that is visible to the public from adjoining streets or adjoining properties and that directs attention to a product, service, place, activity, person, institution, business, or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, placard, temporary sign, lights, balloons or other device designed to attract attention, advertise, identify or convey information. Building details that are an integral part of the overall architectural design of a building or works of art accessory to a building are not to be considered signs.

Sign, Animated. Any sign that uses movement or change of lighting to depict action or create a special effect or scene. Animated signs include video screens, television screens, plasma screens, and holographic displays, but do not include electronic message center signs.

Sign Area. Defined in Section 2.4.

Sign, Cabinet Box Wall. A type of wall sign constructed in the form of a cabinet or box where the sign face is not an integral part of the structure and is specifically designed to allow the sign face to be changed repeatedly, which may or may not be internally illuminated. A cabinet box wall sign does not include pan-faced wall signs, molded wall signs, or similar designs. Typically, a cabinet box wall sign is designed by applying vinyl printed with the sign message onto acrylic sheets and then inserted into the cabinet.

Sign, Electronic Message. A sign or component of a sign that uses LED illumination systems or other similar electronic components to form a message(s) that are electronically programmed or modified by electronic processes.

Sign, Flashing. Any illuminated sign that contains an intermittent or flashing light source or that changes light intensity in sudden transitory bursts, but do not include electronic message center signs.

Sign, Freestanding. Any sign on a frame, pole, or other support structure that is not attached to any building.

Sign, Ghost. A painted wall sign that remains from an earlier time or advertises the use of a building that provides evidence of the history of the use of the building or activities of the community.

Sign Height. Defined in Section 2.4.

Sign, Menuboard. A sign displaying goods or services available as part of the drive-through lane of a drive-through facility.

Sign, Moving. Any sign that revolves, rotates, swings, undulates, or other motion by moving parts, whether operated by mechanical equipment or by natural sources, not including flags or banners. A tri-vision sign where triangular prisms rotate inside a frame to show a new message and/or information is an example of a moving sign.

Sign, Obsolete. Any sign that identifies or advertises a business, service, owner, product, or activity that is no longer available at the premises.

Sign, Off-Premise - Permanent. See billboard.

Sign, Off-Premise - Temporary. A temporary sign that advertises a business, commodity, service, event, or other activity that is sold, offered, or conducted other than on the premises where the sign is located.

Sign, Portable. Any sign not permanently attached to the ground, a building, or other structure and is readily movable. Any sign attached to a sign structure with wheels is considered a portable sign. Portable signs do not include those types of temporary signs or non-permanently attached signs that are specifically permitted by this Code, such as certain attention-getting devices and A-frame signs.

Sign, Projecting. Any sign that is attached to a building or other structure and extends beyond the line of the building or structure or beyond the surface of that portion of the building or structure to which it is attached by more than 15 inches.

Sign, Roof. Any sign erected, constructed, and maintained above the parapet on a building with a flat roof or above the fascia board on a building with a pitched roof.

Sign, Snipe. A sign painted, pasted or otherwise affixed to any tree, rock, retaining wall, fence, utility pole, hydrant, bridge, sidewalk, curb or street, bench, or trash receptacle. Logos and labels located on mechanical equipment, recycling bins, trash containers or dumpsters, which are part of the equipment as manufactured and/or installed, are not snipe signs.

Sign Structure. Any structure that supports a sign, including any decorative cover.

Sign, Wall. A single-faced sign attached generally flush or parallel to the wall of a building that projects less than 15 inches.

Sign, Window. A sign posted, painted, placed, or affixed in or on a window exposed to public view. A sign that is interior to the building that faces a window exposed to public view that is located within two feet of the window face is a window sign for the purposes of calculating the total area of all window signs. Merchandise used in a window display is not considered a window sign.

Special Flood Hazard Area (SFHA). The land area covered by the floodwaters of the base flood on National Flood Insurance Program (NFIP) maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Stacking Space. A space specifically designed and designated as a waiting area for vehicles patronizing a drive-through facility or service bay.

Stoop. An exterior floor typically constructed of stone, concrete, and/or masonry, with a finished floor elevation higher than the adjacent ground level, often with steps leading up to it, and utilized primarily as an access platform to a structure. A stoop may be roofed and designed with railings, but cannot be enclosed.

Street. A public or private right-of-way that affords a primary means of vehicular access to abutting property, but does not include alleys or driveways.

Structural Alteration. Any change, other than incidental repairs, which would prolong the life of supporting members of a structure, such as the addition, removal, or alteration of bearing walls, columns, beams, girders or foundations.

Structure. A combination of materials to form a construction for use, occupancy, or ornamentation, whether installed on, above, or below, the surface of land or water.

Swimming Pool. A receptacle for water and/or an artificial pool of water over 24 inches in depth, either at a private residence intended only for the use of the individual owner, his family and friends, or at a multi-tenant development intended only for the use of the tenants of the building and their families and friends.

Trailer. A motorless vehicle without motive power equipped with wheels and used for carrying property on its own structure and designed to be drawn by a truck, tractor or another motor vehicle.

Tree. Any self-supporting woody perennial plant which has a trunk diameter of one-half inches or more when measured by caliper inch at a point of four feet above ground level and which normally attains a height of at least 15 feet at maturity.

Tree Removal Plan. A requirement for the issuance of a land alteration permit, as well as for the submission of site plans (preliminary and final) and preliminary plats that shows natural vegetation, tree groupings, and anticipated tree losses. Required data should include approximate locations and species of trees eight inches DBH or larger in caliper, and a range of sizes and species of tree groupings that are to be removed, as well as trees that are to remain. Included on the plan should be locations of individual or groups of trees indicating approximate number of trees, a range of sizes, and a list of tree types.

Tree, Significant. Any tree that measures 30 inches or more in diameter at four and one-half feet above the ground.

Trellis. A lattice frame made of bars of wood or metal, fixed to a wall, to support vines or trained climbing plants.

Unified Control. The combination of two or more tracts of land wherein each owner has agreed that his tract of land will be developed under the same development approvals.

Use. The purpose or activity for which the land or structure is designed, arranged, or intended, or for which it is occupied or maintained.

Wall. A constructed solid barrier of concrete, stone, brick, tile, or similar type of material that closes, marks, or borders a field, yard, or lot, and that limits visibility and restricts the flow of air and light.

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.

Waters. All surface waters including all waters of the territorial sea, tidewaters, all inland waters of any river, stream, brook, pond, or lake, and wetlands, as well as all groundwater.

White Roof. A roof designed to deliver high solar reflectance, reducing heat transfer to the building and the ability to radiate absorbed, or non-reflected solar energy.

Vegetable Garden. The cultivation of fruits, flowers, vegetables, or ornamental plants on a lot grown for the use of the property owner or tenant.

Video Display Sign. A sign, or portion of a sign, that displays a video, whether pre-recorded or streaming.

Yard. Defined in Section 2.4.

Yard, Front. Defined in Section 2.4.

Yard, Interior Side. Defined in Section 2.4.

Yard, Corner Side. Defined in Section 2.4.

Yard, Rear. Defined in Section 2.4.

Yard, Reverse Corner Side. Defined in Section 2.4.

Zoning Lot. A lot or combination of lots within a single block, which is designated by its owner or developer to be used, developed, or built upon as a unit. A zoning lot may or may not coincide with a lot of record.

Zoning Map. The map or maps that are a part of this Code and which delineate the boundaries of all mapped zoning districts within the physical boundary of the Caddo Parish Planning and Zoning Commission's planning area.

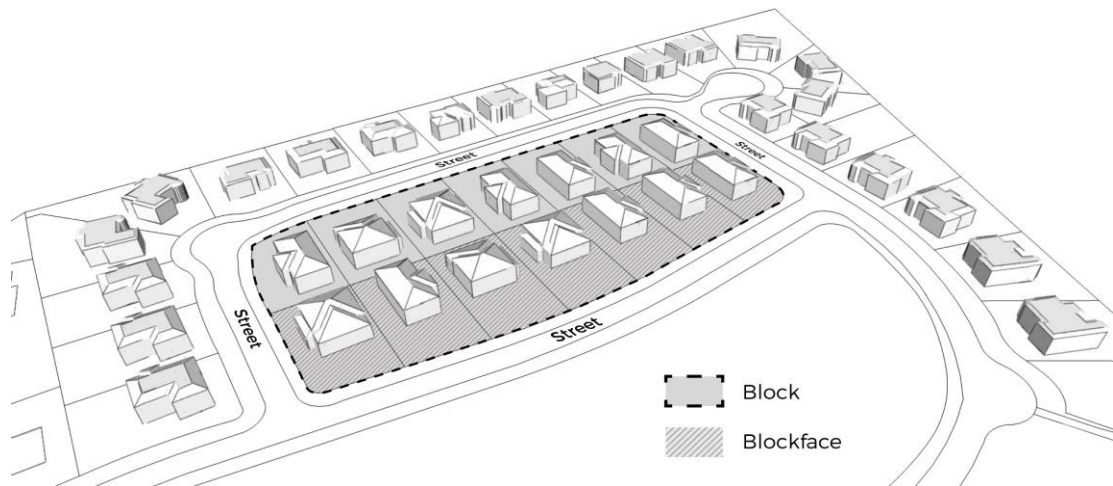
2.4 RULES OF MEASUREMENT

This section provides the rules of measurement for the dimensional standards and locational characteristics within the Code.

A. Block and Blockface

1. A block is a tract of land bounded by streets, or a combination of streets and railroad rights-of-way, shorelines of waterways, or municipal boundary lines.
2. Blockface is measured as that portion of a block or tract of land facing the same side of a single street and lying between the closest intersecting streets.

FIGURE 2-3: BLOCK AND BLOCKFACE

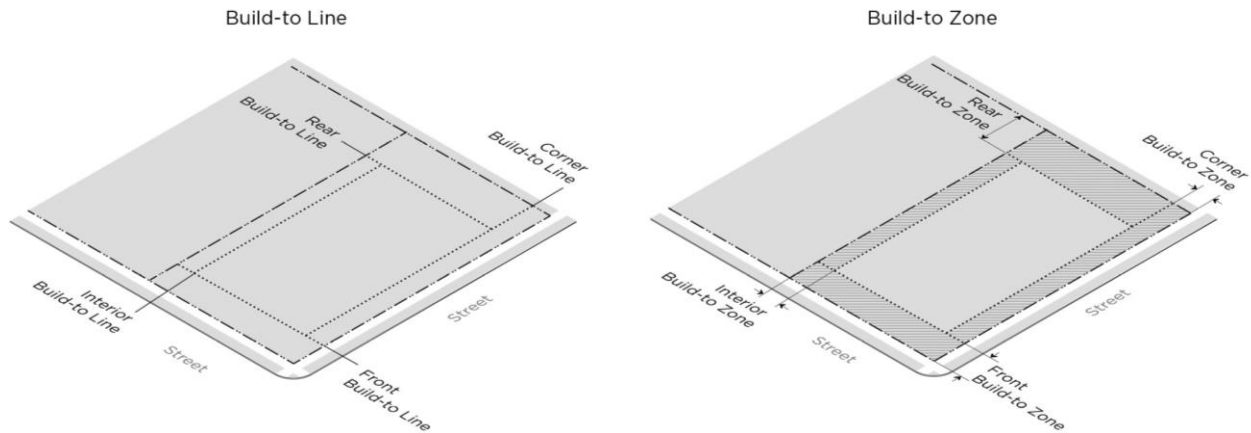


B. Build-To Dimensions

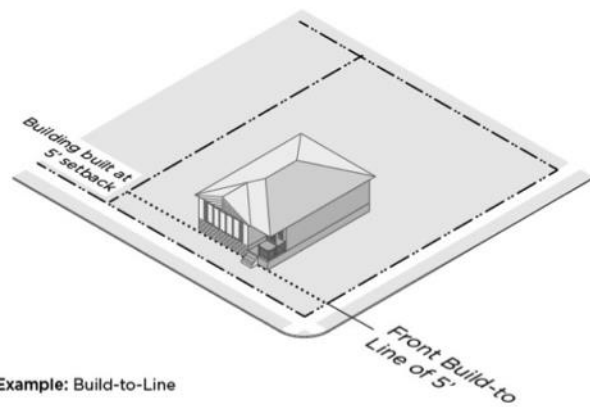
Certain dimensional requirements with the district require structures to be constructed at a build-to dimension. A build-to requirement is a boundary or alignment, parallel to a lot line, where a structure must be placed. This Code includes three types of build-to dimensions:

1. A build-to line (BTL) is a set building line on a lot, measured parallel from the front and/or corner side lot line, where the structure must be located.
2. A build-to zone (BTZ) is the area on a lot, measured parallel from the front and/or corner side lot line, where a structure must locate within the minimum and maximum range of setback provided.
3. A build-to percentage specifies the percentage of the building facade that must be located within a build-to line or build-to zone. Facade articulation, such as window or wall recesses and projections, do not count against the required build-to percentage.

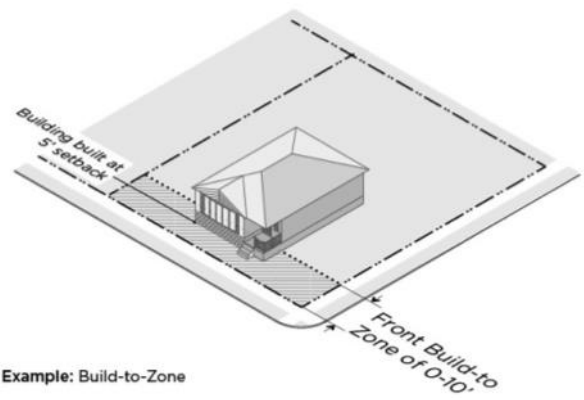
FIGURE 2-4: BUILD-TO DIMENSIONS



The following are examples of how build-to lines (BTL) and build-to zones (BTZ) are applied. When the front setback BTL is indicated as 5', the structure must be built at 5' from the front lot line. When the front setback BTZ is indicated as 0' to 10', the structure must be built within that range, shown in the example below as 5'; the property owner may choose any setback within that range.

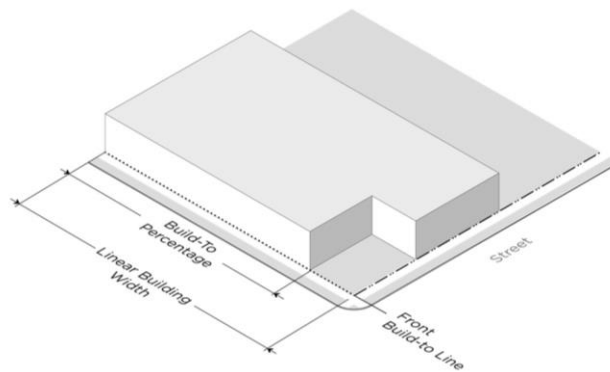


Example: Build-to-Line



Example: Build-to-Zone

Build-to Percentage



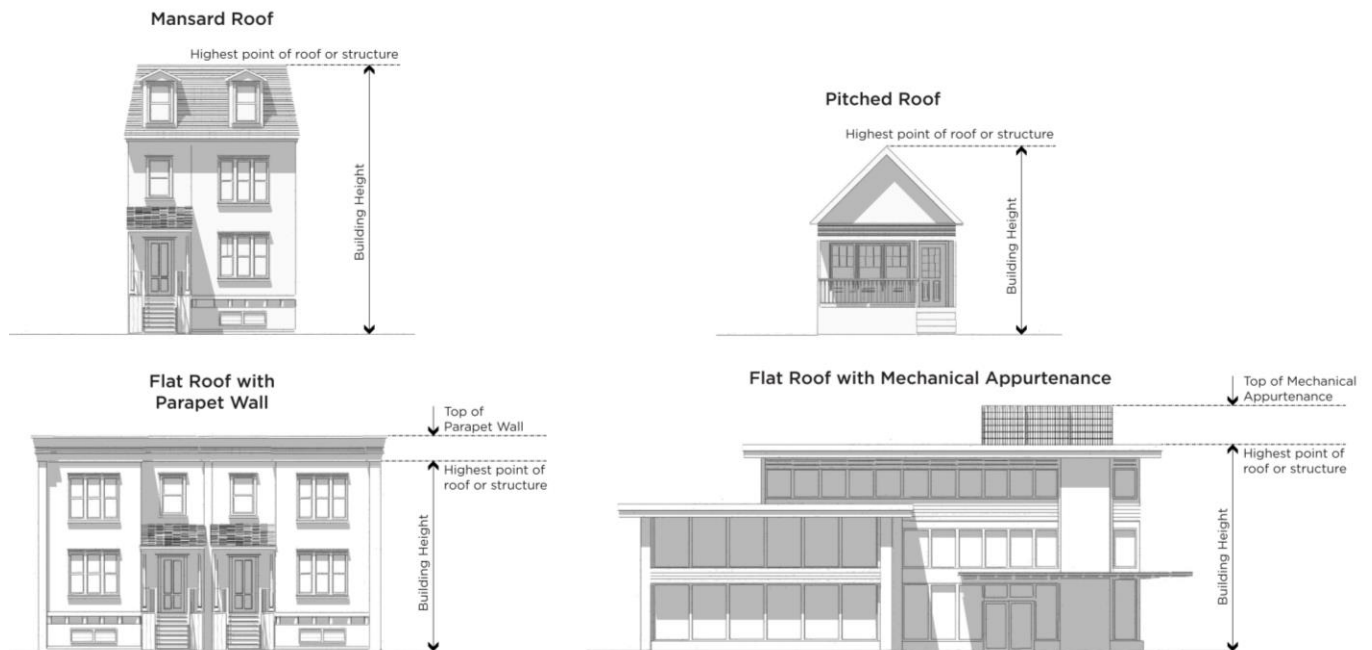
C. Building Coverage

That portion of the lot that is or may be covered by buildings and accessory structures.

D. Building Height

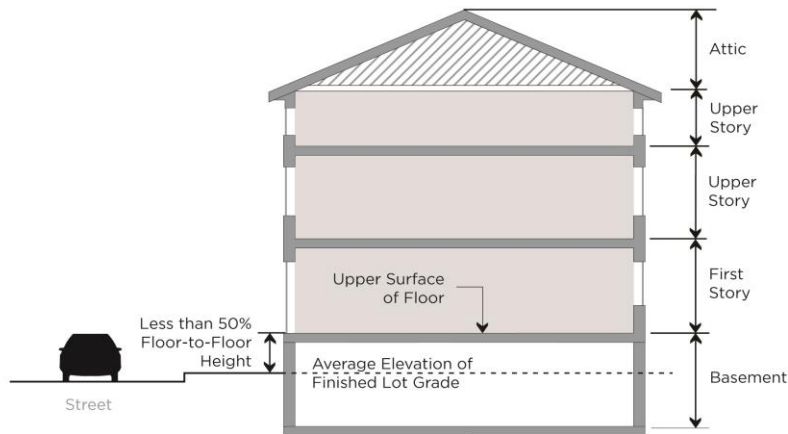
1. Building height is measured as the vertical distance from grade to the top of the highest point of the roof or structure. This method of building height applies to all structures unless specifically exempted by this Code. The distance excludes spires, chimneys, flag poles, and the like, as described in item 2 below.
2. The following structures or parts thereof are exempt from maximum height limitations, unless otherwise limited by any height restriction imposed by any airport authority, or other similar federal, state, or local authority.
 - a. Public utility poles, towers, and wires. This does not include wireless telecommunication towers and wind turbines that are regulated separately by this Code.
 - b. Water tanks and standpipes.
 - c. Building appurtenances such as chimneys, parapet walls, skylights, steeples, flag poles, smokestacks, cooling towers, elevator bulkheads, fire towers, monuments, water towers, stacks, stage towers, or scenery lofts, tanks, ornamental towers and spires, rooftop accessory structures, recreational facilities, necessary mechanical appurtenances, or penthouses to house mechanical appurtenances.

FIGURE 2-5: BUILDING HEIGHT



3. A story is that portion of a building between the upper surface of any floor and the upper surface of the floor next above, including any portion of a building used for human occupancy between the topmost floor and the roof.

FIGURE 2-6: STORY HEIGHT



E. Caliper

Tree caliper is the diameter of a tree trunk, measured at four and one-half feet above the adjacent ground.

F. Grade

A reference plane representing the average of finished ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane is established by the lowest points within the area between the building and the lot line or, when the lot line is more than six feet from the building, between the building and a point six feet from the building.

G. Gross Floor Area (GFA)

The gross floor area (GFA) of a structure is the sum of the gross horizontal areas of all floors of the structure as measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.

H. Impervious Surface Coverage

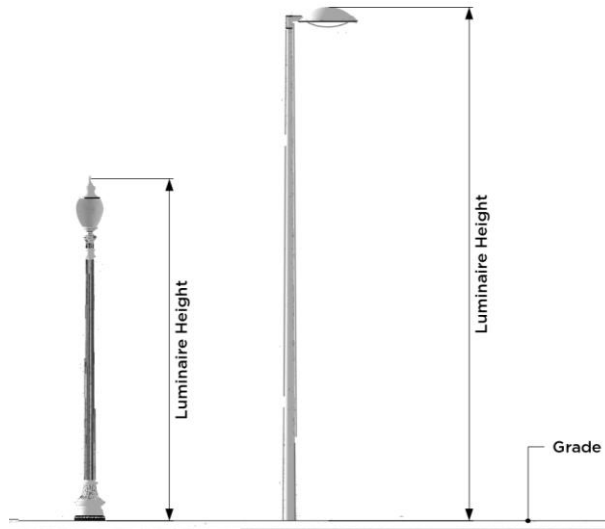
1. Impervious surface coverage is a measure of intensity of land use that represents the portion of a site that is occupied by structures, pavement, and other impervious surfaces that do not allow for the absorption of water into the ground. Maximum impervious surface of a lot is calculated as the percentage of all impervious surface area against the total area of the lot.
2. When pervious paving is used, it is calculated at a reduced percentage of impervious coverage as follows:
 - a. Pervious concrete and open grid paving systems are calculated as 50% impervious surface, provided that no barrier to infiltration is installed beneath the material. Open grid pavers must be installed on a sand base, without an impervious liner, to qualify.
 - b. Other types of pervious surfaces, such as permeable pavers, porous asphalt, or gravel-crete, are credited based upon field performance data and coefficients of permeability provided by the manufacturer.

I. Lighting

1. Luminaire Height

The total height of a luminaire is measured to the top of the pole or luminaire, whichever is higher, from grade.

FIGURE 2-7: LUMINAIRE HEIGHT



2. Footcandle

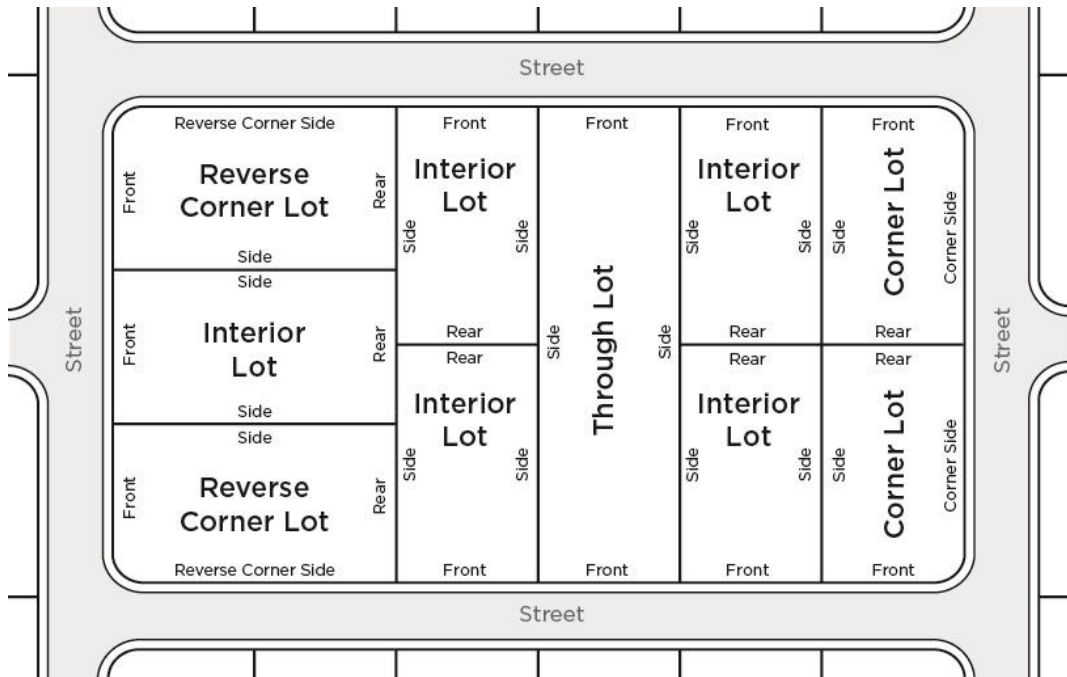
A footcandle (FC) is a unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle. Footcandle is measured utilizing a direct reading, portable light meter mounted in a horizontal position.

J. Lot

A lot is the basic development unit for determination of lot area, depth, and other dimensional regulations; or a parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or recorded map and which is recognized as a separate legal entity for purposes of transfer of title. The following describes the types of lot configurations:

1. An interior lot is a lot other than a corner or through lot, bounded by two interior side lot lines.
2. A corner lot is a lot situated at the junction of, and abutting on, two or more intersecting streets.
3. A through lot is a lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot. A through lot is also called a double frontage lot.
4. A reverse corner lot is a corner lot where the side lot line adjoining a street is substantially a continuation of the front lot line of the first lot to its rear.

FIGURE 2-8: LOT TYPES



K. Lot Area

The total area within the boundaries of a lot, excluding any street right-of-way, usually defined in acres or square feet.

L. Lot Depth

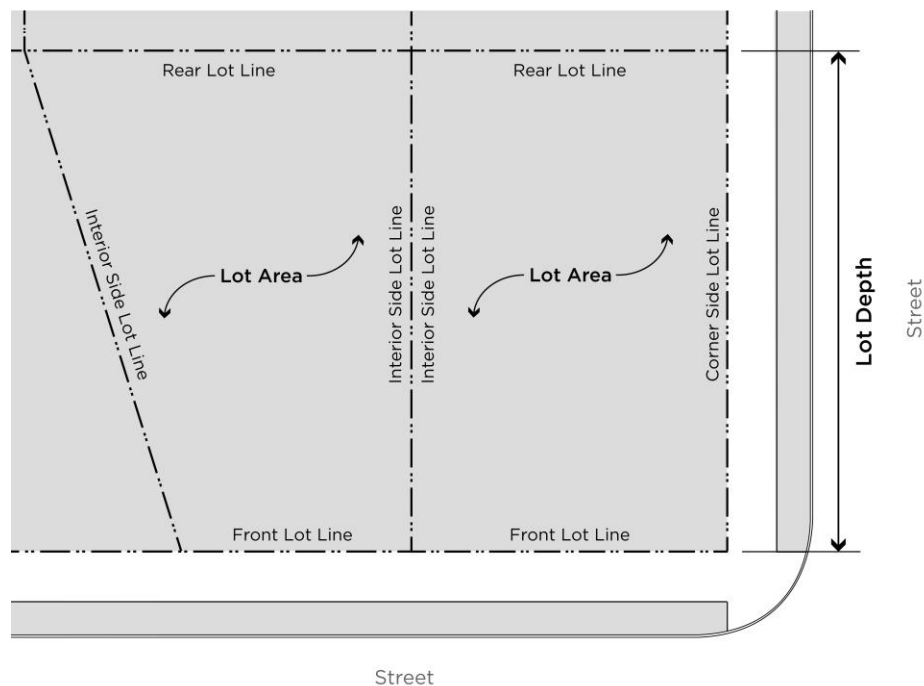
The distance measured from the front lot line to the rear lot line. For lots where the front and rear lot lines are not parallel, the lot depth is the depth calculated at the deepest part of the lot.

M. Lot Line

A line of record bounding a lot, as indicated on an approved, filed, and recorded subdivision plat, which divides one lot from another lot or from a public or private street or any other public or private space and includes:

1. A front lot line is the lot line separating a lot from a street right-of-way. The front lot line of a corner lot is the shortest street lot line of a corner lot abutting a street. A front lot line for a through lot is both lot lines that abut a street.
2. A rear lot line is the lot line opposite and most distant from the front lot line, or in the case of triangular or otherwise irregularly shaped lots, an assumed line at least ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.
3. On a corner lot, the corner side lot line is perpendicular or approximately perpendicular to the front lot line and is the longer street abutting lot line of a corner lot.
4. On an interior lot, the interior side lot line is perpendicular or approximately perpendicular to the front lot line and abuts the adjacent lot.
5. A street lot line is any lot line separating a lot from a street right-of-way.

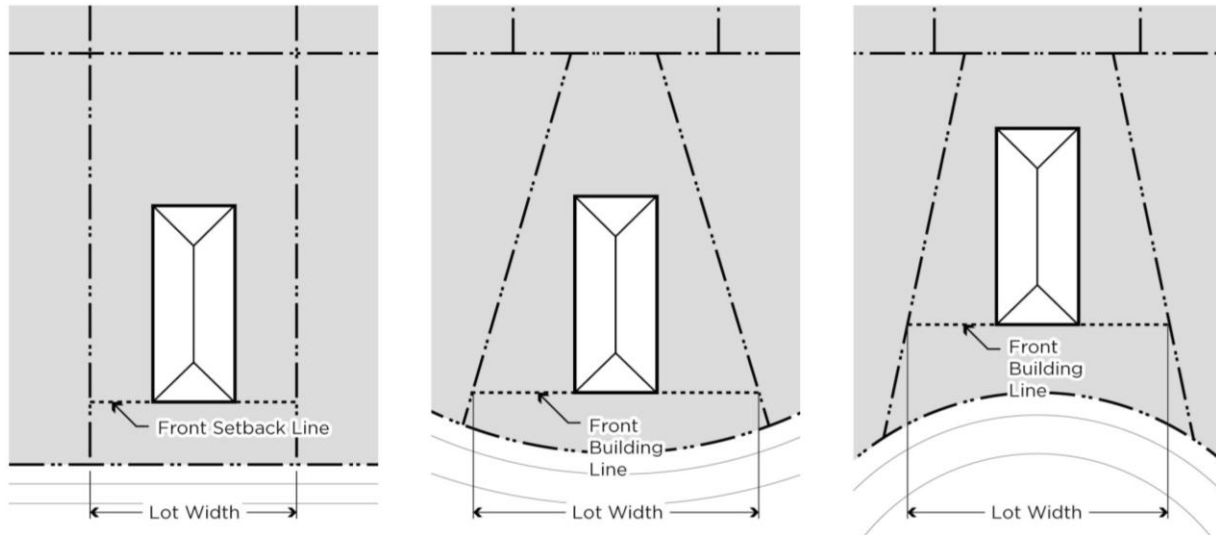
FIGURE 2-9: LOT LINES



N. Lot Width

Lot width is the horizontal distance between the side lot lines measured at right angles to its depth along a straight line parallel to the front lot line at the minimum front setback line. For cul-de-sac lots or pie-shaped lots, lot width is measured at the front building line of the structure between side lot lines.

FIGURE 2-10: LOT WIDTH



O. Sign Dimension Measurement

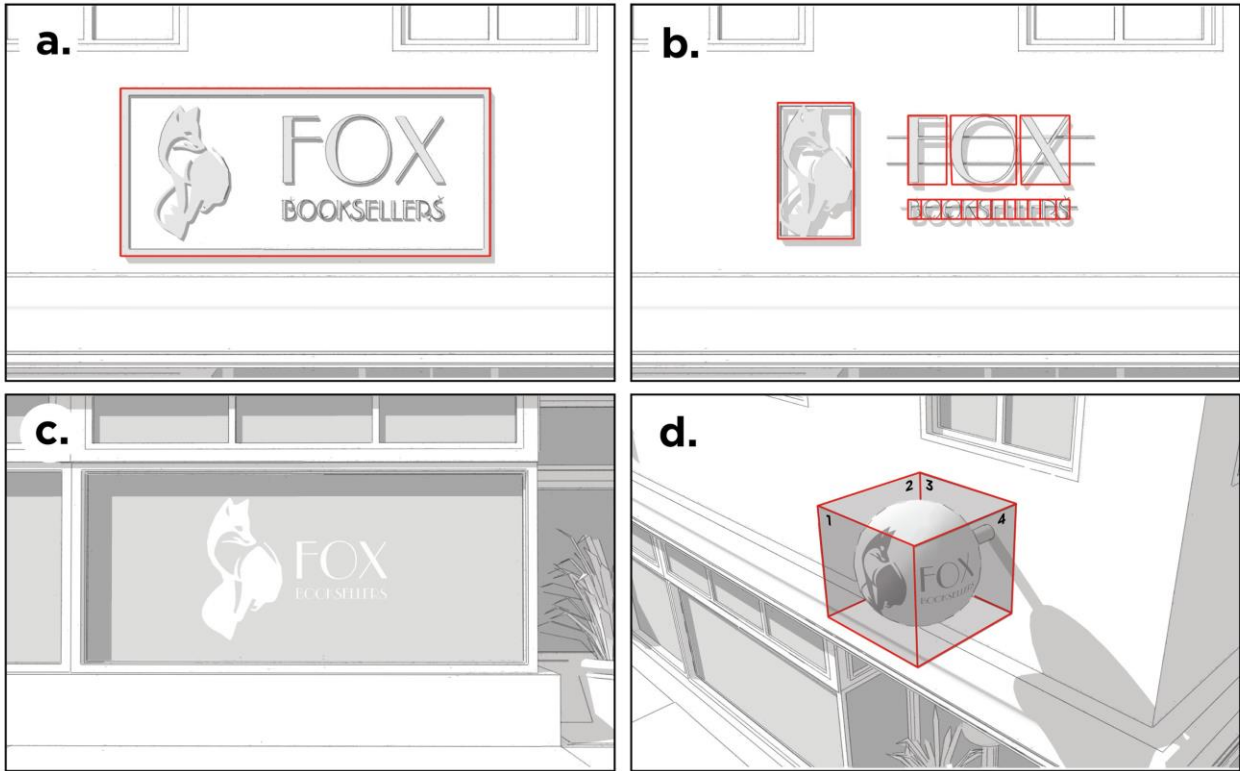
Billboard dimension measurement methodologies are described in Section 9.8. All other sign types are measured as described in this section.

1. Measurement of Sign Area

Sign area is measured as follows:

- a. For signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign face and the background used to differentiate the sign from the structure against which it is mounted. Sign area does not include any supports or bracing.
- b. For signs consisting of freestanding letters or logos, the sign area is calculated as the total area of each square, circle, rectangle, or triangle, or combination thereof, which encompasses each individual letter or logo. Sign area does not include any supports or bracing.
- c. Window signs printed on a transparent film and affixed to the interior or exterior of a windowpane are calculated as individual letters or logos, provided that the portion of the transparent film around the perimeter of the individual letters or logos maintains 100% transparency of the window.
- d. The sign area of a three-dimensional, free-form, or sculptural (non-planar) sign is calculated as 50% of the sum of the area of the four vertical sides of the smallest cube that will encompass the sign.

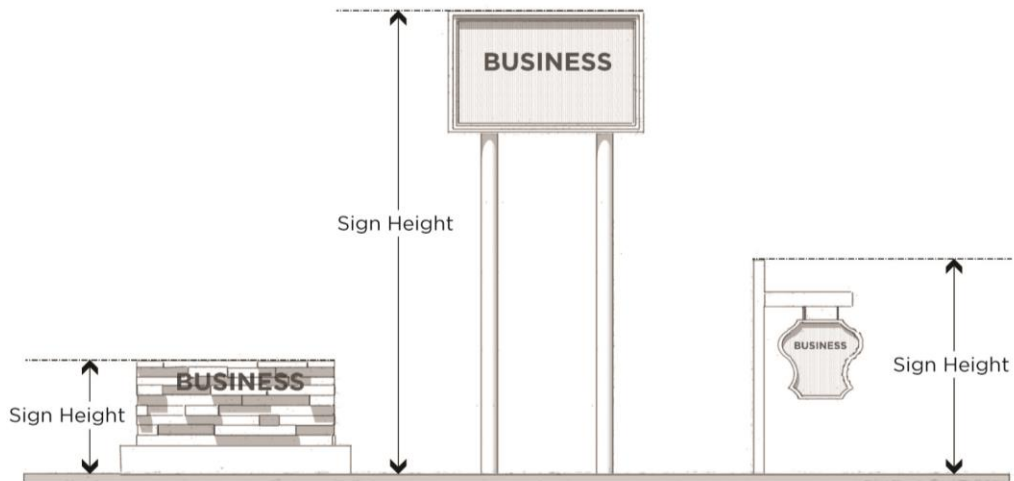
FIGURE 2-11: SIGN AREA



2. Measurement of Sign Height

For freestanding signs, height is calculated as the vertical distance measured from the ground adjacent to where the sign is to be installed to the highest point of the sign.

FIGURE 2-12: SIGN AREA

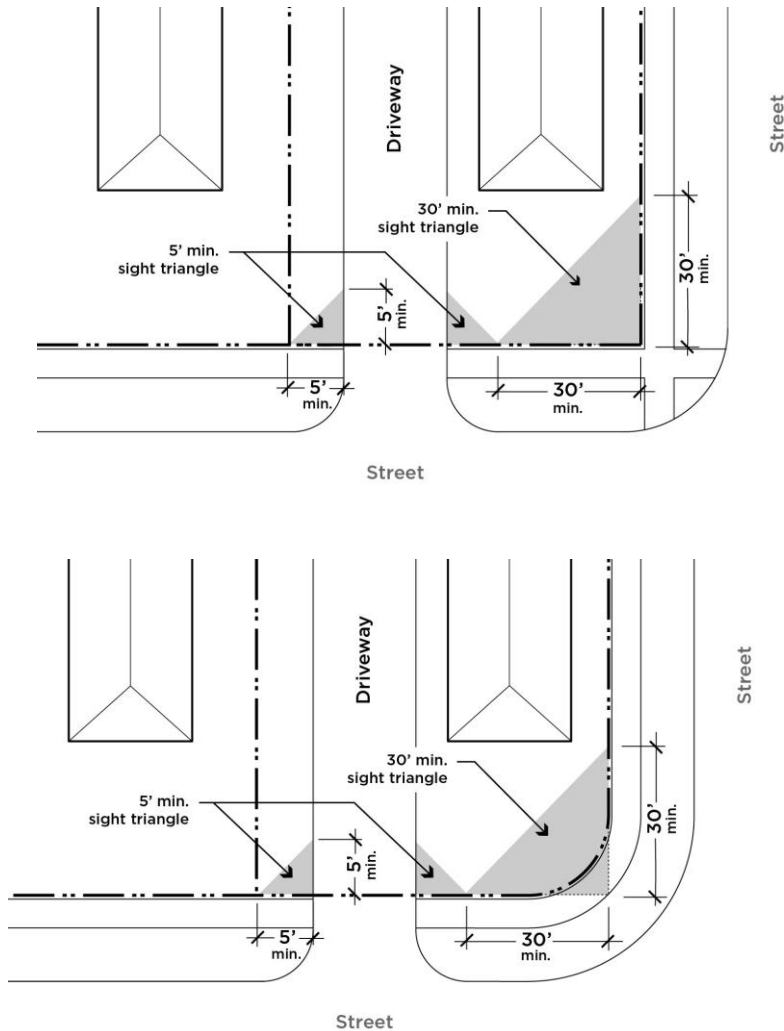


P. Sight Triangle

A sight triangle is located at the intersection of the street or alley right-of-way and/or driveway pavement and is measured at a line joining the points at a distance as follows:

1. Five feet from the point of the intersection of driveways and the lot line, as measured along the lot line and edge of driveway pavement.
2. Thirty feet from the point of the intersection of streets and/or alleys (public or private) of a corner lot as measured along the lot line.
3. Wherever a right-of-way has an arc, the measured distance begins at a point where the property lines are extended to their intersection.

FIGURE 2-13: SIGHT TRIANGLE



Q. Yards and Setbacks

A yard is the open space area between the building line of a principal building and the adjoining lot lines. A required setback is the required minimum distance a principal building must be located from a lot line, which is unoccupied and unobstructed by any portion of a principal building or accessory structure, unless permitted by this Code, and may be equal to or lesser than a yard. A setback is located along a lot line for the minimum depth specified by the zoning district in which such lot is located. A build-to zone or build-to line is considered a required setback.

1. Front Yard and Front Setback

A front yard is located between a principal building line and the front lot line. A front setback is the required minimum distance per the zoning district that a principal building must be located from the front lot line. The front yard and front setback extend the full width of the lot between side lot lines measured perpendicular to the front lot line.

2. Interior Side Yard and Interior Side Setback

An interior side yard is located between a principal building line and the interior side lot line. An interior side setback is the required minimum distance per the zoning district that a principal building must be located from the interior side lot line. The interior side yard and interior side setback extend along the interior side lot line between the front and rear yard and setback, measured perpendicular to the interior side lot line. For townhouse developments, the interior side yard and interior side setback are applicable to end units only. For semi-detached dwellings, the interior side yard and interior side yard setback do not apply to the lot line where the party wall is located.

3. Corner Side Yard and Corner Side Setback

A corner side yard is located between a principal building line and the corner side lot line. A corner side setback is the required minimum distance per the zoning district that a principal building must be located from the corner side lot line. The corner side yard and corner side setback extend along the corner side lot line between the front yard or front setback and the rear lot line, measured perpendicular to the corner side lot line.

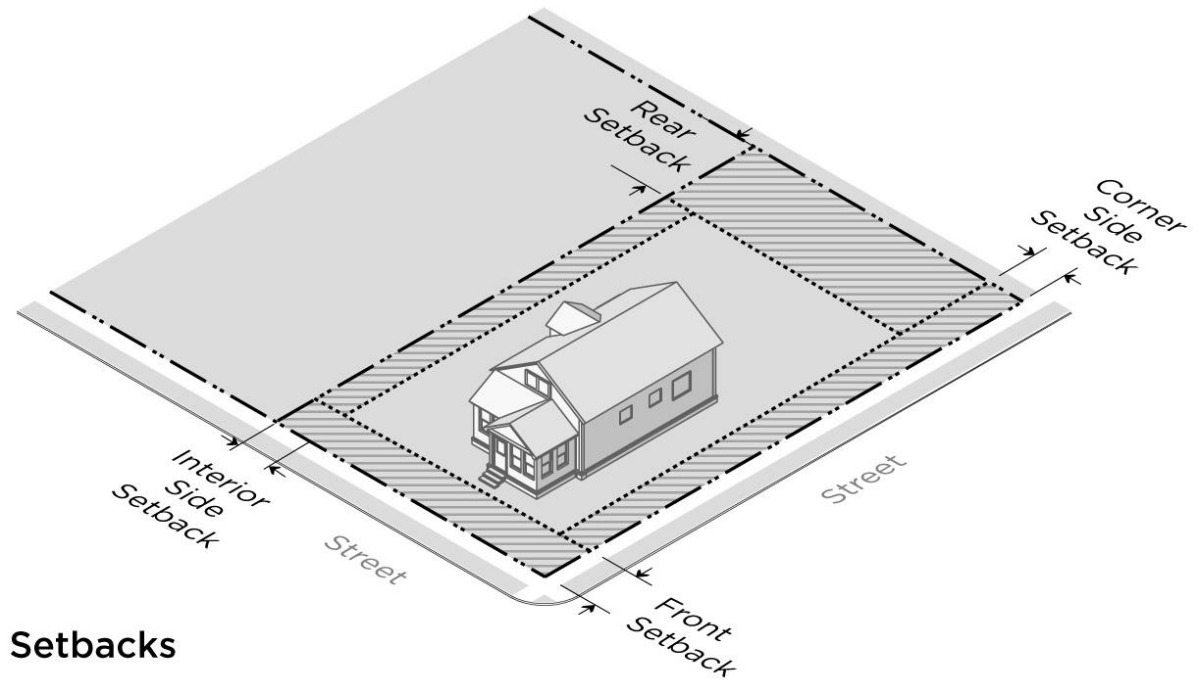
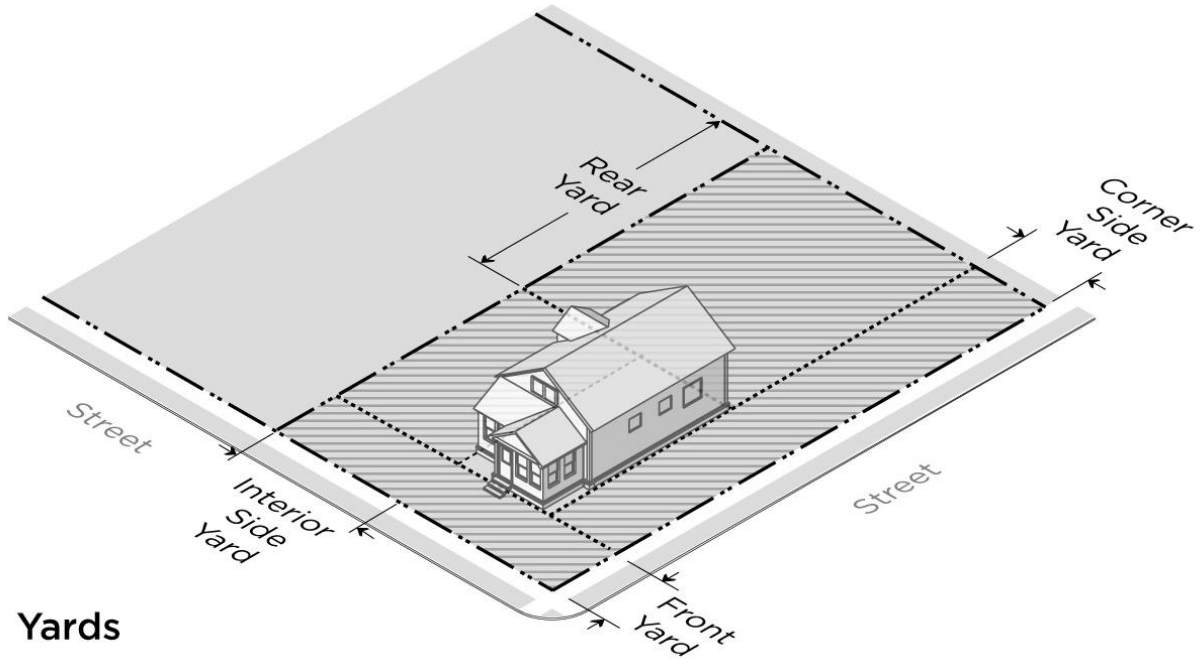
4. Rear Yard and Rear Setback

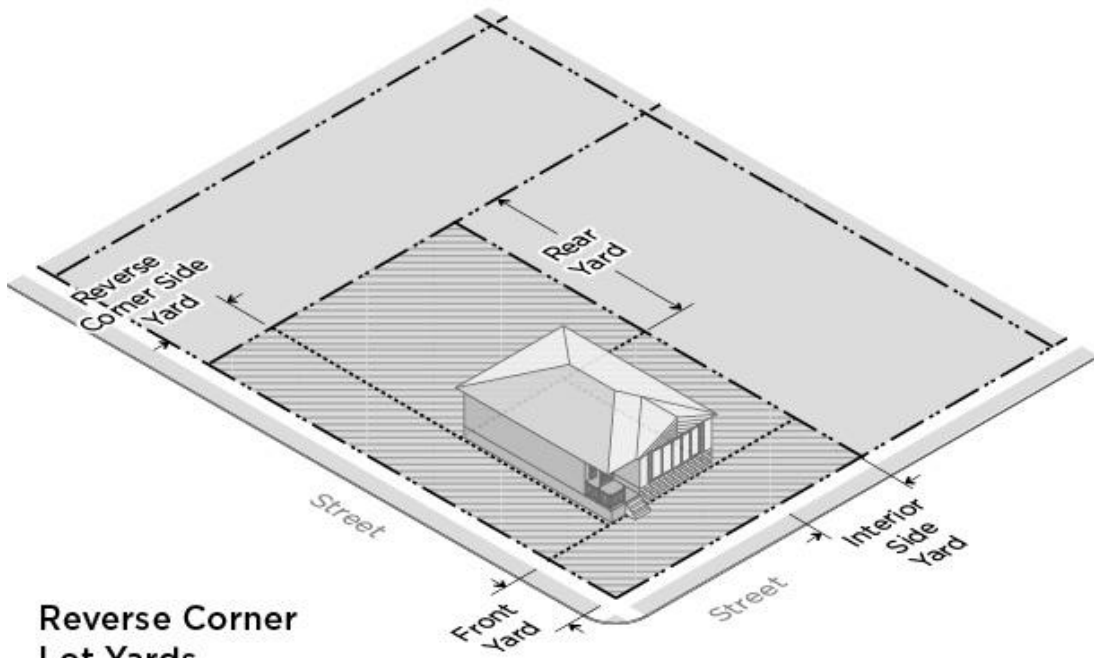
A rear yard is located between a principal building line and the rear lot line. A rear setback is the required minimum distance per the zoning district that a principal building must be located from the rear lot line. The rear yard and rear setback extend between interior side lot lines, measured perpendicular to the rear lot line. In the case of a corner lot, the rear yard and rear setback extend between the interior side lot line to the required corner side setback and measured perpendicular to the rear lot line.

5. Reverse Corner Side Yard and Setback

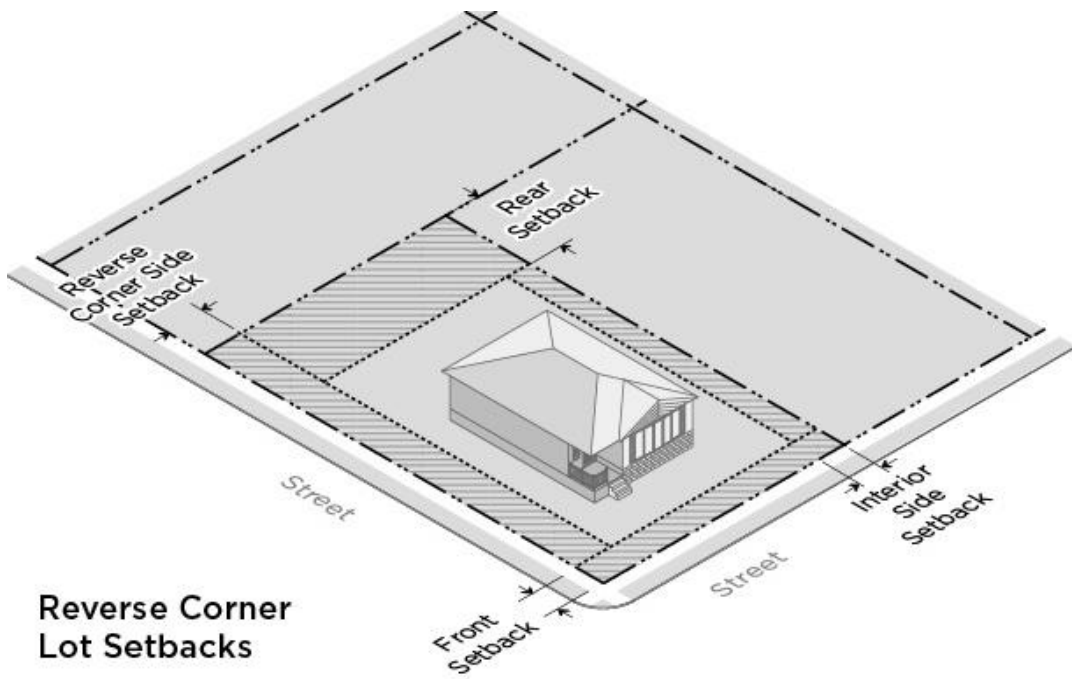
A reverse corner side yard is located between a principal building and the corner side lot line, where the corner side lot line adjoining a street is substantially a continuation of the front lot line of the first lot to its rear. A reverse corner side setback is the required minimum distance per the zoning district that a principal building must be located from corner side lot line. The reverse corner side yard and setback extends along the corner side lot line between the front yard and the rear lot line, measured perpendicular to the corner side lot line.

FIGURE 2-14: YARDS AND SETBACKS





Reverse Corner Lot Yards



Reverse Corner Lot Setbacks

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ARTICLE 3. ZONING DISTRICTS AND ZONING MAP

- 3.1 ZONING DISTRICTS**
- 3.2 ZONING MAP**

3.1 ZONING DISTRICTS

In order to carry out the purpose and intent of this Code, the Caddo Parish is divided into the following zoning districts:

A. Residential Districts

- R-A Rural-Agricultural Zoning District
- R-E Residential Estate Zoning District
- R-1-12 Single-Family Residential Zoning District
- R-1-10 Single-Family Residential Zoning District
- R-1-7 Single-Family Residential Zoning District
- R-1-5 Single-Family Residential Zoning District
- R-UC Urban Core Residential Zoning District
- R-HU Highland Urban Conservation Residential Zoning District
- R-TH Townhouse Residential Zoning District
- R-2 Multi-Family Residential Zoning District
- R-3 Multi-Family Residential Zoning District
- R-4 High-Rise Residential Zoning District
- R-MHS Residential Manufactured Home Subdivision Zoning District
- R-MHP Residential Manufactured Home Park Zoning District

B. Commercial Districts

- C-1 Neighborhood Commercial Zoning District
- C-2 Corridor Commercial Zoning District
- C-3 General Commercial Zoning District
- C-4 Heavy Commercial Zoning District
- C-UC Urban Corridor Zoning District
- C-UV Urban Village Commercial Zoning District

C. Downtown Districts

- D-1 Downtown Zoning District

D. Industrial Districts

- OR Office Research Zoning District
- I-MU Industrial Mixed-Use Zoning District
- I-1 Light Industrial Zoning District
- I-2 Heavy Industrial Zoning District

E. Special Purpose Districts

- IC Institutional Campus Zoning District
- NA Natural Areas Zoning District
- OS Open Space Zoning District
- RBO Riparian Buffer Overlay Zoning District
- CLO Cross Lake Overlay Zoning District
- RRO Red River Overlay Zoning District
- RP Residential Professional Overlay District
- CD Conservation Design Overlay District

F. Special Development Types

Planned unit developments are included in this Code in Article 16 as a special type of development. Article 16 describes two types of planned unit developments: a general planned unit development (PUD), which must be a minimum of five acres, and a small planned unit development (SPUD), which may be less than five acres in area and is planned all in one stage. Planned unit developments and small planned unit developments are not zoning districts but rather special approvals.

3.2 ZONING MAP

A. Location of Districts

1. The location and boundaries of the zoning districts established by this Code are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map is incorporated into, and made an integral part of, this Code.
2. Any land lying within the the physical boundary of Caddo Parish Planning and Zoning Commission's planning area., but not shown on the Official Zoning Map as being included within a zoning district, is classified as the R-A District.

B. Interpretation of Boundary Lines

1. Where a district boundary line is shown as being within or along a street, other public or private way, or an extension of any of them, or as being within or along a non-navigable stream, the boundary is the centerline of that street, other public or private way, extension of any of them, or stream.
2. Where a district boundary line is shown as along a lot line, the boundary is that lot line.
3. Where the location of a district boundary line is indicated by a designated number of feet that distance controls.
4. Where a district boundary line is shown as being along a railroad right-of-way, the boundary line of that railroad right-of-way controls.
5. Where a district boundary line is shown as along a navigable waterway and is not otherwise fixed, the boundary is:
 - a. The line that coincides with the pierhead line.
 - b. Where no pierhead line has been established, the line that coincides with the mean low tide line.

ARTICLE 4. ZONING DISTRICT REGULATIONS

- 4.1 GENERAL ZONING DISTRICT REGULATIONS**
- 4.2 RESIDENTIAL DISTRICTS**
- 4.3 COMMERCIAL DISTRICTS**
- 4.4 DOWNTOWN DISTRICTS**
- 4.5 INDUSTRIAL DISTRICTS**
- 4.6 SPECIAL PURPOSE DISTRICTS**
- 4.7 SPECIAL DEVELOPMENT TYPES**

4.1 GENERAL ZONING DISTRICT REGULATIONS

All development on a zoning lot is subject to the standards of this Article for the applicable zoning district and the standards of this Code, including, but not limited to:

- A.** Article 7 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.
- B.** Article 8 for off-street parking and loading standards and requirements.
- C.** Article 9 for sign standards.
- D.** Article 10 for landscape and tree preservation standards and requirements.
- E.** Article 11 for stormwater management standards and requirements.
- F.** Article 16 for planned unit development approvals.
- G.** Historic Preservation Commission review is required for alterations visible to the public, demolitions, relocations, and new construction involving designated historic properties or property located in historic districts in accordance with Chapter 36 in the Shreveport Code of Ordinances.

4.2 RESIDENTIAL DISTRICTS

A. Purpose Statements

1. R-A Rural Agricultural Zoning District

The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district.

2. R-E Residential Estate Zoning District

The purpose of the R-E Residential Estate District is to provide for large-lot, estate-type residential areas that create a low density environment that relates to the natural setting. Limited non-residential uses are allowed that are compatible with the low density, open character of the district.

3. R-1-12 Single-Family Residential Zoning District

The R-1-12 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on larger lots of 12,000 square feet or more. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

4. R-1-10 Single-Family Residential Zoning District

The R-1-10 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 10,000 square foot lots that reflect the predominant pattern of single-family residential development in the Planning Area. Limited nonresidential uses that are compatible with surrounding residential neighborhoods may be permitted.

4. R-1-7 Single-Family Residential Zoning District

The R-1-7 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 7,000 square foot lots that reflect the predominant pattern of single-family residential development in Caddo Parish. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

5. R-1-5 Single-Family Residential Zoning District

The R-1-5 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 5,000 square foot lots that have been established with a smaller lot size than the predominant pattern of single-family residential development. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

6. R-UC Urban Core Residential Zoning District

The R-UC Urban Core Residential Zoning District is intended to provide for a denser neighborhood environment of single-family detached and attached, and two-family dwellings on lots with a small lot size to encourage redevelopment of neighborhoods located within or in close proximity to the urban core of Caddo Parish. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

7. R-HU Highland Urban Conservation Residential Zoning District

The R-HU Highland Urban Conservation Residential Zoning District is intended for two geographic areas of the Highland-Fairfield neighborhood that are deemed to have special and substantial public interest due to the large number of architecturally fine houses. Although individual structures may or may not be significant, the relationship between various buildings creates a whole that is greater than the sum of its parts. The regulations of the R-HU District aid in the preservation of both the architectural/historical and residential character of the area. The district permits traditional single-family and two-family dwellings with other limited uses allowed by special use subject to specific criteria.

8. R-TH Townhouse Residential Zoning District

The R-TH Townhouse Residential Zoning District is intended to provide for a moderate density neighborhood environment of single-family detached and attached, two-family, and townhouse dwellings. This district may function as a transitional zone between predominantly single-family neighborhoods and adjacent higher density multi-family neighborhoods or non-residential areas. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

9. R-2 Multi-Family Residential Zoning District

The R-2 Multi-Family Residential Zoning District is intended to provide for an environment of various dwelling types, including single-family detached and attached, two-family, townhouse, and low-rise multi-family dwellings. This district may function as a transitional zone between predominantly single-family neighborhoods and adjacent higher density multi-family neighborhoods or non-residential areas. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

10. R-3 Multi-Family Residential Zoning District

The R-3 Multi-Family Residential Zoning District is intended to provide for an environment of various dwelling types, including single-family detached and attached, two-family, townhouse, and multi-family dwellings, including low-rise and mid-rise developments. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

11. R-4 High-Rise Residential Zoning District

The R-4 High-Rise Residential Zoning District is intended to provide for a higher density environment of townhouse and multi-family dwellings, including low-rise, mid-rise, and high-rise developments. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

12. R-MHS Residential Manufactured Home Subdivision Zoning District

The R-MHS Residential Manufactured Home Subdivision Zoning District is intended for a mix of manufactured homes approved by the Department of Housing and Urban Development and typical single-family dwellings. The district regulations are designed to protect the residential character of the area. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

13. R-MHP Residential Manufactured Home Park Zoning District

The R-MHP District is intended for manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, usually under single ownership, and designed to accommodate manufactured homes.

B. Uses

Article 5 lists permitted and special principal uses and temporary uses for the residential districts.

C. Dimensional Standards

1. Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.
2. The R-MHP District standards are found in Section 4.2.D.
3. The R-HU District has additional district specific standards in Section 4.2.E.
4. Residential conversions of existing single-family dwellings to multi-unit dwellings are allowed in accordance with Section 4.2.F.
5. Additional dimensional standards apply to residential lots located within the CLO Cross Lake Overlay Zoning District in Section 4.6.E.

TABLE 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS					
	R-A	R-E	R-1-12	R-1-10	R-1-7
BULK					
Minimum Lot Area	1 acre	25,000sf	12,000sf	10,000SF	7,000sf
Minimum Lot Width	125'	100'	80'	70'	60'
Maximum Building Height	35'	35'	35'	35'	35'
Maximum Building Coverage	25%	40%	40%	35%	50%
Maximum Impervious Surface	40%	45%	50%	60%	60%
SETBACKS					
Minimum Front Setback	30'	30'	20'	20'	20'
Minimum Interior Side Setback	15'	15'	10'	10'	5'
Minimum Corner Side Setback	30'	30'	15'	15'	15'
Minimum Reverse Corner Side Setback – SF-D, SF-A, and 2F Only	30'	30'	15'	15'	15'
Minimum Rear Setback	20'	20'	15'	15'	15'

TABLE 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS				
BULK	R-1-5	R-UC	R-HU	R-TH
Minimum Lot Area	5,000sf Non-residential: 10,000sf	3,000sf/du Non-residential: 10,000sf	SF-D: 6,000sf 2F & SF-A: 8,000sf TH & MF: 8,000sf for up to 2 du + 4,000sf for 2 additional du + 3,500sf for each additional du Non-residential: 10,000sf	SF-D: 5,000sf 2F & SF-A: 7,000sf TH: 3,000sf/du Non-residential: 10,000sf
Minimum Lot Width	50' Non-residential: 75'	30'/du Non-residential: 75'	SF-D: 50' 2F & SF-A: 70' TH: 20'/du MF: 80' Non-residential: 75'	SF-D: 50' 2F & SF-A: 70' TH: 20'/du Non-residential: 75'
Maximum Building Height	35'	35'	35'	35'
Maximum Building Coverage	55%	50%	45%	55%
Maximum Impervious Surface	65%	70%	70%	70%
SETBACKS				
Minimum Front Setback	20'	10'	30' or average of front setback of abutting structures, whichever is less	20'
Minimum Interior Side Setback	5' Non-residential: 10'	5' Non-residential: 10'	SF-D: 5' 2F, SF-A, TH, MF, & Non-Residential: 10'	SF-D: 5' 2F, SF-A, TH, Non- Residential: 10'
Minimum Corner Side Setback	10'	5'	20'	10'
Minimum Reverse Corner Side Setback – SF-D, SF-A, and 2F Only	10'	10'	20'	10'
Minimum Rear Setback	15'	15'	15'	15'

TABLE 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS				
	R-2	R-3	R-4	R-MHS
BULK				
Minimum Lot Area	SF-D: 5,000sf SF-A & 2F: 7,000sf TH: 2,000sf/du MF: 2,000sf/du Non-residential: 10,000sf	SF-D: 4,500sf SF-A & 2F: 6,000sf TH: 2,000sf/du MF: 1,500sf/du Non-residential: 10,000sf	TH: 1,500sf/du MF: 700sf/du Non-residential: 10,000sf	SF-D & Manufactured Home: 6,000sf Non-residential: 10,000sf
Minimum Lot Width	SF-D: 50' SF-A & 2F: 70' TH: 20'/du MF: 80' Non-residential: 75'	SF-D: 50' SF-A & 2F: 60' TH: 20'/du MF: 80' Non-residential: 75'	TH: 20'/du MF: 80' Non-residential: 75'	50' Non-residential: 75'
Maximum Building Height	SF-D, SF-A, 2F: 35' TH, MF, & Non- Residential: 40'	SF-D, SF-A, 2F: 35' TH, MF, & Non- Residential: 40'	TH: 40' MF: None Non-Residential: 40'	35'
Maximum Lot Coverage	SF-D, SF-A, 2F, & TH: 45%	SF-D, SF-A, 2F, & TH: 45%	SF-D, SF-A, 2F, & TH: 45%	40%
Maximum Impervious Surface	SF-D, SF-A, 2F, & TH: 70%	SF-D, SF-A, 2F, & TH: 70%	SF-D, SF-A, 2F, & TH: 70%	70%
SETBACKS				
Minimum Front Setback	30'	30'	30'	30'
Minimum Interior Side Setback	SF-D, SF-A, & 2F: 5' TH, MF, & Non- Residential: 10'	SF-D, SF-A, & 2F: 5' TH, MF, & Non- Residential: 10'	10'	SF-D & Manufactured Home: 5' Non-Residential: 10'
Minimum Corner Side Setback	10'	10'	10'	10'
Minimum Reverse Corner Side Setback – SF-D, SF-A, and 2F Only	10'	10'	N/A	10'
Minimum Rear Setback	15'	15'	15'	15'

D. R-MHP District Standards

Development in the R-MHP District is limited to manufactured home parks, which are subject to the following standards.

1. Dimensional Standards

Table 4-2: R-MHP District Dimensional Standards establishes the dimensional standards for manufactured home parks in the R-MHP District. Standards are provided for the manufactured home park development overall and for individual manufactured home sites within the park.

TABLE 4-2: R-MHP DISTRICT DIMENSIONAL STANDARDS		
	Manufactured Home Park	Manufactured Home Site
BULK		
Minimum Lot/Site Area	10 acres	4,500sf
Minimum Lot/Site Width	250'	45'
Maximum Building Height	--	20'
Minimum Separation Between Sites	--	20' as measured from the walls of manufactured homes
SETBACKS		
Minimum Front Setback	50'	Dedicated internal street: 20' Private access drive: 10'
Minimum Interior Side Setback	50'	10'
Minimum Corner Side Setback	50'	10'
Minimum Rear Setback	50'	10'

2. Design and Operation Standards

a. Manufactured home parks must meet the following design standards:

- i. All manufactured home parks require site plan review.
- ii. The perimeter yard of a manufactured home park requires a buffer area of 15 feet at the furthest point in the required setback from the abutting lot line, and must contain the following:
 - (A) A mix of shade and evergreen trees planted at an average of one tree for every 25 linear feet of yard width. These shade and evergreen trees may be clustered to allow for access points or to maximize the screening effect, conditioned on approval of the landscape plan.
 - (B) Two ornamental trees may be substituted for one shade tree for up to 25% of required trees.
 - (C) Shrubs must be planted at an interval of one shrub for every 3 feet of linear yard width, on center, and must be designed to present a continuous hedge or screen upon maturity.
 - (D) The remainder of the buffer area must be planted with low groundcover, seed, or sod.
- iii. In addition to the required buffer area of the perimeter yard outlined above, the remainder of the setback must be landscaped as follows:
 - (A) The landscape yard should be planted with low groundcover, seed, or sod.

(B) A mix of shade and ornamental trees are required, planted at an average of one tree for every 750 square feet of yard area. These trees may be clustered to allow for access points or to maximize the screening effect, conditioned on approval of the landscape plan.

(C) A minimum of 25% of trees provided must be ornamental in nature. Ornamental trees should constitute no more than 50% of required trees.

b. Manufactured home sites within parks must meet the following design standards:

i. The boundaries of each manufactured home site must be clearly marked.

ii. There must be at least 20 feet between the sides of manufactured homes. Bay windows, porches, canopies or other projections are considered sides or ends of a mobile home when determining these requirements. Such projections, such as porches and canopies, must be constructed of fireproof material that meets the requirements of the Building Code.

iii. Each manufactured home site must have a concrete slab or runway for the manufactured home to set on, and be of a size large enough to accommodate a manufactured home in such a fashion that the concrete will extend at least one inch around the walls of the manufactured home on all sides.

iv. There must be a concrete slab along side of each manufactured home site of at least 12 feet by 30 feet to be used as a parking space for the occupants of the manufactured home. If a canopy is to be used over the area designated as car storage, it must be of fire-resistant material and is allowed only at the rear end of each carport area.

v. All manufactured homes must be designed with skirting that is constructed of noncombustible or fire-resistant material that meets the requirements of the building code.

vi. The front entry of a manufactured home should be a dominant feature of a manufactured home using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

E. Specific Standards for Residential Conversions

Residential conversions of single-family dwellings into multi-family dwellings within the residential districts are permitted for dwellings that meet the following standards. Residential conversions require site plan review approval. Construction drawings and plans that describe the proposed conversion in detail are required as part of the application. This does not apply to any conversions in the R-HU District, where such conversions are controlled by the district standards.

1. The existing single-family dwelling must be a minimum of 1,750 square feet or more in gross floor area. This gross floor area calculation does not include any basement area.

2. Upon conversion, the unit mix should meet the gross floor area as calculated by the unit types below:

a. Efficiency Unit: 500 square feet.

b. One Bedroom: 800 square feet.

c. Two Bedroom: 1,000 square feet.

d. Three or More Bedroom: 1,250 square feet.

3. The dwelling must conform to the applicable dimensional standards for the district in which the building is located.

4. No residential conversion may violate any occupancy regulations.

5. One parking space must be provided for each additional dwelling unit.

6. Following the conversion, the exterior of the dwelling must retain its existing residential character.

4.3 COMMERCIAL DISTRICTS

A. Purpose Statements

1. C-1 Neighborhood Commercial Zoning District

The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in character of the surrounding residential neighborhood. Residential dwelling units are allowed above the ground floor.

2. C-2 Corridor Commercial Zoning District

The C-2 Corridor Commercial Zoning District is intended to accommodate the commercial corridors of Caddo Parish. The C-2 District addresses primarily auto-oriented retail, both individual businesses and retail centers, with the intent of improving the pedestrian environment along the corridor. Mixed-use development is encouraged with residential dwelling units allowed above the ground floor.

3. C-3 General Commercial Zoning District

The purpose of the C-3 General Commercial Zoning District is to accommodate regional commercial centers. The C-3 District provides for medium- and large-scale development that may generate a sizeable amount of traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate mixed-use development where appropriate.

4. C-4 Heavy Commercial Zoning District

The C-4 Heavy Commercial Zoning District is intended for areas of more intense commercial use, including uses related to motor vehicles and those that may require outdoor storage. Because of the impacts from more intensive commercial uses, the district regulations ensure that setbacks, buffering, and site development controls are in place to mitigate negative impacts on neighboring uses.

5. C-UC Urban Corridor Commercial Zoning District

The C-UC Urban Corridor Commercial Zoning District is intended for corridor development that originally developed as mixed-use, traditional business districts. The C-UC District is intended to foster the continued development and redevelopment of these corridors in that established urban character and offer flexibility to developers and property owners in creating a mix of commercial, office, and residential spaces.

6. C-UV Urban Village Commercial Zoning District

The C-UV Urban Village Commercial Zoning District is intended for large developments characterized by a mix of commercial uses and higher density residential, creating a coordinated mixed-use environment that is pedestrian-friendly and incorporates public space within the overall design.

B. Uses

Article 5 lists permitted and special principal uses and temporary uses for the commercial districts.

C. Dimensional Standards

1. Table 4-3: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Section 4.3.D has additional design standards that apply to development within the districts.

2. In the C-1 District commercial development is limited to the maximum gross floor area indicated in Table 4-3. Development may exceed this gross floor area if during site plan review the Executive Director finds that the development meets the following standards:
 - a. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, context sensitive landscape and screening, building massing design to mitigate noise, and increased setbacks from residential lots that mitigate noise and line of sight.
 - b. Building design elements incorporate pedestrian-scale features such as awnings and canopies, sloped roofs, and residential-type design features.
 - c. Site illumination is designed and installed to minimize adverse impact on adjacent residential lots.
 - d. The site circulation system provides adequate and safe access to the site for any motor vehicles as well as alternate modes of transportation, including pedestrians and bicyclists, and minimizes potentially dangerous traffic movements.

3. Certain standards within the C-UC District are applied as follows:
 - a. Maximum lot area is only applicable to new lots created through subdivision or any other manner after the effective date of this Code.
 - b. Any residential structures existing in the district as of the effective date of this Code that exceed the required build-to zones are deemed conforming with the limitation that the setback may not be further increased in excess of the required build-to zone. When the lot is redeveloped and the principal structure is torn down, new development must conform to the requirements of the district.

TABLE 4-3: COMMERCIAL DISTRICTS DIMENSIONAL STANDARDS				
	C-1	C-2	C-3	C-4
BULK				
Minimum Lot Area	None	None	20,000sf	10,000sf
Minimum Lot Width	None	None	80'	60'
Maximum Gross Floor Area for Retail Use	10,000sf unless meeting the standards of Section 4.3.C.2	None	None	None
Minimum Building Height	None	14'	18'	None
Maximum Building Height	35'	40'	50'	50'
SETBACKS				
Minimum Front Setback	None	None	20'	20'
Minimum Interior Side Setback	None, unless abutting residential district then 5'	None, unless abutting residential district then 10'	10', unless abutting residential district then 20'	10', unless abutting residential district then 20'
Minimum Corner Side Setback	None	None	20'	20'
Minimum Rear Setback	None, unless abutting residential district then 15'	None, unless abutting residential district then 15'	10', unless abutting residential district then 20'	10', unless abutting residential district then 20'

TABLE 4-3: COMMERCIAL DISTRICTS DIMENSIONAL STANDARDS		
	C-UC DISTRICT	
	Residential Use	Non-Residential Use
BULK		
Minimum Lot Area	SF-D: 4,500sf SF-A & 2F: 6,000sf TH: 1,500sf/du MF: 700sf/du	None
Maximum Lot Area	SF-D: 7,500sf SF-A & 2F: 10,000sf TH & MF: None	None
Minimum Lot Width	SF-D: 45' SF-A & 2F: 60' TH: 15'/du MF: 80'	None
Minimum Building Height	None	14'
Maximum Building Height	40'	40'
SETBACKS		
Minimum Front Setback	SF-D, SF-A, & 2F: Build-to zone of 0' to 15' TH & MF: Build-to zone of 0' to 10'	Build-to zone of 0' to 10'
Minimum Interior Side Setback	SF-D, SF-A, & 2F: 5' TH & MF: 10'	None, unless abutting residential district then 10'
Minimum Corner Side Setback	SF-D, SF-A, & 2F: Build-to zone of 0' to 15' TH & MF: Build-to zone of 0' to 10'	Build-to zone of 0' to 10'
Minimum Rear Setback	15'	None, unless abutting residential district then 15'

TABLE 4-3: COMMERCIAL DISTRICTS DIMENSIONAL STANDARDS			
C-UV DISTRICT			
	Development Site	Residential Use Site	Non-Residential Use Site
BULK			
Minimum Lot Area	10 acres	SF-D: 3,000sf SF-A & 2F: 6,000sf TH: 1,500sf/du MF: 700sf/du	None
Minimum Lot Width	300'	SF-D: 30' SF-A & 2F: 60' TH: 15'/du MF: 80'	None
Minimum Building Height	--	--	14'
Maximum Building Height	--	SF-D, SF-A, 2F: 35' TH: 40' MF: 45'	50'
Minimum Open Space	25%	--	--
Maximum Impervious Surface	--	SF-D, SF-A, 2F, TH: 70%	
Minimum Front Setback	25'	SF-D, SF-A, 2F: 20' TH & MF: Build-to zone of 0' to 20'	Perimeter streets: Build-to zone of 0' to 20' Internal streets: Build-to zone of 0' to 10'
Minimum Interior Side Setback	25'	SF-D, SF-A, 2F: 5' TH, MF: 10'	None, unless abutting residential use then 10'
Minimum Corner Side Setback	25'	SF-D, SF-A, 2F: 10' TH & MF: Build-to zone of 0' to 20'	Build-to zone of 0' to 10'
Minimum Rear Setback	35'	15'	None, unless abutting residential use then 15'

D. Commercial Design Standards

1. The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling. When residential dwellings are allowed, those are subject to the applicable use standards of Article 6 of this Ordinance. Table 4-4: Commercial Design Standards indicates the applicability of building design standards to the commercial districts. In the C-UV District, any commercial design standards that apply along a public right-of-way are also applicable along any roadways internal to the site. A “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard is not applicable.

TABLE 4-4: COMMERCIAL DESIGN STANDARDS						
	C-1	C-2	C-3	C-4	C-UC	C-UV
Façade Design						
Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.	•	•	•		•	•
Building facades in excess of 100 feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.	•	•	•		•	•
All buildings of three or more stories must be designed with a definable base (ground floor), through the use of architectural features such as cornice treatments, recesses, corbeling, brick courses, and window designs.		•	•	•	•	•
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.	•	•	•		•	•
Fenestration Design						
Windows must be recessed no less than two inches, or projected out from the façade plane to provide depth and shadow.	•	•			•	•
The ground floor of the front facade must maintain a transparency of 50%, measured between two and 14 feet in height from grade.	•	•			•	•
The ground floor of the front facade must maintain a transparency of 35%, measured between two and 14 feet in height from grade.			•	•		
Upper floors of the front facade must maintain a transparency of 15% of the wall area of the story.	•	•			•	•
Side and rear facades facing a public right-of-way must maintain a total transparency of at least 10%.	•	•	•	•	•	•
Roof Design						
Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 feet.	•	•	•		•	•
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.	•	•			•	•
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•	•	•
Retail Center Siting						
The site shall be designed so that there is safe pedestrian access to the center from the public right-of-way and safe pedestrian circulation within the development.		•	•	•	•	•
A cohesive character is required through the use of coordinated hardscape treatment (special paving materials, lighting, street furniture, etc.) and landscaping.			•			•
Outlot buildings must include showcase windows and entrances oriented toward both the street and the interior parking lot.			•			•
If outlot buildings are part of a multi-tenant retail center, outlot buildings must define the street frontage by placement within 0' to 25' of the lot line. Outlot buildings may be placed within a required setback to comply with this standard.			•			•
A street presence for a mixed-use retail center must be created by locating part of the center or outlot buildings within 0' to 25' of the lot line for at least 30% of the frontage. The center or outlot buildings may be placed within a required setback to comply with this standard.			•			•

FIGURE 4-1: COMMERCIAL DESIGN STANDARDS

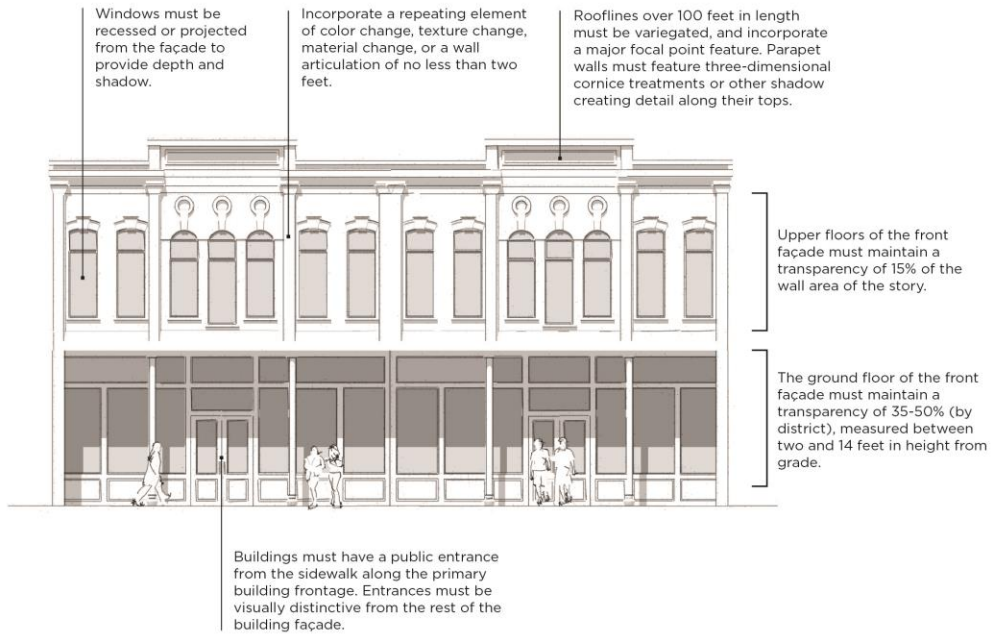
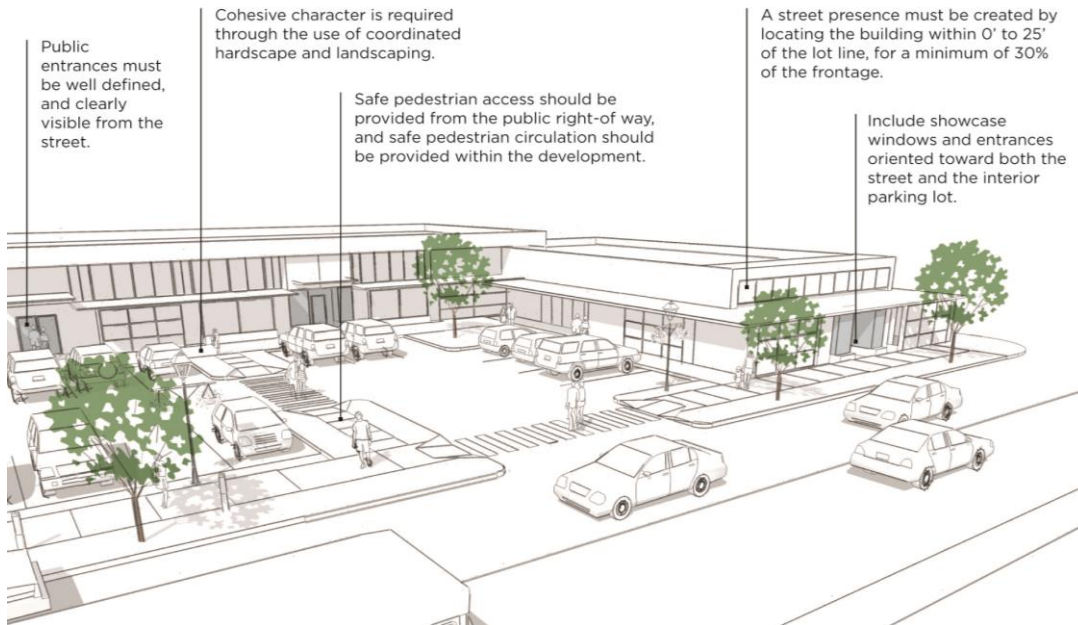


FIGURE 4-2: C-UV SITE DESIGN STANDARDS



2. In order to meet the required percentage of open space required in the C-UV District, the following types of open space are permitted and must be indicated on plan submittals.
 - a. Greens. A green where open space is available for unstructured recreation. Its landscaping consists of grassy areas and trees.
 - b. Parks. A park must be a minimum of 5,000 square feet in size.
 - c. Plaza/Square. A plaza or square that is improved by landscaping and hardscaping, and surrounded by buildings or streets along at least 50% of its perimeter.
 - d. Drainage Control Facilities. These include detention or retention ponds, which are usable by the public for recreational purposes.
3. The following building materials are limited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot in residential use. However, such materials may be used as decorative or detail elements for up to 35% of the facade, or as part of the exterior construction that is not used as a surface finish material.
 - a. Plain concrete block
 - b. Corrugated metal
 - c. Aluminum, steel, or other metal sidings
 - d. Exposed aggregate (rough finish) concrete wall panels
 - e. T-111 composite plywood siding
 - f. Plastic
 - g. Vinyl

4.4 D-1 DOWNTOWN ZONING DISTRICT

A. Purpose Statement

The D-1 Downtown Zoning District is intended for Caddo Parish's Downtown. In order to address the different character areas that make up downtown, the D-1 District is divided into a series of sub-districts that tailor dimensional standards and design standards to recognize and achieve the different physical characteristics of Downtown. These sub-districts are:

1. D-1-CBD Downtown Core Sub-District

The D-1-CBD Downtown Core Sub-District is intended to establish standards for the design of structures located within the core of Downtown. The standards recognize that this sub-district is to be the most intensely developed portion of the Downtown.

2. D-1-E Downtown Entertainment Sub-District

The D-1-E Downtown Entertainment Sub-District is intended for large-scale entertainment and related uses clustered within the Downtown, such as casinos and the convention center.

3. D-1-CMU Downtown Commercial Mixed-Use Sub-District

The D-1-CMU Downtown Commercial Mixed-Use Sub-District is intended for smaller floor plate office, retail, personal service, and institutional that support the vitality of the Downtown. Residential uses are also permitted to foster a mixed-use environment.

4. D-1-RMU Downtown Residential Mixed-Use Sub-District

The D-1-RMU Downtown Residential Mixed-Use Sub-District is intended for a downtown neighborhood environment by allowing a mix of housing types and supporting commercial uses. The D-1-RMU Sub-District can also function as a transition between the more intensive development of the Downtown and the more modest-scale development found in adjacent neighborhoods.

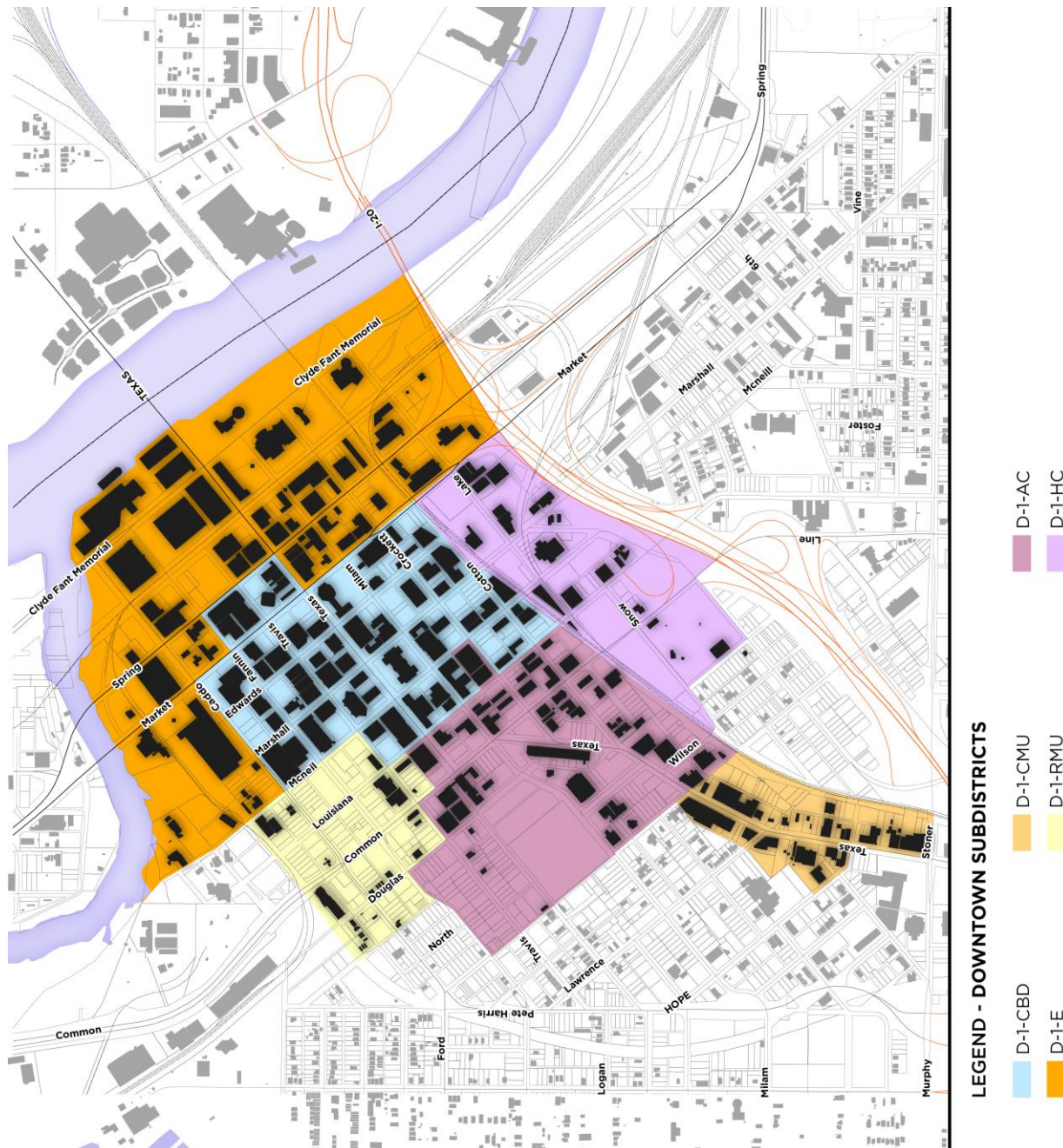
5. D-1-AC Downtown Arts and Culture Sub-District

The D-1-AC Downtown Arts and Culture Sub-District is intended to facilitate sustainable development and use as a creative cultural community. The D-1-AC Sub-District is intended to be a pedestrian-friendly, mid-rise, mixed-use district, including residential, retail, and adaptive reuse of historic buildings, and new construction anchored by arts, culture, and entertainment institutions and facilities, as well as signature open space

6. D-1-HC Downtown Heavy Commercial Sub-District

The D-1-HC Downtown Heavy Commercial Sub-District is intended for existing areas of heavy commercial uses, such as select light manufacturing and warehouse uses and auto-oriented uses, that are generally located on the edge of Downtown. The standards of the D-1-HC both accommodate existing uses and facilitate the reuse of existing structures.

FIGURE 4-3: DOWNTOWN SUBDISTRICTS



B. Uses

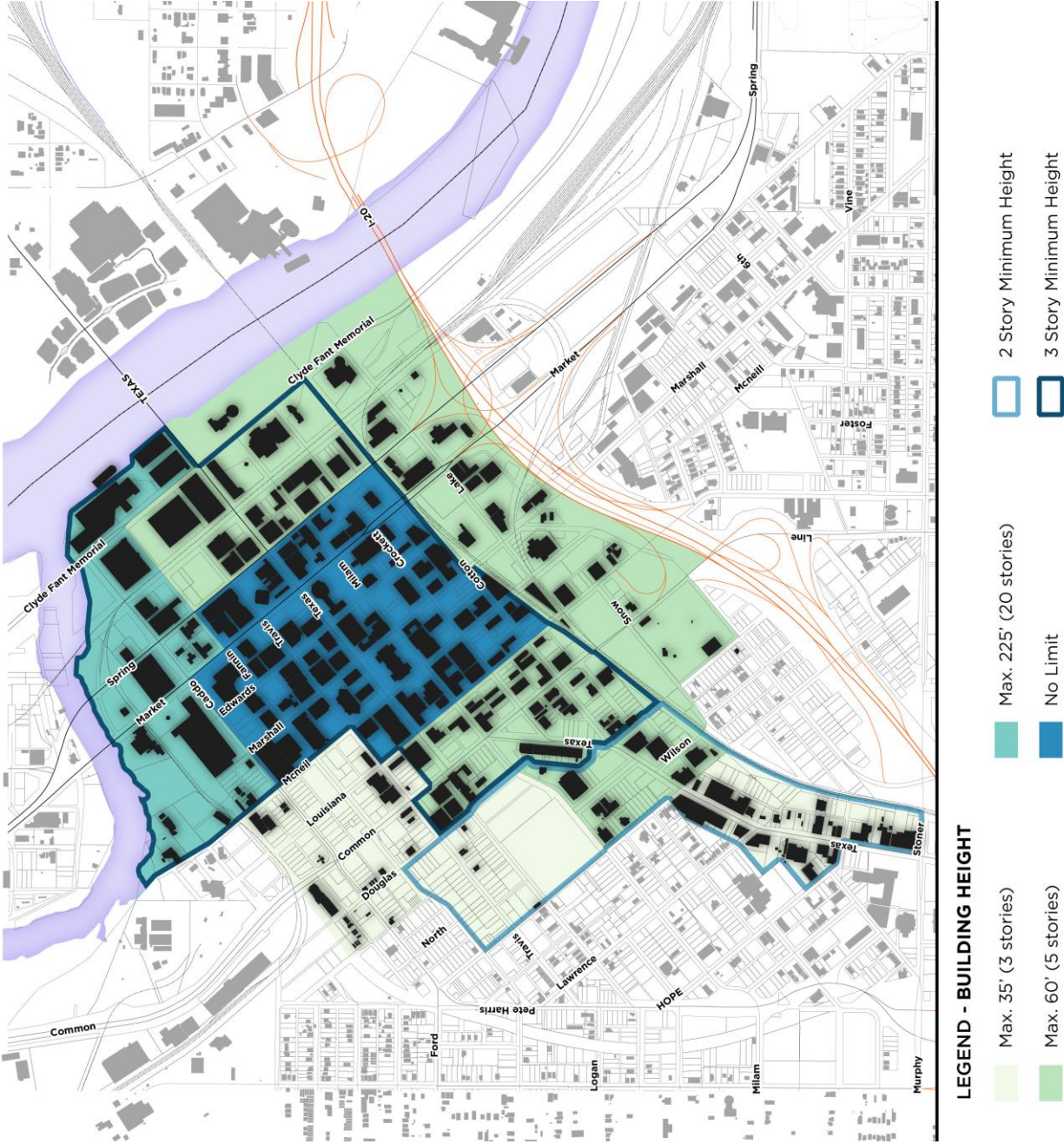
Article 5 lists permitted and special principal uses and temporary uses for the downtown sub-districts.

C. Dimensional Standards

1. Table 4-5: Downtown Sub-Districts Dimensional Standards establishes the dimensional standards for the downtown sub-districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Section 4.4.D has additional design standards that apply to development within the districts.
2. Maximum building heights in the Downtown Sub-Districts may be limited by additional regulations within Chapter 18 (Aviation) of the Shreveport Code of Ordinances.

TABLE 4-5: DOWNTOWN SUB-DISTRICTS DIMENSIONAL STANDARDS						
	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC
BULK						
Minimum Building Height	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4
Maximum Building Height	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4
SETBACKS						
Minimum Street Lot Line Setback	Build-To Line: 0' Institutional Uses: 20'	Build-To Line: 0'	Build-To Line: 0' Institutional Uses: 20'	Build-To Zone: 0' to 20' Institutional Uses: 20'	Build-To Zone: 0' to 20' Institutional Uses: 20'	Build-To Zone: 0' to 20'
Required Build-To Percentage	80%	60%	80%	60%	80%	60%
Minimum Interior Side Setback	None	None	None	None	None	None
Minimum Rear Setback	None	None	None	15'	None, unless abutting residential district then 15'	None, unless abutting residential district then 15'

FIGURE 4-4: DOWNTOWN DISTRICT HEIGHT MAP

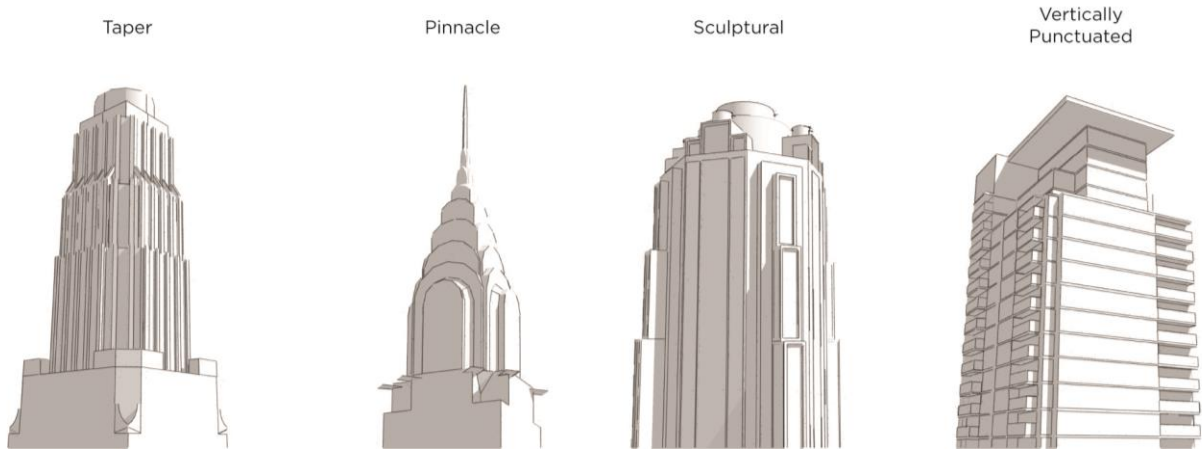


D. Downtown Design Standards

- The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling. Table 4-6: Downtown Design Standards indicates the applicability of building design standards to the Downtown Sub-Districts. A “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard is not applicable.

TABLE 4-6: DOWNTOWN DESIGN STANDARDS						
	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC
Façade Design						
All buildings must be designed with a definable base (ground floor), through the use of architectural features such as recesses and building material variations, ground floor lobby designs, plazas, and window designs.	•	•	•	•	•	
Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.	•	•	•	•	•	
Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.	•	•	•	•	•	
Building facades in excess of 100 feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.	•	•	•	•	•	
Fenestration Design						
Windows must be recessed no less than two inches, or projected out from the façade plane to provide depth and shadow.			•	•	•	•
The ground floor of the front facade must maintain a transparency of 50%, measured between two and 14 feet in height from grade.	•		•	•	•	
The ground floor of the front facade must maintain a transparency of 35%, measured between two and 14 feet in height from grade.		•				•
Upper floors of the front facade must maintain a transparency of 15% of the wall area of the story.	•		•	•	•	
Roof Design						
Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 feet.		•	•	•		
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.			•	•	•	•
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•	•	•
The “tops” of new high-rise buildings in excess of 175’ are encouraged to incorporate unique and distinctive designs, which create a distinctive and interesting skyline. Examples of this type of “top” design include tops that exhibit a taper, pinnacle, sculptural or vertically punctuated condition.	•	•				

FIGURE 4-5: DOWNTOWN DISTRICT BUILDING DESIGN



2. The following building materials are limited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot in residential use. However, such materials may be used as decorative or detail elements for up to 35% of the facade, or as part of the exterior construction that is not used as a surface finish material.
 - a. Plain concrete block
 - b. Corrugated metal
 - c. Aluminum, steel or other metal sidings
 - d. Exposed aggregate (rough finish) concrete wall panels
 - e. T-111 composite plywood siding
 - f. Plastic
 - g. Vinyl

4.5 INDUSTRIAL DISTRICTS

A. Purpose Statements

1. OR Office Research Zoning District

The OR Office Research Zoning District is intended to accommodate larger office structures outside the downtown, office parks, and research and development facilities, which may include limited light industrial uses with no outside impacts.

2. I-MU Industrial Mixed-Use Zoning District

The purpose of the I-MU Industrial Mixed-Use Zoning District is to provide for a mix of light industrial uses, compatible commercial uses, such as recreation, entertainment, and retail establishments, and higher density residential.

3. I-1 Light Industrial Zoning District

The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts.

4. I-2 Heavy Industrial Zoning District

The purpose of the I-2 Heavy Industrial Zoning District is to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. Commercial uses and open storage of materials are allowed. The industrial uses include fabrication, warehousing and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

B. Uses

Article 5 lists permitted and special principal uses and temporary uses for the industrial districts.

C. Dimensional Standards

Table 4-7: Industrial Districts Dimensional Standards establishes the dimensional standards for the industrial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Section 4.5.D has additional design standards that apply to development within the districts.

TABLE 4-7: INDUSTRIAL DISTRICTS DIMENSIONAL STANDARDS				
	OR	I-MU	I-1	I-2
BULK				
Minimum Lot Area	10,000sf	None	10,000sf	10,000sf
Maximum Building Height	70'	50'	60'	70'
SETBACKS				
Minimum Front Setback	20'	None	20'	20'
Minimum Interior Side Setback	15'	None, unless abutting residential district then 15'	None, unless abutting residential district then 15'	15', unless abutting commercial or residential district then 25'
Minimum Corner Side Setback	20'	None	20'	20'
Minimum Rear Setback	15'	15'	15'	15', unless abutting commercial or residential district then 25'

D. Industrial Design Standards

- The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling. Table 4-8: Industrial Building Design Standards indicates the applicability of building design standards to the industrial districts. A “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard is not applicable.

TABLE 4-8: INDUSTRIAL BUILDING DESIGN STANDARDS				
	OR	I-MU	I-1	I-2
Façade Design				
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•	•
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.	•			
Roof Design				
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•
Entrance Design				
Public entrances and primary building elevations must be oriented toward public streets. Main entrances to the buildings must be well defined.	•	•		
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.	•	•	•	
Site Design				
In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.	•			
The parking lot must not be the dominant visual element of the site when viewed from the primary roadway. Multiple smaller lots separated by landscaping and buildings, or placement behind buildings, are required.	•	•		
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.	•	•	•	•

2. In the OR, I-MU, and I-1 Districts, the following building materials are limited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot in residential district. However, such materials may be used as decorative or detail elements for up to 35% of the façade, or as part of the exterior construction that is not used as a surface finish material.
 - a. Plain concrete block (only prohibited in the OR District)
 - b. Corrugated metal
 - c. Aluminum, steel or other metal sidings
 - d. Exposed aggregate (rough finish) concrete wall panels
 - e. T-111 composite plywood siding
 - f. Plastic
 - g. Vinyl

FIGURE 4-6: INDUSTRIAL DISTRICT DESIGN STANDARDS

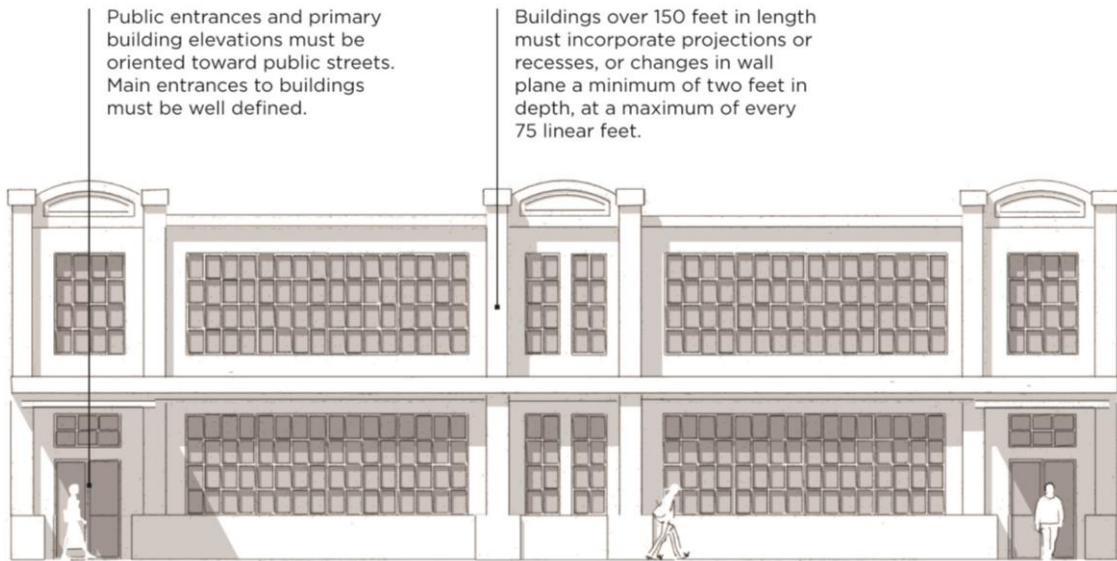
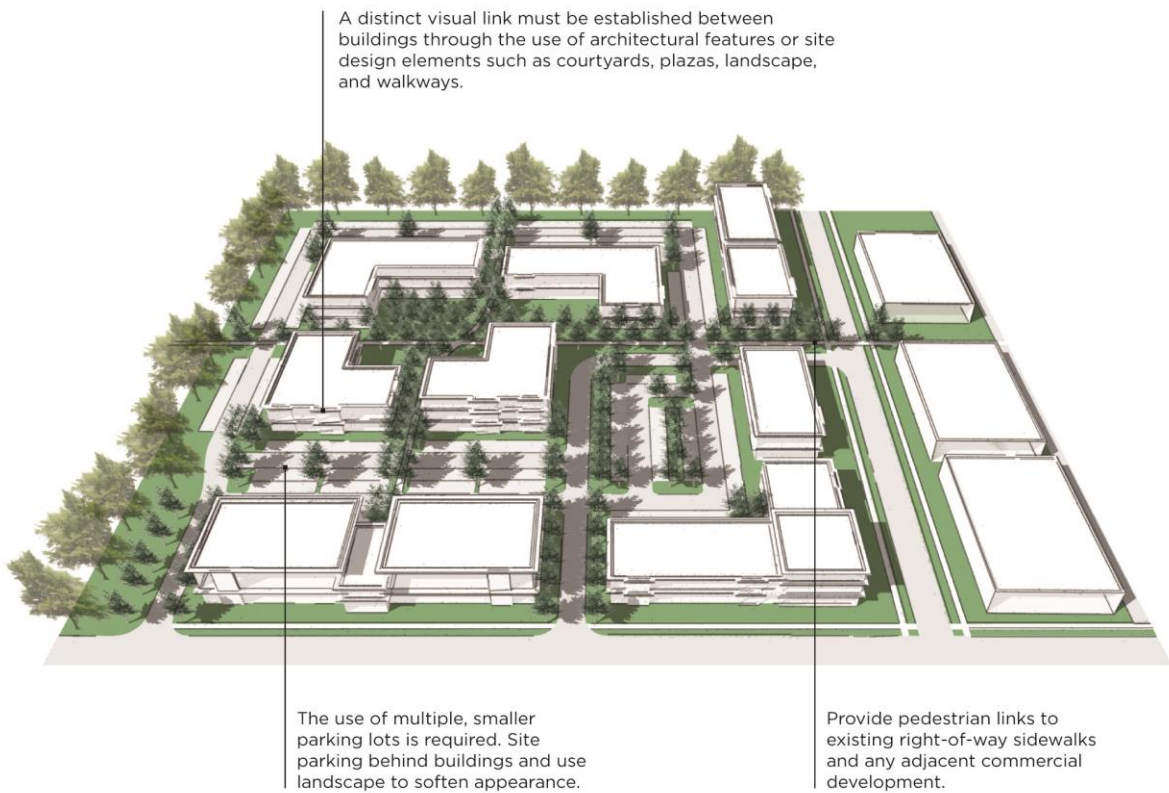


FIGURE 4-7: INDUSTRIAL DISTRICT SITE DESIGN STANDARDS



4.6 SPECIAL PURPOSE DISTRICTS

A. IC Institutional Campus Zoning District

1. Purpose Statement

The IC Institutional Campus Zoning District is intended to accommodate large institutional uses, such as universities, select vocational educational facilities, and healthcare institutions, to allow for their expansion in a planned manner while protecting the surrounding neighborhoods.

2. Uses

Article 5 lists permitted and special principal uses and temporary uses for the IC Institutional Campus Zoning District.

3. Dimensional Standards

Table 4-9: IC District Dimensional Standards establishes the dimensional standards for the IC District. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

TABLE 4-9: IC DISTRICT DIMENSIONAL STANDARDS	
	IC District
BULK	
Minimum Lot Area	1 acre
Maximum Building Height	100'
SETBACKS	
Minimum Front Setback	20'
Minimum Interior Side Setback	None, unless abutting residential district, then 20' plus 1' of setback for every 1' of building height over 45'
Minimum Corner Side Setback	20'
Minimum Rear Setback	None, unless abutting residential district, then 20' plus 1' of setback for every 1' of building height over 45'

4. Institutional Master Plan

An institutional campus may apply for approval of an Institutional Master Plan, which may deviate from the dimensional standards of Table 4-9. Once an Institutional Master Plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations. Institutional Master Plan approval must proceed in accordance with the standards of this section.

- a. An Institutional Master Plan may be applied only to those properties owned by or under unified control of the applicant.
- b. The Institutional Master Plan must address the general site layout of the entire area and include the following:
 - i. Concept plans for development of the entire district including the boundaries of the proposed district and the ownership of the land therein.
 - ii. The location, square footage and building heights of all existing structures and a general range of the location, square footage, and building heights of all proposed structures and uses intended.
 - iii. Landscape plan that shows the general location of all open space and any buffering or screening along the perimeter of the district.
 - iv. Sign plan that shows the general location of, including on-site identification and directional signs, and the proposed off-site directional sign plan.

- v. Internal traffic circulation plans, including traffic ingress and egress locations, pedestrian circulation, bicycle circulation, and public transit access.
 - vi. The location and capacity of all off-street parking and loading spaces.
 - vii. Estimates of traffic load impact on surrounding public street system.
- c. An IC District controlled by an Institutional Master Plan is established in accordance with the following procedures.
- i. All Institutional Master Plans must be filed with the Executive Director. Once it is determined that the application is complete, the Executive Director will schedule the application for consideration by the Caddo Parish Planning and Zoning Commission.
 - ii. After receipt of a complete application, the Caddo Parish Planning and Zoning Commission will consider the Institutional Master Plan at a public meeting. The Caddo Parish Planning and Zoning Commission will forward its recommendation to the Parish Commission.
 - iii. The Parish Commission will approve, approve with conditions, or deny an Institutional Master Plan proposed for properties within Caddo Parish.
 - iv. The Parish Commission must act on the application within 60 days of receipt of the Caddo Parish Planning and Zoning Commission recommendation. The Parish Commission must take action in the form of approval, approval with conditions, or denial.
 - v. If the Parish Commission does not act upon the application within 60 days of receipt of the Caddo Parish Planning and Zoning Commission recommendation, the application is deemed denied unless the Parish Commission grants additional consideration time.
- d. The following development actions are considered consistent with an approved Institutional Master Plan, even if not specifically shown on that approved Institutional Master Plan:
- i. Construction of new structures of 2,000 square feet of gross floor area or less that are adjunct to and support an existing use on campus.
 - ii. Additions to existing structures of less than 25% of the existing gross floor area or 10,000 square feet in gross floor area, whichever is less.
 - iii. A change of use to any use permitted within the district.
 - iv. New parking facilities of 10 or fewer parking spaces.
 - v. Creation or expansion of any bicycle parking facilities.
 - vi. Creation or expansion of open space, and alternate landscape designs and stormwater management techniques.
 - vii. Façade renovation to an existing structure.
 - viii. Interior renovations to an existing structure.

B. NA Natural Areas Zoning District

1. Purpose Statement

The NA Natural Areas Zoning District is intended to protect and preserve existing natural areas such as forest areas, wetlands, and waterways. Natural areas are maintained in a predominantly undeveloped state, though very limited development may be allowed for passive recreation and educational purposes, but must be compatible with and cause little impact to these areas.

2. Uses

Article 5 lists permitted and special principal uses and temporary uses for the NA Natural Areas Zoning District.

3. Dimensional Standards

Table 4-10: NA District Dimensional Standards establishes the dimensional standards for the NA District. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

TABLE 4-10: NA DISTRICT DIMENSIONAL STANDARDS	
NA District	
BULK	
Minimum Lot Area	1 acre
Maximum Building Height	25'
SETBACKS	
Minimum Front Setback	20'
Minimum Interior Side Setback	20'
Minimum Corner Side Setback	20'
Minimum Rear Setback	20'

4. Design Standards

- a. Trails and related public amenities for passive recreation are encouraged but must not create any negative impacts on environmentally sensitive areas.
- b. Native vegetation, such as grasses, shrubs, and trees, may only be disturbed to control noxious or invasive vegetation or to remove dead, dying, or diseased vegetation.
- c. Building materials used for structures or public amenities must use muted, natural colors. Bright colors and reflective material are prohibited.

C. OS Open Space Zoning District

1. Purpose Statement

The OS Open Space Zoning District is intended to provide and protect open space and public recreational facilities, both outdoor and indoor, located within Caddo Parish. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary commercial activities, such as cultural facilities, performance venues, and restaurants.

2. Uses

Article 5 lists permitted and special principal uses and temporary uses for the OS Open Space Zoning District.

3. Dimensional Standards

Table 4-11: OS District Dimensional Standards establishes the dimensional standards for the OS District. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

TABLE 4-11: OS DISTRICT DIMENSIONAL STANDARDS	
	OS District
BULK	
Minimum Lot Area	10,000sf
Maximum Building Height	35'
SETBACKS	
Minimum Front Setback	15'
Minimum Interior Side Setback	15'
Minimum Corner Side Setback	15'
Minimum Rear Setback	15'

D. RBO Riparian Buffer Overlay Zoning District

1. Purpose Statement

The RBO Riparian Buffer Overlay Zoning District is intended to protect riparian (river and stream) corridors throughout Caddo Parish. The buffer standards of the overlay district are intended to reduce soil and nutrient loss by slowing surface runoff, maintain the quality of water by reducing erosion and minimizing siltation, and provide a buffer to reduce sedimentation and nutrient pollution of streams and rivers from non-point sources. The RBO Overlay District does not apply to areas zoned the RRO Red River Overlay Zoning District. Where the RBO Overlay District applies adjacent to Cross Lake, regulations regarding use and construction apply along the 172 Contour Line within the Caddo Parish Code of Ordinances control over these regulations.

2. Riparian Buffer Applicability

A riparian buffer is comprised of three distinct zones unless it is determined, based on riparian buffer function and site characteristics, that only one or two zones are necessary. Each riparian buffer zone has its own set of vegetative targets. No development is permitted within the buffer zones with the exception of nature trails.

3. Priority Areas Within Riparian Buffers

Riparian buffers are defined by priority sites as follows:

- a. Priority 1 sites consist of major drainage ways and bodies of water and are given the highest priority for protection.
- b. Priority 2 sites consist of major collectors, continually flowing drainways to Priority 1 water bodies, and potentially small lakes are given second highest priority for protection.
- c. Priority 3 sites consist of minor drainways and potentially tertiary waterways with intermittent flow.

4. Buffer Zones

a. Buffer Zone 1: Streamside Zone

- i. The function of the streamside zone is to protect the physical and ecological integrity of the ecosystem, especially stream bank and riverbank stabilization. This zone is closest to the stream or river.
- ii. The width of the riparian buffer is measured perpendicular to the adjoining bank. The minimum width of Buffer Zone 1 is:
 - (A) Priority 1 Site: 100 feet
 - (B) Priority 2 Site: 75 feet
 - (C) Priority 3 Site: 50 feet

- iii. The mature vegetative cover of Buffer Zone 1 should consist of undisturbed vegetation. Only water-tolerant species native or naturalized to the region should be planted in Zone 1 if no existing vegetation is present.

b. Buffer Zone 2: Middle Zone

- i. The function of the middle zone is to protect key components of the stream or river, and to allow soil particles to trap nitrogen and phosphorus. This zone is adjacent to Zone 1.
- ii. The width of the riparian buffer is measured perpendicular to Buffer Zone 1. The minimum width of Buffer Zone 2 is:
 - (A) Priority 1 Site: 50 feet
 - (B) Priority 2 Site: 50 feet
 - (C) Priority 3 Site: 35 feet
- iii. The mature vegetative cover of Buffer Zone 2 should consist of native or naturalized, lower story and edge vegetation. Only species native or naturalized to the region should be planted in Buffer Zone 2 if no existing vegetation is present.

c. Buffer Zone 3: Outer Zone

- i. The function of the outer zone is to prevent development encroachment into Buffer Zones 1 and 2 of the riparian buffer, and to filter runoff. This sedge, forbs-covered, and grass zone serves to feather surface water flow by increasing infiltration and water storage, and absorbing nutrients. This zone is adjacent to Buffer Zone 1 or Buffer Zone 2.
- ii. The width of the riparian buffer is established to ensure the restoration or protection of Buffer Zone 1 and/or Buffer Zone 2. The minimum width of Buffer Zone 3 is:
 - (A) Priority 1 Site: 50 feet
 - (B) Priority 2 Site: 25 feet
 - (C) Priority 3 Site: 20 feet
- iii. The mature vegetative target for Buffer Zone 3 should be grasses, sedges, and forbs native or naturalized to the region that perform phytofiltration.

E. CLO Cross Lake Overlay Zoning District

1. Purpose Statement

The CLO Cross Lake Overlay Zoning District is intended for development that abuts Cross Lake. This overlay district accommodates the unique water-related development patterns of these areas. Additional regulations regarding use and construction apply along the 172 Contour Line within the Caddo Parish Code of Ordinances.

2. Applicability

The CLO Cross Lake Overlay Zoning District applies to all lots within 200 feet of the high water mark.

3. Uses

The uses of the underlying zoning district control within the overlay district area, with the following exceptions:

a. Permitted Uses

- i. Boathouses
- ii. Piers

b. Special Uses

- i. Marina

c. Prohibited Uses

- i. Borrow Pit
- ii. Car Wash
- iii. Gas Station
- iv. Salvage Yard
- v. Storage Yard – Outdoor
- vi. Truck Repair
- vii. Truck Stop
- viii. Vehicle Repair – Major or Minor

4. Dimensional Standards

The dimensional standards of the underlying zoning district control with the exception of the following standards for setbacks, which control over those of the underlying zoning district.

- a. Any new lots created through subdivision as of the effective date of this Code that are not served by community sewer must be a minimum of one acre in lot area.
- b. Maximum impervious surface coverage: 40%.
- c. Minimum street lot line setback: The building line of the existing principal building. Where there is no principal building, then 30 feet.
- d. Minimum waterfront setback: 10 feet.
- e. Minimum interior side setback: 10 feet.

F. RRO Red River Overlay Zoning District

1. Purpose Statement

The RRO Red River Overlay Zoning District is intended to preserve, create, and enhance public views of and access to the Red River riverfront, and encourage use of the waterfront by providing a waterfront promenade, including connections to nearby public right-of-way, open space, and other public amenities. New waterfront development should minimize substantial change to existing public views of the riverfront from adjacent public streets and neighborhoods. Where the Army Corps of Engineers has jurisdiction over development along the Red River, such regulations, requirements, and permits control over these regulations.

2. Applicability

The RRO Red River Overlay Zoning District applies to all lots within 500 feet of the high water mark.

3. Uses

The uses of the underlying zoning district control within the overlay district area.

4. Dimensional Standards

The dimensional standards of the underlying zoning district control with the exception of the following standards, which control over those of the underlying zoning district.

a. Building Separation

Any structures located along the riverfront over 70 feet in height must be separated from any other structure over 70 feet equal to an amount of the tallest of the two structures.

b. View Corridors

i. A view corridor is required from any existing public right-of-way that extends to the riverfront or terminates prior to reaching the riverfront, but abuts the RRO Overlay District. The view corridor must be the minimum width of the public right-of-way. The view corridor must continue to the waterfront as a straight-line extension of the public right-of-way.

ii. Development along all public streets that abut the boundaries of RRO District and extend to the riverfront or terminate prior to reaching the riverfront, must maintain an unobstructed view of the riverfront, with the exception of building projections as allowed by item iii below. The view corridors must be of the same width as the street, and must continue to the waterfront in a straight line. This restriction on development that obstructs views of the river may be modified with application for and approval of view corridor modification by the Executive Director.

iii. Building projections into any view corridor are limited to 10% of the width of the corridor and are allowed only in view corridors greater than 30 feet in width.

c. Design Standards

All buildings within the RRO Overlay District must meet the following design standards:

i. Where public access is provided from the riverfront facade of a structure, that facade must meet all the design requirements of the underlying zone, including those that apply only to facades abutting a right-of-way.

ii. Where public access is not provided from the riverfront facade, the following transparency requirements apply, in addition to any applicable standards from the underlying zone:

(A) The ground floor of the riverfront facade must maintain a transparency of 50%, measured between two and 14 feet in height from grade.

(B) Upper floors of the riverfront facade must maintain a transparency of 25% of the wall area of the story.

iii. Outdoor seating, dining, plazas, and similar amenities for the public are encouraged along any facade that abuts the riverfront.

d. Waterfront Public Access

All lots in the RRO Overlay District that abut the riverfront are encouraged to provide public access to the waterfront. The public access walkway should run along the riverfront and be accessible to the public at all times. The pedestrian path should have a clear width of at least 12 feet. Public walkways on adjoining properties should connect, where possible.

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.

G. RP Residential Professional Overlay Zoning District

1. Purpose

The purpose of the RP Residential Professional Overlay District is to address areas of detached house development where certain detached dwellings are used for residential and others for first-floor, low intensity non-residential uses. This overlay district is tied directly to the underlying residential district in order to maintain the existing character of the development and the neighborhood. Non-residential uses are restricted to only those uses that are compatible with residential uses.

2. Permitted Uses

The following non-residential uses are permitted in the RP Overlay District. Only one such use is permitted per structure.

a. Art Gallery

b. Arts Studio

c. Medical/Dental Clinic

d. Office

3. Design and Performance Standards

Conversion of the structure to a use permitted in item 2 above requires site plan review. Such conversion is subject to the following design and performance standards.

a. The first floor of a structure may be used for a non-residential use permitted in item 2 above and the upper floors of the structure may be used for office uses related to that first floor business so long as the upper floors are not open to the public.

b. The residential form of the building must be generally maintained.

c. The principal entrance must be a direct entry from the primary abutting street.

- d. No additional off-street parking is required.
- e. Outside storage or display is prohibited. All business, servicing, processing and storage uses must be located entirely within the structure.
- f. One non-illuminated wall sign not exceeding two square feet in area is permitted.

H. CD Conservation Design Overlay Zoning District

1. Purpose

The purpose of the CD Conservation Design Overlay Zoning District is to preserve environmentally sensitive areas while allowing for residential development. The intent is to work with natural land features and cluster residential development within the larger development space to leave the remainder of the site as natural areas or open space. Conservation design helps to achieve numerous environmental and ecological benefits, including wildlife management and habitat preservation, water quality protection, and greater aquifer recharge.

2. General Requirements

- a. The minimum area required for CD Overlay District is 20 acres. However, the City Council may approve a district of a smaller area if the purpose and objectives of this district can be met.
- b. The CD Overlay District is permitted only in the following residential districts: R-A, R-E, R-1-12, R-1-10, R-1-7, and R-1-5 Districts.
- c. Lots must be configured to minimize the loss of natural resources, including wetlands, bayous, water bodies, woodlands, and historical resources.
- d. The development must preserve scenic natural views, including views from roadways.
- e. If agricultural uses are being maintained within the development, lots must be configured in a manner that maximizes the usable area remaining for such agricultural uses with appropriate buffers between agricultural uses and residential structures.

3. Development Standards

- a. There are three levels of conservation design:
 - i. Conservation Design Low Density (CD-L): is intended for areas of low-density residential. CD-L applies to areas zoned the R-A and R-E District.
 - ii. Conservation Design Medium Density (CD-M) is intended for areas of medium-density residential. CD-M applies to areas zoned the R-1-12, R-1-10 and R-1-7 District.
 - iii. Conservation Design High Density (CD-H) is intended for areas of high-density residential. CD-H applies to areas zoned the R-1-5 District. The CD-H District requires connection to public sewer.
- b. Development in a CD Overlay District must meet the requirements of Table 4-12: CD Overlay District Standards. The intent of these standards is to allow for clustering of lots of a smaller area to preserve natural areas. In order to approve the smaller dimensions allowed without public sewer, an alternate approved means of wastewater collection and treatment must be provided.

TABLE 4-12: CD OVERLAY DISTRICT STANDARDS					
	CD-L		CD-M		CD-H
	Community or Private Sewer	Public Sewer	Community or Private Sewer	Public Sewer	Public Sewer
Minimum Lot Area	20,000sf	10,000sf	6,000sf	4,000sf	3,000sf
Minimum Lot Width	100'	75'	50'	40'	30'
Maximum Building Height	35'	35'	35'	35'	35'
Minimum Front Setback	20'	20'	20'	20'	20'
Minimum Interior Side Setback	10'	10'	5'	5'	5'
Minimum Corner Side Setback	20'	20'	10'	5'	5'
Minimum Rear Setback	20'	20'	20'	20'	20'

- c. There must be a perimeter buffer yard around the entire development of no less than 50 feet. No development is permitted in this perimeter buffer yard, which must remain landscaped with no structures. This perimeter buffer yard may be included in the required percentage of open space if undivided and restricted in perpetuity from future development. Access points to the development are permitted within this perimeter buffer yard.
- d. Residential dwellings must be clustered according to the following standards.
 - i. Each residential cluster is limited to no more than 25 dwellings.
 - ii. Residential clusters should be located a minimum of 100 feet apart lot line to lot line, separated by greenbelts or other natural features. The greenbelts may include bike paths or hiking trails. No development is permitted within these separation areas.
 - iii. Residential clusters must be located to minimize negative impacts on the natural scenic and cultural resources of the site.
 - iv. Residential clusters must be sited to achieve the following goals:
 - (A) Minimize disturbance to natural areas. Clear-cutting is prohibited.
 - (B) Prevent downstream impacts due to runoff through adequate on-site stormwater management practices.
 - (C) Protect scenic views of open land from adjacent roads.
 - v. Siting of residences must not encroach on rare plant communities, high quality sites, or endangered species.
 - vi. Whenever possible, open space must connect with existing or potential open space on adjoining parcels and local or regional recreational trails.

4. Required Common Open Space

- a. 40% of the land area in a conservation design must be maintained as active or passive open space, as described in this section.
- b. The minimum open space required must be owned and managed as described in this section. The uses within the open space must be accessible to the residents of the development. These uses may also be available to the general public. The required open space must be undivided and restricted in perpetuity from future development.
- c. The following active and passive open space uses are counted toward the required common open space percentage required:
 - i. Natural water features, wetlands, and conservation areas. No more than 25% of the required open space area may consist of water bodies, ponds, floodplain, or wetlands.

- ii. A trail system connecting open space areas.
 - iii. Recreational facilities such as swimming pools, tennis courts, and skateparks. No more than 30% of the required total open space area may consist of structures for recreational facilities.
 - iv. Hiking trails and fitness courses.
 - v. Parks and playgrounds.
 - vi. Greenways.
 - vii. Detention/retention areas which are accessible to occupants or the public via nature trails, boardwalks, perimeter walkways or street, but only if they are designed as wetlands or natural water features and are landscaped with native vegetation.
 - viii. Botanical gardens, greenhouses, and community gardens.
 - ix. Reuse of structures existing on the site prior to development for community purposes (i.e. rehab of an existing barn or silo, etc.).
 - x. Agricultural uses, including vineyards with wineries and stables.
 - xi. Existing oil wells and associated facilities.
- d. The following areas are permitted but are specifically excluded from the required common open space percentage:
- i. Yards on individual lots or yards that are reserved for the exclusive use of an individual property owner.
 - ii. Dedicated streets, alleys, or other public rights-of-way.
 - iii. Vehicular drives, private streets, and parking, loading and storage areas.
 - iv. Golf courses.
- e. A management plan must be prepared and submitted for all common open space, including any man-made drainage facilities that serve more than one property, such as detention/retention ponds. The designated common open space and common facilities must be owned and managed by one or a combination of the following:
- i. A homeowners association.
 - ii. A condominium association.
 - iii. A non-profit conservation organization or park district.
 - iv. An individual who will maintain the land for common open space purposes, as provided by a conservation servitude. This option may be used only on a very limited basis for unique situations where no other options are practical as approved by the City Council.

4.7 SPECIAL DEVELOPMENT TYPES

Planned unit developments are included in this Code in Article 16 as a special type of development. The planned unit development technique is intended to encourage and allow more creative and flexible development of land than is possible under base district zoning regulations. Planned unit development is a special approval granted under the provisions of Article 16. Planned unit developments are of two types: a planned unit development (PUD), which must be a minimum of five acres, and a small planned unit development (SPUD), which may be less than five acres in area and is planned all in one stage. Planned unit developments (PUD) and small planned unit development (SPUD) are not zoning districts but rather special approvals.

TABLE 5-1: USE MATRIX																																				
PRINCIPAL USE	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	IC	USE STANDARD		
Dwelling - Two-Family							P	P	P	P	P								P	P														Sec. 6.1.Q		
Educational Facility - Primary or Secondary	P	P	S	S	S	S	P	S	P	P	P	P	P		P	P	P	P	P	P			P													
Educational Facility - University or College																S	P	P	S	P	P		P	P	P		P	P						P		
Educational Facility - Vocational School																S	P	P	S	P	P		P	P	P	P	P	P	S	P				S		
Financial Institution															P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P		
Financial Institution with Drive-Through															P	P	P	P	A	A			A			P	P	A							Sec. 6.1.R	
Food Truck and Trailer Vendor															P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.1.S	
Food Truck Park															S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 6.1.T	
Fraternity/Sorority																																		P		
Freight Terminal																													P	P						
Funeral Home																S	P	P	S																	
Furniture, Furnishings and Equipment Sales																	P	P									P	P	S							
Gas Station																S	P	P	S			S				S	S	P	P	P					Sec. 6.1.U	
Golf Course/Driving Range	S	S	S	S																													P			
Government Office															P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouse/Nursery - Retail																	A	P										P	P							
Group Home	P	P	P	P	P	P	P	P	P	P	P																								Sec. 6.1.V	
Halfway House																		S										S							Sec. 6.1.V	
Healthcare Institution																P	P	P									P								P	
Heavy Retail, Rental, and Service																	S	P		S						S	S	P	S							
Helipad																					S	S					S		S					S	Sec. 6.1.A	
Heliport																											S		S	S				S	Sec. 6.1.A	
Hotel																S	P	P	S	P	S	P	P	S	S	S	P							P		
Industrial - Artisan																		S	P		S															
Industrial - Heavy																																		P		
Industrial - Light																												P	P	P						
Industrial Design																		P	A		P		P		P	P	P	P	P							
Industrial Services																	P	P									P	P	P							
Live Entertainment - Ancillary Use																S	S	S	S	S	P	P	S		P			P							Sec. 6.1.W	
Live Performance Venue																	P	P	S	P	P	P	P		P			P						P	Sec. 6.1.W	
Lodge/Meeting Hall	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.1.X
Manufactured Home Park														P																						
Marina																		S										S	S				S			
Medical/Dental Office								S							P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	
Movie Studio																						S			S			P	P							
Neighborhood Commercial Establishment			S	S	S	S	S	S	S	S	S	S	S																							Sec. 6.1.Y
Nightclub																	S	S		S		S	S		S			S							Sec. 6.1.W	
Office								S							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Outdoor Dining															S	P	P	P	P	P	P	P	P	P	P	P	P	S	S						Sec. 6.1.Z	
Overnight Truck Parking																													P	P					Sec. 6.1.AA	
Parking Lot (Principal Use)																S	P	P	S	P		S				S	P	S	P			P	P	Sec. 6.1.BB		
Parking Structure (Principal Use)																S	P	P	S	P	P	P	P	P	P	P	P	P	P			P	P	Sec. 6.1.BB		
Pay Day/Title Loan Agency																S	P	P	P		S		S					S	S						Sec. 6.1.CC	
Passenger Terminal																		P					S			S	P	P	S							
Personal Service Establishment															P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Place of Worship	P	P	P	P	P	P	P	S	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		P						P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	S		S	P	P							P	P			
Public Safety Facility	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Works Facility																		P								S	P	P	P	P				P		

TEMPORARY USE	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	I	USE STANDARD
Batch Plant/Rock Crushing Facility (Temporary)	P*	P*	P*															P*								P*			P*	P*				Sec. 6.2.A
Borrow Pit	P*	P*	P*																										P*	P*				Sec. 6.2.B
Farmers' Market	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	Sec. 6.2.C
Temporary Outdoor Events	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	Sec. 6.2.D
Temporary Sale of Non-Seasonal Merchandise															P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		Sec. 6.2.E
Temporary Seasonal Sales	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		Sec. 6.2.F
Temporary Subdivision Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P																				Sec. 6.2.H

* Even though Batch Plant/Rock Crushing Facility (Temporary) and Borrow Pit are permitted uses (P) by-right, these uses require MPC Board approval at a public hearing.

ARTICLE 5. USES

5.1 GENERAL USE REGULATIONS

5.2 USE MATRIX

5.3 USE DEFINITIONS

5.1 GENERAL USE REGULATIONS

- A.** No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.
- B.** All uses must comply with any applicable federal and state requirements, and any additional Parish ordinances. For select uses, specific Parish ordinances are cross-referenced but this is not intended to indicate that only those ordinances apply to such uses or that other uses within this Code are not subject to additional ordinances not referenced.
- C.** Any use that is not included in the use matrix is prohibited in all districts.
- D.** A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support or are functionally integrated into the principal use.
- E.** All uses must comply with the use standards of Article 6, as applicable, as well as all other regulations of this Code.

5.2 USE MATRIX

Table 5-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. "P" indicates that the use is permitted by right in the district. "S" indicates that the use is a special use in the district and requires special use approval. "E" indicates that the use is a special exception use in the district and requires administrative approval from the Caddo Parish Planning and Zoning Commission. If a cell is blank, the use is not allowed in the district. In the case of temporary uses, a "P" indicates the temporary use is allowed in the district and may require approval of a temporary use permit. For accessory uses, see Article 7.

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5.3 USE DEFINITIONS

All uses within Section 5.1 and Table 5-1 are defined in this section. Certain uses are defined to be inclusive of many uses. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.

Agriculture. Land and associated structures used to grow crops and/or raise livestock for sale, commercial use, personal food production, donation, or educational purposes.

Airport. Land, water, and/or structures used for the landing and takeoff of aircraft, including airport buildings, hangars, and maintenance equipment. An airport includes passenger terminals for that airport and any ancillary uses within the passenger terminal, such as restaurants and retail goods establishments.

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building, principally devoted to recreational activities or nongambling games, leisure and recreation services to the public or to members. Examples include the following uses when they are conducted indoor: ice or roller skating rinks, bingo parlors, billiard parlors, pool halls, miniature golf courses, amusement arcades, tennis clubs, swimming pools, play courts, batting cages, go-cart or dirt-bike courses, skateboard areas, water slides or water parks, movie theaters, gymnasiums (excluding those within public parks), sports arenas, bowling centers, tumbling centers, skating centers, roller rinks, and escape room/physical adventure game facilities. Indoor amusement facilities do not include live performance venues. An indoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses. All movie theaters where alcohol is served are regulated by Chapter 10 of the Shreveport Code of Ordinances.

Amusement Facility - Outdoor. A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor stadiums, fairgrounds, batting cages, miniature golf courses, and amusement parks. An outdoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses.

Animal Care Facility. An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. Animal care facilities do not include commercial breeders and animal shelters.

Animal Shelter. An establishment that houses and provides care for homeless, lost, or abandoned dogs, cats, and/or other animals until such animals are reclaimed by their owner, placed in a new home, placed with another organization for adoption, and/or euthanized.

Art Gallery. An establishment that sells, loans and/or displays paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Arts Studio. An establishment where an art, type of art or activity is taught, studied, or practiced such as dance, martial arts, photography, music, painting, gymnastics, pilates, or yoga. An arts studio also includes private exercise studios for private sessions with trainers and/or private classes.

Automated Teller Machine (ATM) - Standalone. A freestanding machine used by bank and financial service patrons for conducting transactions including deposits, fund transfers, and withdrawals without contact with financial institution personnel.

Bar. An establishment for the sale of alcoholic beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use. All premises and activities where alcohol is served (including special events) are regulated by Chapter 4 of the Caddo Parish Code of Ordinances.

Batch Plant/Rock Crushing Facility (Temporary). A temporary portable facility for the production of concrete, asphalt and bituminous substances used for paving and/or temporary portable facilities for crushing rocks and other construction debris for disposal or recycling.

Bed and Breakfast. A residential dwelling, or portion of a residential dwelling, where a resident and/or owner, who lives on the premises, provides lodging for a daily fee and prepares meals for guests. A bed and breakfast may include dining facilities.

Borrow Pit. A temporary use of a place or premises where dirt, soil, sand, gravel, or other natural material is removed by excavation or other means of extraction for use at another location. A borrow pit includes temporary rock crushing facilities as part of the operations. It includes any property used for the storage or stockpiling of such material for use at any other location. Borrow pit does not include the following, which are regulated as part of the larger activities described:

1. Excavation in connection with a valid building permit.
2. Grading work in connection with an approved grading plan.
3. Trenching incidental to the construction and installation of approved utilities.
4. Excavation in conjunction with road or drainage construction.
5. Excavation of a limited duration where the excavated material is not removed from the site; e.g., swimming pools; septic tanks; agricultural drainage work incidental to agricultural operations and irrigation/stock watering ponds; lakes or ponds created for aesthetic purposes, etc.
6. Emergency work necessary to protect life or property.
7. Removal of hazardous material or waste required for construction of improvements on the same property.

Body Modification Establishment. An establishment that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.

Broadcasting Facility - TV/Radio. A facility engaged in broadcasting and information relay services for radio and television signals, including studio facilities. A broadcasting facility may or may not include antennas to broadcast the signal.

Bus Transfer Station. A public transit station for two or more bus routes in a public transit system, oftentimes the endpoint for one or more bus routes, where passengers may change from one route to another.

Campground. An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters.

Car Wash. An establishment for the washing and cleaning of vehicles or other light duty equipment, whether automatic, by hand, or self-service. The car wash facility may be within an enclosed structure, an open bay structure, or similar configurations.

Cemetery. Land and structures reserved for the interring of human remains or the interring of animal remains. Cemeteries may include structures for performing religious ceremonies related to the entombment of the deceased, mortuaries, including the sales of items related to the interment of remains, and related accessory structures, such as sheds for the storage of maintenance equipment.

Commercial Breeder. An establishment where dogs over six months of age are boarded, bred, raised, and trained for commercial gain. Commercial breeder does not include animal shelters or shelter and training facilities for canine units of public safety agencies.

Community Center. A facility used as a place of meeting, recreation, or social activity, that is open to the public and is not operated for profit, and offers a variety of educational and community service activities. A community center may serve as a local "food hub" where regionally grown food, including value added food, can be grown and/or brought for distribution and sale.

Contractor Office. Offices for businesses in the conduct of any building trade or building craft, together with land and/or structures used for the storage of equipment, vehicles, machinery, or building materials related to and used by the building trade or craft. If a contractor office has no on-site accessory storage of equipment, vehicles, machinery, or building materials and is used only for office functions, such use is considered an office.

Convention Center. A facility designed and used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with ancillary functions including temporary outdoor displays and food and beverage preparation and service for on-premise consumption.

Community Garden. The cultivation of fruits, flowers, vegetables, or ornamental plants by one or more persons, households, or organizations. Community gardens may include apiaries, aquaculture, and chicken coops, but do not include the raising of any livestock or the use of heavy machinery.

Conservation Area. Designated open space that preserves and protects natural features, wildlife, and critical environmental features. A conservation area may include opportunities for passive recreation, such as hiking trails and lookout structures, and environmental education.

Country Club. An establishment open to members, their families, and invited guests organized and operated for social and recreation purposes with indoor and/or outdoor recreation facilities, restaurants and bars, meeting rooms, and similar uses.

Cultural Facility. A facility open to the public that provides access to cultural exhibits and activities including, but not limited to, museums, cultural centers, non-commercial galleries, historical societies, and libraries. A cultural facility may include uses such as, but not limited to, retail sales of related items and restaurants as ancillary uses.

Data Center. A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

Day Care Center. A facility where, for a portion of a 24 hour day, care and supervision is provided for: 1) children not related to the owner or operator of the facility; or 2) elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator.

Day Care Home. A residential dwelling where care and supervision is provided by a permanent occupant of the dwelling for: 1) children not related to the owner or operator of the facility; or 2) elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator of the facility. A child day care home does not include a dwelling that receives children from a single household. For the purposes of applying district dimensional standards, day care homes are subject to the standards for the dwelling type.

Drive-Through Facility. That portion of a business where business is transacted directly with customers via a service window that allows customers to remain in their vehicle. A drive through facility is approved separately as a principal use in conjunction with other principal uses such as restaurants and financial institutions. A standalone ATM is not considered a drive-through facility for the purposes of this definition and is regulated separately.

Dwelling - Above the Ground Floor. Dwelling units located within a single multi-story buildings located above non-residential uses on the ground floor or to the rear non-residential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, non-residential uses must front on the primary street frontage.

Dwelling - Accessory Dwelling Unit. An additional dwelling unit associated with and incidental to a principal single-family – detached or attached or two-family dwelling on the same lot.

Dwelling - Age-Restricted Housing. A multi-family dwelling where each unit is occupied by at least one person who is 55 years of age or over. Age-restricted housing must meet all district design and dimensional standards for multi-family dwellings unless specific standards are cited for such housing. When a district permits dwellings about the ground floor, age-restricted housing may also be developed and designed as such. Age-restricted housing may also be called independent living facilities.

Dwelling - Manufactured Home. A manufactured home dwelling is a prefabricated structure that is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes. A manufactured home is built in a factory on an attached chassis before being transported to a site. Manufactured homes include those transportable factory built housing units built prior to the Federal National Manufactured Housing and Safety Standards Act (HUD Code), also known as mobile homes. Modular buildings and modular homes are not considered manufactured homes, and refer to a method of construction.

Dwelling - Multi-Family. A structure containing three or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a townhouse dwelling.

Dwelling - Townhouse. A structure consisting of three or more dwelling units, the interior of which is configured in a manner such that the dwelling units are stacked horizontally or vertically, separated by a party wall, ceiling, or floor. A townhouse is typically designed so that each unit has a separate exterior entrance. A townhouse dwelling does not include a multi-family dwelling.

Dwelling - Single-Family - Detached. A structure containing only one dwelling unit on a single lot.

Dwelling - Single-Family - Attached. A structure that contains two dwelling units attached by a party wall at a lot line but located on separate lots.

Dwelling - Two-Family. A structure containing two dwelling units on a single lot.

Educational Facility - Primary or Secondary. A public, private, or parochial facility that offers instruction at the elementary, junior high, and/or high school levels.

Educational Facility - University or College / Vocational School. A “university” or “college” is a facility for post-secondary higher learning that is authorized to award associate, baccalaureate, or higher degrees, or a seminary. Universities or colleges include ancillary uses such as, but not limited to, dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses. A “vocational school” is a specialized institution of learning which offers secondary or post-secondary education in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or commercial driving school. A vocational school also applies to privately operated schools that do not offer a complete educational curriculum.

Farmers Market. Temporary use of structures and/or land for the sale of a variety of fresh fruits, flowers, vegetables, or ornamental plants, and other locally produced farm and food products, including value-added products, directly to consumers from two or more farmers or from vendors that have taken such items on consignment for retail sale.

Financial Institution. A bank, savings and loan, credit union, or mortgage office.

Food Truck Park - Minor. The use of land designed to accommodate two to four food truck vendors offering food and/or beverages for sale to the public as the primary use of the property, which may include seating areas for customers.

Food Truck Park - Major. The use of land designed to accommodate five or more food truck vendors offering food and/or beverages for sale to the public as the primary use of the property, which may include seating areas for customers.

Food Truck Vendor. A motor vehicle, or a food trailer towed by another vehicle, designed and equipped to sell food and/or beverages directly to consumers. It does not include wholesale food distributors. The vendor physically reports to and operates from a commissary kitchen for servicing, restocking, and maintenance each operating day.

Fraternity/Sorority. A structure used by a chartered fraternal or sororal membership organization or association, used as a residence and/or a dining and recreational facility for members of organizations or associations who are students at a university, which permits the organization or association to use its facilities because of the relationship of such organization or association to the body of students enrolled in such institution.

Freight Terminal. A facility for freight pick-up or distribution by rail, air, truck, or shipping transport.

Funeral Home. An establishment where the dead are prepared for burial display and for rituals before burial or cremation, including chapels for the display of the deceased and the conducting of rituals before burial or cremation, and crematoriums.

Gas Station. An establishment where fuel for vehicles is stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also include ancillary retail uses, an ancillary car wash bay, ancillary minor vehicle repair facilities, and solar and/or electric charging stations.

Golf Course/Driving Range. A tract of land designed with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms and shelters as ancillary uses. A driving range may be designed as a standalone facility or included as part of a golf course, which is defined as a tract of land equipped with distance markers, clubs, balls, and tees for practicing the hitting of golf balls, and may include a snack-bar and pro-shop.

Government Office. Offices owned, operated, or occupied by a governmental agency to provide a governmental service to the public. Government offices do not include public safety or public works facilities.

Greenhouse/Nursery - Retail. An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are propagated and sold, and may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, paving stones and bricks, and other related items for sale.

Group Home. A group care facility in a residential dwelling for: 1) care of persons in need of personal services or assistance essential for activities of daily living; 2) care of persons in transition or in need of supervision; or 3) the protection of the individual. Group homes include facilities for drug and alcohol rehabilitation and those transitioning from homeless status. Group home does not include facilities for adults or minors who have been institutionalized for criminal conduct and require a group setting to facilitate transition into society.

Halfway House. A residential facility for adults or minors who have been institutionalized for criminal conduct and who require a group setting to facilitate the transition to a functional member of society.

Healthcare Institution. Facilities for primary health services and medical or surgical care to people, primarily in-patient, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, dormitories, or educational facilities, and ancillary uses such as, but not limited to, cafeterias, restaurants, retail sales, and similar uses.

Heavy Retail, Rental, and Service. Retail, rental, and/or service establishments of a heavier and larger-scale commercial character typically requiring permanent outdoor service or storage areas and/or partially enclosed structures. Examples of heavy retail, rental, and service establishments include large-scale home improvement centers with outdoor storage, display, and rental components, lumberyards, truck rental establishments, and sales, rental, and repair of heavy equipment. Wholesale establishments that sell to the general public, including those establishments where membership is required, are considered heavy retail, rental, and service establishments.

Helipad. An area of land or portion of a structure used for the landing and take-off of helicopters with no facilities for service or permanent basing of such aircraft.

Heliport. A designated landing area for discharging or picking up passengers or goods by helicopter or similar vertical lift aircraft, and includes terminal facilities for passengers, goods, aircraft servicing, or storage.

Hotel. A facility that provides sleeping accommodations for a fee and customary lodging services. Related ancillary uses include, but are not be limited to, meeting facilities, restaurants, bars, and recreational facilities for the use of guests.

Industrial - Artisan. A manufacturing establishment for artisan-related crafts that are more intensive uses, such as small-scale metalworking, glassblowing, furniture making, pottery, leathercraft, hand-woven articles, and related items.

Industrial - Heavy. The manufacturing of products from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users. These industrial uses typically have ancillary outdoor storage areas.

Industrial - Light. The manufacturing from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, provided all manufacturing activities are contained entirely within a building, and noise, odor, smoke, heat, glare, and vibration resulting from the industrial activity are confined entirely within the building. A light industrial use may also include a showroom, ancillary sales of products related to the items manufactured or stored on-site, and/or ancillary outdoor storage.

Industrial Design. An establishment where the design, marketing, and/or brand development of various products are researched and developed typically integrating the fields of art, business, science, and engineering. An industrial design establishment may create prototypes and products, but may not mass manufacture products from the premises.

Live Entertainment - Ancillary Use. A live performance, performed live by one or more persons including, but not limited to, musical acts including disc jockeys (DJs), theatrical plays, performance art, stand-up comedy, and magic, included as part of the operation of a bar, restaurant, amusement facility, or similar use. As an ancillary use, the other principal use operating on the site must be open to the public during hours when no performance is scheduled. Live entertainment - ancillary use is approved separately as a principal use. Live entertainment - ancillary use does not include:

1. Any sexually-oriented business.
2. Nightclubs.
3. Live performance venue.
4. Periodic entertainment at educational facilities or places of worship, performances at cultural facilities, performances at reception facilities, and performances at weddings and similar religious events.
5. Incidental entertainment, which is defined as background music provided at a bar or restaurant.

Live Performance Venue. A facility for the presentation of live entertainment, including musical acts including disc jockeys (DJs), theatrical plays, stand-up comedy, and similar performances. Performances are scheduled in advance and tickets are required for admission and are available for purchase in advance, though tickets may be purchased at the venue's box office on the day of the performance. A live performance venue is only open to the public when a live performance is scheduled. A live performance venue may include classroom space utilized during hours it is not open to the public for a performance. A live performance venue may include concession stands, including sale of alcohol, but only when it is open to the public for a performance. A live performance venue does not include any sexually-oriented businesses or nightclubs.

Lodge/Meeting Hall. A facility operated by an organization or association for a common purpose, such as, but not limited to, a meeting hall for a fraternal or social organization or a union hall, but not including clubs organized primarily for-profit or to render a service which is customarily carried on as a business.

Manufactured Home Park. A parcel of land with single control or unified ownership that has been planned and improved for the placement of manufactured homes for residential use.

Marina. A waterfront-dependent facility offering the sale or rental of boats and marine sporting equipment, and the servicing, repair, or storage of the same. A marina may also provide travel-lift services, slip rental, gasoline, sanitary pumpout service, and food and drink.

Medical/Dental Office. A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

Micro-Brewery. A facility for the production and packaging of malt beverages of alcoholic content for wholesale distribution, with a capacity of less than 15,000 barrels per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Brewery facilities that exceed this capacity are considered light industrial uses.

Micro-Distillery. A facility for the production and packaging of alcoholic beverages in quantities not to exceed twelve 12,000 gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Distillery facilities that exceed this capacity are considered light industrial uses.

Micro-Winery. A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, in quantities not to exceed 25,000 gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Wineries that exceed this capacity are considered light industrial uses.

Movie Studio. Facilities for the production of motion pictures and film, including stages, exterior sets, film laboratories, sound recording facilities, construction, repair and storage facilities, caretaker and temporary housing, related commercial vehicles, and accessory fabrication activities.

Neighborhood Commercial Establishment. A commercial use within a primarily residential neighborhood that is non-residential in its original construction and/or use.

Nightclub. An establishment that provides entertainment of a participatory nature, including disc jockeys (DJs), by providing a place for dancing designed with an area designated as a dance floor, including any stage area; however portions of the floor area may be set up for alcohol service, including a bar counter, with or without stools, and other seating areas. A nightclub is only open to the public when it is providing such entertainment and admission (cover charge) is generally charged for admittance.

Office. An establishment that engages in the processing, manipulation, or application of business information or professional expertise. Such an office may or may not offer services to the public. An office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, nor engaged in the repair of products or retail services. An office does not include financial institution, government office, or industrial design.

Outdoor Dining. A seating area that is located outdoors and contiguous to a restaurant or bar, typically in addition to an indoor seating area. Outdoor dining is approved separately as a principal use. Outdoor dining areas may be roofed or covered with an awning.

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.

Parking Lot. An open, hard-surfaced area, other than a street or public way, used for the storage of operable vehicles, whether for compensation or at no charge.

Parking Structure. A structure of one or more levels or floors used for the parking or storage of operable vehicles, whether for compensation or at no charge.

Passenger Terminal. A facility for the handling, receiving, and transferring of passengers.

Pay Day/Title Loan Agency. An establishment providing loans to individuals in exchange for receiving personal checks or the original title to the borrower's motor vehicle as collateral.

Personal Service Establishment. An establishment that provides frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty shops, barbershops, tanning salons, electronics repair shops, nail salons, laundromats, health clubs, dry cleaners, and tailors.

Place of Worship. A facility where persons regularly assemble for religious purposes and related social events, and may include group housing for persons under religious vows or orders. Places of worship may also include ancillary day care facilities and/or classrooms for weekly religious instruction.

Public Park. A facility that serves the recreational needs of residents and visitors. Public park includes, but is not limited to, playgrounds, ballfields, football fields, soccer fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, and gymnasiums. Public parks may also include non-commercial indoor or outdoor amusement facilities, including zoos and amphitheaters, ancillary uses such as, but not limited to, restaurant and retail establishments, and temporary outdoor uses such as festivals and performances.

Public Safety Facility. A facility operated by and for the use of public safety agencies, such as the fire department and the police department, including the dispatch, storage, and maintenance of police and fire vehicles. Public safety facilities include shelter and training facilities for canine units of public safety agencies.

Public Works Facility. A facility operated by the parish public works department to provide parish services, including dispatch, storage, and maintenance of municipal vehicles.

Reception Facility. A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Recreational Vehicle (RV) Park. Land used for the accommodation of two or more recreational vehicles for transient dwelling purposes.

Research and Development. A facility where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software. A research and development establishment may create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

Residential Care Facility. A licensed group care facility that provides 24-hour medical or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A residential care facility includes nursing homes, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. Residential care facilities must meet all district design and dimensional standards for multi-family dwellings unless specific standards are cited for such housing. When a district permits dwellings above the ground floor, residential care facilities may also be developed and designed as such.

Restaurant. An establishment where food and drinks are provided to the public, primarily for on-premises consumption by seated patrons. All premises and activities where alcohol is served (including special events) are regulated by Chapter 4 of the Caddo Parish Code of Ordinances. A restaurant may provide facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site. Private events may be hosted either during regular hours of operation or during such time as the restaurant is closed to the public. However, an establishment operating as a restaurant must have hours of operation open to the public and have a full-service kitchen.

Retail Goods Establishment. An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. Sale of alcohol products is regulated separately as retail sales of alcohol.

Retail Sales of Alcohol. Retail sales of alcoholic beverages in factory original containers for consumption off-premises. Retail Sales of Alcohol is divided into: 1) sales of beer/wine, which are malt beverages of alcoholic content (beer) and alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar (wine); and 2) sales of liquor, which is an alcoholic beverage made by distillation rather than by fermentation.

Salvage Yard. Land where vehicles or other machinery are collected, accumulated, or stored, and broken up, where parts may be saved and processed for resale. This includes any land where two or more wrecked, junked, burned, salvaged, disassembled, or inoperative motor vehicles are collected, accumulated, or stored not within a completely enclosed structure.

Self-Storage Facility: Climate-Controlled. A facility for the storage of personal property where individual renters control and access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Self-Storage Facility: Outdoor. A facility for the storage of personal property where individual renters control and access individual storage spaces and where each storage unit has individual access from the outdoors. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and

other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval. For purposes of this Code, self-storage facility: outdoor is considered synonymous with self-storage warehouse, self-storage facility, mini-warehouse, or mini-storage.

Sexually-Oriented Business. Any establishment that is an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, dual purpose business, escort agency, exotic dance service, or semi-nude model studio as defined in this section.

1. **Adult Bookstore, Adult Novelty Store, or Adult Video Store.** A commercial establishment that devotes 50% or more of its interior sales or display space to the sale or rental, for any form of consideration, of any one or more of the following:
 - a. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas.
 - b. Instruments, devices, or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.
2. **Adult Arcade.** A business where, for any form of consideration, one or more still or motion picture projectors, slide projectors or similar machines are used to show films, motion pictures, video cassettes, DVD, slides, computer generated graphics, or other photographic reproductions which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
3. **Adult Cabaret.** A business that features dancers, go-go dancers, exotic dancers or similar entertainers, or live entertainment, in which persons regularly appear in a state of semi-nudity, or where live performances are characterized by the exposure of specified anatomical areas or by specified sexual activities. Adult cabaret establishments specifically exclude minors, or minors are specifically prohibited by statute or ordinance, regardless of whether any such business is licensed to sell alcoholic beverages.
4. **Adult Motion Picture Theater.** A business used for presenting motion pictures that are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons.
5. **Adult Motel.** A motel or similar business establishment that rents, leases, or lets any room for less than a 10 hour period, or rents, leases or lets any single room more than twice in a 24 hour period.
6. **Dual Purpose Business.** A commercial establishment that devotes at least 20% of its interior sales or display space to the sale or rental, for any form of consideration, of any one or more of the following:
 - a. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas.
 - b. Instruments, devices, or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.
7. **Escort Agency.** A person or business association who, whether on or off the licensed premises, furnishes, offers to furnish, or advertises to furnish escorts, as defined herein, for compensation.
8. **Exotic Dance Service.** Any business or person who provides exotic dancers to perform at a private residence, business or other location (other than an adult cabaret).
9. **Semi-Nude Model Studio.** Any place where a person, who regularly appears in a state of semi-nudity, is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. It is a defense to prosecution for any violation of this definition that a person appearing in a state of nudity or semi-nudity did so in a modeling class operated in accordance with the provisions of the Caddo Parish Code of Ordinances.
10. The following definitions describe the sexually-oriented activities contained within the general definitions for the above sexually-oriented business:

- a. **Sexually Oriented Devices.** Any artificial or simulated specified anatomical area or other device or paraphernalia that is designed in whole or part for specified sexual activities.
- b. **Specified Anatomical Area.** Less than completely and opaquely covered human genitals, anus, and the female breast areola or nipple, or human male genitals in a discernible turgid state, even if completely and opaquely covered.
- c. **Specified Sexual Activities.** Any activity that includes human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, or sodomy; or fondling or erotic touching of human genitals, pubic regions, buttocks, or female breasts, even if completely or opaquely covered.

Shelter Housing. A facility that provides temporary or transitional shelter for the homeless in general or for specific populations of the temporary homeless, such as domestic violence shelters and runaway shelters.

Short-Term Rental Property (STR). Defined in Article 23.

Single Room Occupancy (SRO). A residential facility where individual secure rooms, which do not have full kitchens or cooking facilities, are rented to a single- or two-person household.

Solar Farm. An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

Social Service Center. A service that provides advice or assistance on matters including career guidance, chemical or alcohol abuse, and health concerns but does not include in-patient, overnight, or custodial care facilities that provide living quarters for recipients of the service or the staff. A counseling or training service does not include medical examinations, dispensing of drugs or medication, or other treatments normally conducted in a hospital or clinic. A counseling or training service does not include employment agencies or offices for private attorneys, psychiatrists, psychologists, and other private practitioners that operate for-profit.

Specialty Food Service. A business that specializes in the sale of certain food products, such as a delicatessen, bakery, candy maker, meat market, catering business, cheesemonger, coffee roaster, frozen desserts, or fishmonger, and may offer areas for ancillary retail sales or restaurants that serve the products processed on-site. Specialty food service also includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts.

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.

Storage Yard - Outdoor. The storage of material outdoors as a principal use of land for more than 24 hours.

Temporary Contractor's Office. A temporary structure utilized as a watchman's quarters, construction office, equipment shed, or sales center during the construction of a new development.

Temporary Outdoor Entertainment. A temporary live entertainment event, such as the performance of live music, revue, or play within an outdoor space. Temporary outdoor entertainment event includes fireworks shows, horse shows, carnivals/circuses, temporary worship services, and others.

Temporary Outdoor Sales. Temporary uses, which may include temporary structures, where goods are sold, such as consignment auctions, arts and crafts fairs, flea markets, rummage sales, temporary vehicle sales, and holiday sales, such as Christmas tree lots and pumpkin sales lots. This temporary use category does not include outdoor sales related to a retail goods establishment where such goods are part of the establishment's regular items offered for purchase.

Temporary Outdoor Storage Container. Temporary self-storage containers delivered to a residence or business owner to store belongings, and then picked up and returned to a warehouse until called for.

Truck Repair. Establishments involved in the repair and service of trucks. As used in this definition the term truck does not include any vehicle whose maximum gross weight is 10,000 pounds or less as rated by the Louisiana Office of Motor Vehicles.

Truck Stop. A structure or land used or intended to be used primarily for the retail sale of fuel for trucks and, usually, incidental service or repair of trucks. The site may also include attendant eating, sleeping, or truck parking facilities. As used in this definition, the term truck does not include any vehicle whose maximum gross weight is 10,000 pounds or less as rated by the Louisiana Office of Motor Vehicles. Truck stops may include video gaming if they meet the regulations and requirements of the Louisiana Gaming Control Board and Louisiana Administrative Code.

Utility. Facilities that produce and/or transmit basic services, such as gas, sewer, water, cable, or communications, including large-scale developments such as electrical substations, high voltage transmission lines, and water towers and tanks. Utilities do not include public works facilities, wireless telecommunications, wind energy systems, or solar farms.

Vehicle Dealership. An establishment that sells or leases new or used automobiles, vans, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle dealerships do not include truck, trailer, boat, or heavy equipment sales, which are considered heavy retail, rental, and service.

Vehicle Operations Facility. A facility for the dispatch, storage, and maintenance of emergency medical care vehicles, taxicabs and similar vehicles for hire, school buses, utility vehicles, and similar vehicles. Vehicle operations facility does not include a public works or public safety facility.

Vehicle Rental. An establishment that rents automobiles and vans, including incidental parking and servicing of rental vehicles. A motor vehicle rental establishment may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle rental does not include truck rental establishments or rental of heavy equipment, which is considered part of heavy retail, rental, and service.

Vehicle Repair - Major. A business that provides services in engine rebuilding, major reconditioning of worn or damaged motor vehicles, motorcycles, all-terrain vehicles (ATV), recreational vehicles and trailers, towing and collision service, including body, frame or fender straightening or repair, and painting of motor vehicles, and may include minor vehicle repair services.

Vehicle Repair – Minor. A business the provides services in minor repairs to motor vehicles, motorcycles, and all-terrain vehicles (ATV) vehicles, including repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like.

Warehouse. An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment.

Wholesale Establishment. A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services.

Wind Energy System. An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, or processing of wind energy.

Wireless Telecommunications. A specific location at which a structure that is designed or intended to be used to house, support or accommodate Antennas or other transmitting or receiving equipment is located. This includes without limit, Towers and support structures of all types and kinds, including but not limited to buildings, church steeples, silos, water Towers, signs, street light poles, utility poles, traffic signal poles , or any other any other structure that is used or is proposed to be used as a support structure for Antennas or the functional equivalent of such.. The following definitions describe the wireless telecommunications infrastructure described within the general definition for wireless telecommunications:

1. **Antenna.** An apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to Federal Communications Commission (FCC) authorization, for the provision of personal wireless services and any commingled information services. For purposes of this definition, the term antenna does not include an unintentional radiator, mobile station, or device authorized

under Part 15 of Title 47. Antenna has the same meaning as provided in 47 C.F.R. §1.6002 (b), as may be amended.

2. **Collocation.** Has the same meaning as provided in 47 C.F.R. § 1.6002(g), as may be amended and means:
 - a. Mounting or installing an antenna facility on a pre-existing structure, and/or
 - b. Modifying a structure for the purpose of mounting or installing an antenna facility on that structure.
3. **Eligible Facility.** An existing wireless tower or base station that has the same meaning as provided in 47 C.F.R. § 1.40001(b)(3), as may be amended, which defines that term as "[a]ny request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving: (i) collocation of new transmission equipment; (ii) removal of transmission equipment; or (iii) replacement of transmission equipment." An eligible facility application shall be acted upon administratively and shall not require a Special Use Permit, but shall require administrative review and approval.
4. **Facility.** A set of wireless transmitting and/or receiving equipment, including any associated electronics and electronics shelter or cabinet and generator. A facility includes any pole, pipe, culvert, conduit, duct, cable, wire, fiber, amplifier, pedestal, antenna, transmission or receiving equipment, other electronic equipment, electrical conductor, manhole, appliance, sign, pavement structures, irrigation system, monument sign, monument mailbox and any other similar equipment, for public or private use.
5. **Non-Eligible Facility.** Facilities and structures that do not meet the requirements of an eligible facility as provided by this Article, and any applicable requirements set forth in Chapters 82 and 105 of the Shreveport City Code. Any applicant wanting to construct a non-eligible facility shall require Special Use Permit approval.
6. **Tower.** A structure that has has the same meaning as provided in 47 C.F.R. § 1.40001(b)(9), as may be amended, which defines that term as "[a]ny structure built for the sole or primary purpose of supporting any [FCC]-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless telecommunications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site." Examples include, but are not limited to, monopoles, mono-trees and lattice towers.

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ARTICLE 6. USE STANDARDS

6.1 PRINCIPAL USE STANDARDS

6.2 TEMPORARY USE STANDARDS

6.1 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Code.

A. Airport, Heliport, and Helipad

1. All facilities must comply with all Federal Aviation Administration requirements. All documentation must be submitted as part of a zoning application and prior to issuance of a building permit.
2. Any structures for such facilities must be set back a minimum of 50 feet from any residential district lot line.

B. Animal Care Facility, Animal Shelter, and Commercial Breeder

The following standards apply to all animal care facilities, animal shelters, and commercial breeders. However, animal shelters operated by a public agency are exempt from these standards.

1. Exterior exercise areas must be located in the interior side or rear yard. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against weather.
2. The permitted hours for outdoor activities for an animal care facility are between 9:00am and 6:00pm.
3. All overnight boarding facilities must be located indoors. Outdoor boarding facilities for commercial breeders are permitted but must be designed to provide shelter against weather.
4. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.
5. A fence a minimum of six feet and a maximum of seven feet in height is required for all exterior exercise areas and any outdoor boarding quarters.

C. Automated Teller Machine - Standalone

The following regulations for a standalone Automated Teller Machines (ATM) do not apply to financial institutions that typically provide services by Automated Teller Machines, whether drive-through or walk-up.

1. A drive-through standalone Automated Teller Machine (ATM) is subject to the following standards:
 - a. A drive-through standalone ATM is permitted only when a drive-through facility is allowed within the district and separate approval is obtained for the drive-through facility, including compliance with all standards for a drive-through facility.
 - b. The drive-through lane must provide a minimum of four stacking spaces.
2. A walk-up standalone Automated Teller Machine (ATM) may not encroach into the public right-of-way unless permission is obtained from the Parish Public Works.

D. Bar

All bars require site plan review by the Caddo Parish Planning and Zoning Commission. In cases where special use approval is also required, site plan review will be conducted concurrently.

1. All bars must comply with the requirements of Chapter 4 of the Caddo Parish Code of Ordinances requirements.
2. In addition to site plan requirements, the following elements of operation will be considered:
 - a. The size, location, and configuration of the establishment.
 - b. Days and hours of operation.
 - c. Maximum occupancy loads.
 - d. A noise abatement plan, including any plans for outdoor areas.
 - e. A security plan.
 - f. Exterior lighting design.
3. If outdoor seating is part of the establishment, the site plan must include the total floor area of outdoor seating, and the general location of seats, tables, and other furniture proposed for outdoor seating.
4. If the bar plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the site plan and its additional elements, as required by this section, must be updated and resubmitted for approval. Revised plans must be approved prior to the issuance of any permits.

E. Bed and Breakfast

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. Parking for any bed and breakfast shall comply with all applicable parking provisions as described in Article 9 of this Code. All vehicles shall be parked in designated parking areas, and parking is prohibited in any landscaped area.
2. Cooking facilities are prohibited in individual guest rooms.
3. Breakfast must be served to guests at a minimum. Meals may only be served to registered guests unless the meal is part of a special event. Special events may only be allowed through a temporary use permit approved by the Zoning Administrator.
4. Guest stays are limited to a maximum of 14 consecutive days.
5. Bed and breakfast facilities are limited to having six (6) or less guest rooms, and may not exceed two (2) adults per room. If the bed and breakfast wishes to allow more than the maximum number of allowed rooms and/or adults per room, special exception use approval by the Zoning Board of Appeals is required.
6. One sign, either freestanding or wall, is permitted. Such sign may not exceed six square feet and is limited to five feet in height.
7. Bed and breakfasts are permitted to host private events including, but not limited to, fundraisers luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other similar gatherings for direct or indirect compensation, but must obtain a temporary use permit in accordance with Article 16. Private events may include food and beverages that are prepared and served on-site or by a caterer to invited guests. Live entertainment may be provided as an ancillary use as part of an event.

F. Campground and Recreational Vehicle (RV) Park

1. The minimum area for a campground or RV park is three acres.
2. Campgrounds and RV parks must comply with all applicable state and parish regulations, including those governing the installation, construction, and/or operation of swimming pools, water supply,

sewage disposal, food storage and services, plumbing, structures, electrical wiring, and fire prevention.

3. Management headquarters, recreational facilities, coin operated laundry facilities, cabins for counselors, overnight accommodations, living space, and other uses and structures customarily associated with the operation of a campground or RV park are permitted.
4. Storage of all materials and/or equipment must be within enclosed structures.
5. Year-round residency is prohibited at any campground or RV park. Camping units or recreational vehicles are prohibited from use as a principal residence.
6. A 25 foot setback from the perimeter property line of the campground or RV park is required. Any permanent or semi-permanent structures, such as offices, platforms, ramps, lean-to's, garages, and sheds, are prohibited within this setback. The perimeter setback must be landscaped. Preservation of existing vegetation is encouraged.

G. Car Wash

1. Car wash facilities must be screened along interior side and rear lot lines with a solid fence or wall, a minimum of six feet and a maximum of seven feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall.
2. The site must be graded to drain away from adjoining properties.
3. All wash-water generated from the car wash must either:
 - a. Secure a LDEQ Discharge Permit if discharging into the Municipal Separate Sewer System (MS4); or
 - b. Meet the requirements of the Water and Sewer Codes of the Caddo Parish Health Unit if discharging into the storm sewer system.

H. Casino

1. All casinos must meet all federal, state and local requirements including, but not limited to, licensing, security, safety and building code requirements.
2. All casinos and gaming establishments are regulated by the Louisiana Gaming Control Board and are subject to the Louisiana Administrative Code regulations. Evidence that the casino's security system, management, and gaming regulations have been approved by the Louisiana Gaming Control Board (or its successor) and/or the Louisiana State Police must be submitted.

I. Community Garden

1. Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity. It may also include community-gathering spaces for active or passive recreation but playground equipment is prohibited.
2. Greenhouses, including high tunnels/hoop-houses, cold-frames, and similar structures, are permitted to extend the growing season. Accessory structures such as sheds, gazebos, and pergolas are also permitted.
3. Accessory structures and uses for the raising of chickens, fish, and bees are permitted so long as all such structures comply with the accessory structure requirements of Article 7. No other livestock is permitted.
4. Farmstands are permitted and are limited to sales of items grown at the site. Farmstands must be removed from the premises or stored inside a structure on the premises during that time of the year when the use is not open to the public. Only one farmstand is permitted per lot.

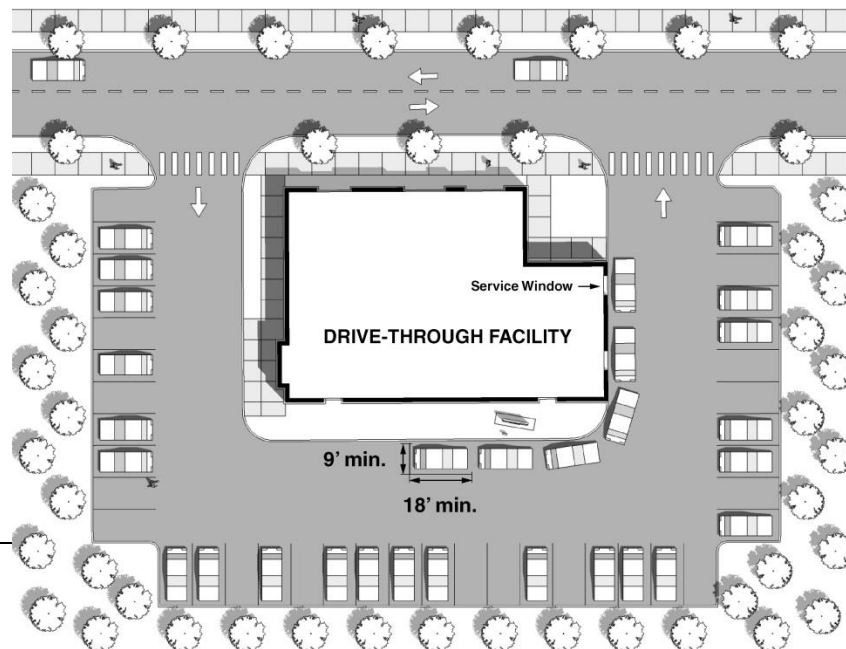
J. Day Care Center and Day Care Home

1. Each day care must comply with all applicable state and federal regulations.
2. The operator of a day care must be licensed by the state.
3. A day care home must maintain its original appearance as a residential dwelling.
4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant retail center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

K. Drive-Through Facility

1. All drive-through facilities must provide a minimum of three stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Code. Stacking spaces provided for drive-through uses must be:
 - a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length. In the case of a recessed service window, the measurement must be taken from the building wall.
 - b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menuboard). Spaces must be placed in a single line behind each lane or bay.
2. All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets. Drive-through lanes on corner lots must not route exiting traffic into adjacent residential neighborhoods.
3. Drive-through facilities must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of seven feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall. This standard does not apply to drive-through facilities within multi-tenant retail centers.
4. A drive-through lane must have bail out capability for all vehicles that enter the drive-through lane. The bailout lane must be a minimum width of 10 feet and run parallel to the drive-through lane. If a bailout lane is also an interior access drive providing access to parking spaces, the bailout lane is limited to a one-way traffic pattern following the direction of the drive-through lane.

FIGURE 6-1: DRIVE-THROUGH FACILITY



L. Data Center

1. All data centers shall only operate in allowable zoning districts as indicated on the Use Matrix in Article 5 of this Code. Any data center located within 200' of a residentially zoned district shall require a special use permit approved by the Metropolitan Planning Commission.
2. In all allowable zoning districts, all equipment necessary for cooling, ventilating, or otherwise operating the facility must be contained within an enclosed building where the use is located. This includes emergency power generators and other emergency power supply equipment.
3. In the C-3 and C-4 Districts, the maximum permitted size is 40,000 square feet in gross floor area. However, this size limit may be exceeded as part of special use permit approval.
4. In the I-MU and OR District, the maximum permitted size is 80,000 square feet in gross floor area. However, this size limit may be exceeded as part of a special use permit approval.

M. Dwelling – Accessory Dwelling Unit

1. Accessory dwelling units shall have their own legal means of ingress and egress and function as a complete separate dwelling unit.
2. Accessory dwelling units shall include permanent provisions for living, sleeping, eating, cooking (i.e., stove, refrigerator, and sink) and sanitation (i.e., bathroom that includes sink, toilet and shower or bathtub).
3. Accessory dwelling units may be attached to or added within the principal dwelling unit or an existing accessory structure such as a detached garage or carriage house.
4. Accessory dwelling units may be completely detached from the principal dwelling unit. A dwelling unit is considered detached despite an intervening attached structure or shelter that is not enclosed.
5. Detached accessory dwelling units may be constructed from freight containers or other prefabricated structures and shall be compliant with all applicable building codes including but not limited to the International Residential Code.
6. Accessory dwelling units shall be visually subordinate to the principal dwelling unit. If the unit is located within an existing dwelling unit, there may be only one main entrance located on the primary street facing façade unless the façade already incorporated more than one entrance before the accessory dwelling unit was proposed.
7. Manufactured Homes may be used as accessory dwelling units provided that they are allowed in the zoning district or special approval is obtained to allow the use.
8. Detached accessory dwelling units that are visible from a public right-of-way shall contain windows, doors, or other significant architectural features on the visible façade.
9. No more than one accessory dwelling unit is allowed per lot. Where permitted, the accessory dwelling unit does not count toward the maximum number of dwelling units on a lot, including when the accessory dwelling unit is located in a detached structure.
10. A detached accessory dwelling unit may not exceed the height of the principal dwelling, may not exceed a gross floor area of 60% of the gross floor area of the principal dwelling or 1,800 square feet, whichever is less.
11. Detached accessory dwelling units may only be located in the rear yard. Detached accessory dwelling units must be located 10 feet from any lot line and from any principal building.
12. No additional parking is required for an accessory dwelling unit. Required parking for the principal structure must be maintained.

N. Dwelling – Manufactured Home

Manufactured homes must meet the following design standards when not located within a manufactured home park:

1. Manufactured homes shall only operate in allowable zoning districts as indicated on the Use Matrix in Article 5 of this Code. Any zoning district identified as a special exception use, or “E,” will location and site plan approval by the Caddo Parish Planning and Zoning Commission in accordance with the provisions of Article 16.5 (Special Exception Use).
2. The front entry must be a dominant feature on the front elevation of a manufactured home, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.
3. Windows, entrances, bay windows, or other architectural features are required on all street-facing walls.
4. Each manufactured home must utilize roofing materials such as asphalt shingles or similar material, similar in material and appearance to single-family dwellings.
5. The roof design must be a full height roof element with a minimum pitch of 3:12.
6. All manufactured homes must be designed with skirting that is constructed of fire-resistant material that meets the requirements of the building code
7. The manufactured home must be set on a concrete slab or runway, and such slab or runway must be of a size large enough to accommodate a manufactured home in such a fashion that the concrete will extend at least one inch around the walls of the manufactured home on all sides.

O. Dwelling - Multi-Family or Townhouse or Single Room Occupancy

1. Façades must be designed with consistent materials and treatments that wrap around all street-facing façades. There must be a unifying architectural theme for the entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.
2. Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade.
3. The following minimum transparency requirements apply to any façade facing a street and are calculated on the basis of the entire area of the façade:
 - a. Townhouse Dwelling: 15%
 - b. Multi-Family Dwelling or Single-Room Occupancy: 25%
4. Flat roofs must include cornices, parapets, or similar architectural details to add variety and break up the roofline.
5. There must be a minimum separation of 15 feet between sidewalls of rowhouse buildings. Where the front or rear wall of a rowhouse faces the front or rear wall of another rowhouse, the minimum required separation between such buildings must be 30 feet. Driveways and parking areas may be located within this minimum separation area.
6. The following building materials are prohibited on any façade. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.
 - a. Plain concrete block

- b. Corrugated metal
- c. Aluminum, steel, or other metal sidings
- d. Exposed aggregate (rough finish) concrete wall panels
- e. T-111 composite plywood siding
- f. Plastic
- g. Vinyl

FIGURE 6-2: MULTI-FAMILY DWELLING DESIGN STANDARDS



P. Dwelling - Single-Family – Detached, Single-Family – Attached, or Two-Family

1. A dwelling must have a primary entrance from the façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.
2. Windows, entrances, porches, or other architectural features are required on all street-facing façades to avoid the appearance of blank walls.
3. A 15% minimum transparency requirement applies to any façade and is calculated on the basis of the entire area of the façade.

FIGURE 6-3: SINGLE-FAMILY DWELLING DESIGN STANDARDS



Q. Food Truck Park – Major or Minor

Each individual food truck vendor within a food truck park must meet the requirements of Section 6.2.D.1 below. Food truck parks must meet the standards of this Section. Both major and minor food truck parks require site plan review by the Executive Director.

1. General Regulations

- a. All food truck parks must comply with all applicable regulations of the Caddo Parish Health Unit, adopted building codes, International Fire Code, this section, and all other applicable federal, state, and local laws. All food truck parks must be on legally platted lots.
- b. All food truck vendors must leave the food truck park upon closing of the park. If a commissary is provided on-site and the food truck vendor is approved to use the site's commissary, then the food truck vendor will not have to move from the site each day.
- c. There must be a designated manager of the site that is responsible for the orderly organization of food truck vendors, the cleanliness of the site, and the site's compliance with all rules and regulations during business hours.
- d. At least one permanent restroom within 500 feet of each food truck vendor must be made accessible to food truck park patrons while the food truck park is open.
- e. Food truck parks may be standalone establishments or may be located on a property with another principal use. These properties must be designed to be able to accommodate all required development standards for all primary uses.
- f. Food truck parks that are eligible to sell alcohol may do so provided they meet the requirements of Chapter 4 of the Caddo Parish Code of Ordinances. Alcohol may only be sold from a fixed location.
- g. Food truck vendors cannot park on unimproved surfaces.
- h. One on-premise sign is permitted at each entrance identifying the food truck park subject to the sign regulations for the applicable zoning district as said in Article 9 of this Code. Each food truck vendor may have attached signage.
- i. No temporary use permits for individual food truck vendors are required within food truck

parks.

- j. All food truck parks outside of those located in the D-1 District must provide off-street parking. Off-street parking may be provided by way of shared or joint off-site parking arrangements within 1,000 feet of the park. One space is required for each 300 square feet of lot area.
- k. Park owners are encouraged to provide for an aesthetically pleasing environment which includes shade and seating elements in addition to groundcover and pervious paving. The Executive Director or Caddo Parish Planning and Zoning Commission may allow for alternative compliance as it pertains to landscaping requirements as necessary.
- l. All food truck parks must comply with the noise regulations as required per parish regulations.
- m. All food truck parks must comply with all adopted floodplain regulations.

2. Site Plan Review

The following information is required for site plan review for a major or minor food truck park:

- a. The land area included within the property, the zoning classification of adjacent properties, all public and private rights-of-way and easements bounding and intersecting the site, and a legal description of the platted lots of the proposed site and the boundaries.
- b. The location of each proposed permanent structure on the site and pads for food truck vendors, and identification of any proposed outdoor entertainment locations and seating areas.
- c. The location, width, and surface material of driving lanes and food truck vendors pads.
- d. The location of fire hydrants.
- e. The dimensions and capacities of parking areas and loading areas.
- f. All pedestrian walks, patios, and open areas for use by tenants or the public.
- g. The location, height, and materials of all screening mechanisms.
- h. The location, size, height, and orientation of all lighting and signs.
- i. Location and screening of refuse containers, mechanical equipment, and outside storage or display.
- j. Location and number of provided seating and eating areas.
- k. All proposed phasing of the park (if applicable).
- l. Location, height, separation of buildings, including location of restrooms.
- m. Location and type of electrical outlets provided for each corresponding pad site. Major food truck parks are required to provide electrical and water hookups for each food truck vendor.
- n. Any other items required by the Executive Director, Caddo Parish Planning and Zoning Commission, and Caddo Parish Commission.

3. Violations, Suspension/Revocation, and Enforcement

Any license issued by the Parish will become void should the holder's Caddo Parish Health permit be suspended or revoked. The on-site manager for a food truck park or property allowing transient food truck vendors is required to ensure that no more than the maximum number of food truck vendors is located on the site at any given time. Failure to comply with this numerical limitation authorizes the Executive Director or the Zoning Administrator to suspend and/or revoke the Certificate of Occupancy. The Director of Finance is authorized to revoke and withhold any food truck vendor's license for vendors and/or locations at their discretion if there are documented repeated violations of this section. The Director of Public Works is authorized to discontinue water service to any property in violation of unauthorized connection to the sewer system and/or unauthorized dumping of grease or waste into the sanitary sewer system. Property Standards, Caddo Parish Planning and Zoning Commission, Building Inspections, and Police Department personnel have full and complete authority to enforce all provisions of this section and have authority to issue citations for violations thereof.

R. Gas Station

1. All structures and all pump islands, compressed air connections, and similar equipment must be set back a minimum of 20 feet from interior side and rear lot lines. Structures are exempt from any build-to lines required by the district.
2. The minimum distance between the canopy and the curb line must be 10 feet, and 15 feet from any interior side lot line.
3. Motor vehicle repair is permitted as part of a gas station use. However, repair work is limited only to minor repair work, such as tire or tube repairing, battery changing, lubrication, engine tune-ups, brake and muffler repair or replacement, and similar types of work. Minor repair work does not include replacement of engines, replacement of transmissions, or any body work.
4. Repair of vehicles must not take place within the building front or side yard portions of the property. Storage of all merchandise, auto parts, and supplies must be within an enclosed structure. All outdoor repairs are only allowed in the rear yard and must be screened by a solid fence or masonry wall no less than six feet and no more than eight feet in height. Any vehicles awaiting repair must be stored so that no fluids will drain into the storm sewer system, such as the use of drip pans and other coverings.
5. The ancillary uses of a retail goods establishment and one car wash bay are permitted in connection with the principal gas station use.

S. Group Home, Halfway House, Shelter Housing, and Social Services Center

1. Such uses are subject to all local and federal regulations, and the regulations of the Louisiana Administrative Code.
2. Group homes, halfway houses, and shelter housing must be located no closer than 1,000 feet from any other existing group home, halfway house, or shelter housing, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same use is located. Any existing group homes, halfway houses, or shelter housing as of the effective date of this Code that do not meet the spacing requirement are deemed conforming. Such deemed conforming status is terminated when the group home, halfway house, or shelter housing ceases to operate or when any required licenses are revoked or not renewed. A group home, halfway house, or shelter housing is not considered to cease operations when it is closed for renovations in conjunction with a lawfully issued building permit.
3. When a group home or halfway house is located within an existing residential structure, the location, design, and operation of such facility must not alter the residential character of the structure.

4. Social service centers must be located no closer than 1,000 feet from any other existing social service center, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same use is located. This includes residential facilities that provide the services of a social service center for non-residents. Any social service centers as of the effective date of this Code that do not meet the spacing requirement are deemed conforming. Such deemed conforming status is terminated when the social service center ceases to operate or when any required licenses are revoked or not renewed. A social service center is not considered to cease operations when it is closed for renovations in conjunction with a lawfully issued building permit.

T. Live Entertainment - Ancillary Use, Live Performance Venue, or Nightclub

Live entertainment – ancillary use, live performance venue, or nightclub requires site plan review by the Caddo Parish Planning and Zoning Commission. Where special use approval is required, the site plan review will be conducted concurrently.

1. Live entertainment - ancillary use is considered a separate principal use. Live entertainment – ancillary use may only be established when allowed as a use within a zoning district and in conjunction with another principal use such as a bar, restaurant, amusement facility, or arts studio.
2. In addition to site plan requirements, the following elements of operation will be considered:
 - a. The size of the establishment and the size, location, and configuration of the live entertainment area within the establishment.
 - b. Days and hours of operation of the nightclub.
 - c. For live entertainment – ancillary use, the days and hours of operation for the establishment's general operations as a principal use, and the anticipated days and hours of operation for the live entertainment component.
 - d. Maximum occupancy loads.
 - e. A noise abatement plan that describes the soundproofing measures to be undertaken.
 - f. A security plan.
 - g. For live performance venues, all loading areas.
3. If the live entertainment – ancillary use, live performance venue, or nightclub plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the site plan and its additional elements, as required by this section, must be updated and resubmitted for approval. Revised plans must be approved prior to the issuance of any building permit.

U. Lodge/Meeting Hall

1. No more than 30% of the gross floor area may be used as office space for the lodge/meeting hall.
2. Lodges/meeting halls are permitted to serve meals and alcohol on the premises for members and their guests only.
3. Sleeping facilities are prohibited.
4. Lodges/meeting halls leased or used as reception halls must comply with the requirements for reception halls.

V. Neighborhood Commercial Establishment

1. Neighborhood commercial establishments are only allowed within existing structures that are non-residential in their construction and/or use as of the effective date of this Code.

2. The following non-residential uses are permitted within a neighborhood commercial establishment:
 - a. Art gallery.
 - b. Arts studio.
 - c. Office.
 - d. Personal services establishment.
 - e. Restaurant.
 - f. Retail goods establishment. As a condition of approval, retail sales of alcohol may or may not be allowed.
3. No off-street parking is required. However, any off-street parking currently provided must be maintained.
4. Drive-through facilities are prohibited.
5. Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.
6. Signs are limited to those allowed in the C-1 District.

W. Outdoor Dining

1. Outdoor dining is considered a separate principal use. Outdoor dining may only be established when allowed as a use within a zoning district and in conjunction with another principal use such as a bar or restaurant.
2. Outdoor dining must not interfere with any pedestrian access or parking spaces and aisles.
3. Outdoor dining areas must be located on private property unless otherwise approved by the Parish Public Works to be located in the right-of-way. The Parish Public Works may require seating areas located in the right-of-way to be delineated through paint or structures to prevent unauthorized encroachments.
4. An outdoor dining area for an establishment must be as continuous as possible by locating the outdoor dining area in a single portion of an establishment's frontage.
5. When a structure is required to be constructed at a build-to line, the structure may have up to 50% or 60 linear feet of the front façade, whichever is less, designated as outdoor dining within a maximum setback of 25 feet from the required build-to line.

X. Parking Lot and Parking Structure (Principal Use)

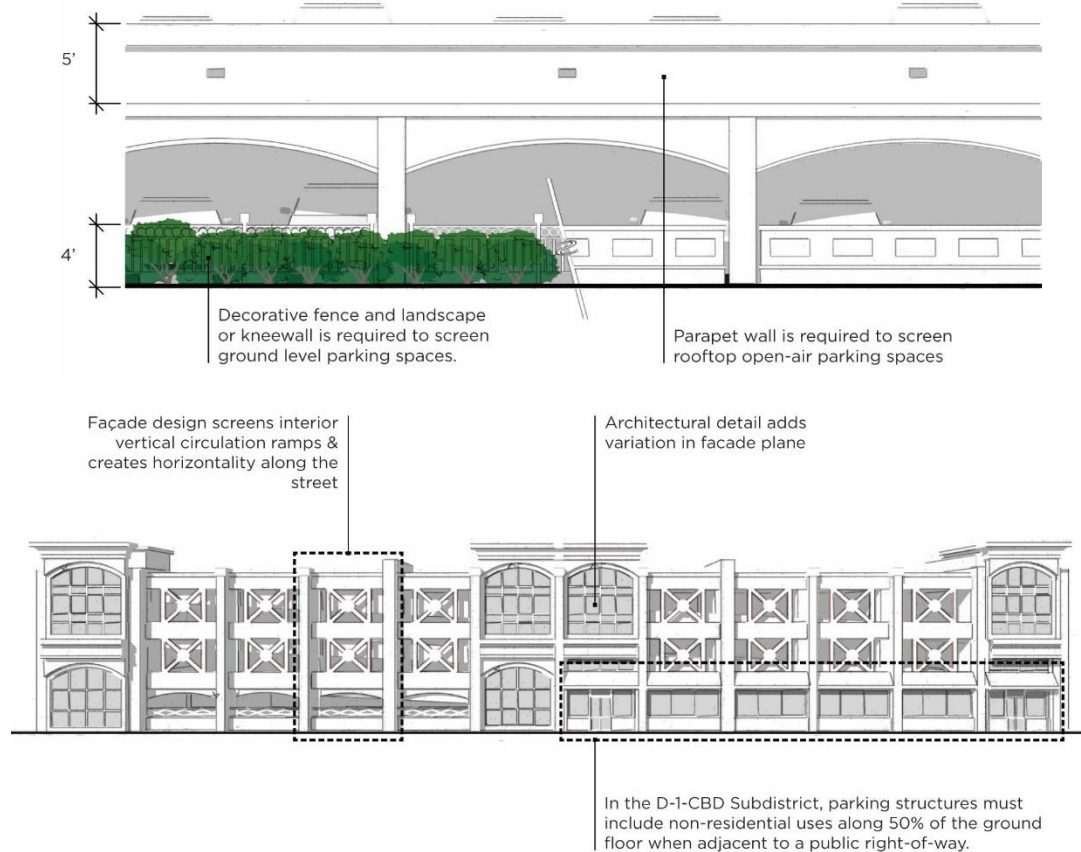
All parking structures and parking lots are subject to the parking design standards of this Code and the following standards:

1. Parking Structure

- a. On portions of the ground floor façade along public streets where parking spaces are visible, a decorative fence and landscape or a kneewall is required to screen parking spaces. Such fence or kneewall must be a minimum of four feet in height.
- b. For parking structures with rooftop open-air parking, a five foot parapet wall is required for screening of parked vehicles.
- c. Where parking structures front on public streets, façade design and screening must mask the interior circulation ramps and create the illusion of horizontality along the street.

- d. Parking structures must be designed to minimize blank façades through architectural detailing and landscape.
- e. Parking structures in the D-1-CBD Sub-District must include non-residential uses along 50% of the ground floor, excluding required access areas from the calculation, when adjacent to a public right-of-way.

FIGURE 6-4: PARKING STRUCTURE



2. Parking Lot

- a. A parking lot must be used solely for the temporary parking of motor vehicles and cannot be used as an off-street loading area.
- b. Only structures for the shelter of attendants or for payment kiosks are permitted in a parking lot. Shelters or kiosks must not exceed ten feet in height and 50 square feet in area.
- c. The parking lots must be screened and landscaped in accordance with the requirements of this Code.

Y. Pay Day/Title Loan Agency

- 1. Pay day/title loan agencies must be located no closer than 1,000 feet from any other existing pay day/title loan agencies, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.
- 2. In the C-2 District, any pay day/title loan agencies located 500 feet or less from the lot line of any residential district, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on where a residential district is located, is a special use. This provision controls over any use allowance within Table 5-1.

3. Any existing pay day/title loan agency as of the effective date of this Code that does not meet the spacing requirement is deemed conforming; this applies only to pay day/title loan agencies that are allowed as a permitted or special use within the district. If a pay day/title loan agency is no longer allowed within a district as of the effective date of this Code, it is a nonconforming use.

Z. Reception Facility

1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.
2. All main activities, such as dining and entertainment, must be held within a completely enclosed building.
3. Outdoor seating areas are permitted for the use of guests. If a reception facility conducts main activities outdoors, special use approval is required for the outdoor component of the facility.

AA. Residential Care Facility

1. Residential care facilities are subject to all local and federal regulations, and the regulations of the Louisiana Administrative Code.
2. When located in a non-residential district, the structure must be designed with a lobby entrance along the primary frontage.
3. Residential care facilities must meet the design standards for multi-family dwellings.

BB. Restaurant

Restaurants must comply with the requirements of Chapter 4 of the Caddo Parish Code of Ordinances.

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.

DD. Retail Sales of Alcohol

Retail sales of alcohol require site plan review by the Caddo Parish Planning and Zoning Commission and in some cases may require special use approval. When special use approval is required, the site plan review will be conducted concurrently.

1. All establishments with retail sales of alcohol must comply with the requirements of Chapter 4 of the Caddo Parish Code of Ordinances.
2. In addition to site plan requirements, the following elements of operation will be considered:
 - a. The size, location, and configuration of the establishment.
 - b. Days and hours of operation.

- c. A security plan.
- d. Exterior lighting design.

EE. Salvage Yard and Storage Yard – Outdoor and Contractor Office

1. The storage area must be completely enclosed along all lot lines by a solid fence or wall a minimum of six feet and a maximum of eight feet in height, including ingress and egress. Fences or walls along the front or corner side lot line must be set back a minimum of ten feet. Within that setback, one shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall.
2. Storage of any kind is prohibited outside the fence or wall.
3. No items stored within 25 feet of the fence may exceed the height of the fence or wall for an outdoor storage yard. No items stored within 50 feet of the fence may exceed the height of the fence or wall for a salvage yard.
4. Outdoor storage areas must be surfaced and graded to drain all surface water.
5. Any vehicles stored on-site must be stored so that no fluids will drain into the storm sewer system.
6. All requirements of the Water and Sewer Codes of the Caddo Parish Health Unit must be met if discharging into the storm sewer system.
7. The Executive Director shall have administrative authority to waive these screening requirements due to adjacent zoning or uses, lot topography, or lot configuration.

FF. Self-Storage Facility: Outdoor and Climate-Controlled

1. Storage units cannot be used for residential occupancy, sales, service, repair, or any other commercial business venture at this facility.
2. No plumbing connections are permitted in self-storage units.
3. The following additional standards apply to self-storage facilities: climate controlled:
 - a. All self-storage activities must be contained within a single building and conducted exclusively indoors. Individual storage units may be accessed from inside the building only.
 - b. No individual storage space may be larger than 600 square feet.
 - c. Outdoor storage is not permitted.
 - d. Storing hazardous or toxic materials is prohibited.
 - e. All facilities must meet the design standards of the district.
 - f. Within the commercial and downtown districts, any façade that abuts a public right-of-way must include non-residential uses on the ground floor, such as retail, restaurant, or office uses, which may include offices for the facility and the common entry to access the storage units.
 - g. Within the commercial and downtown districts, no storage units located on the first floor may be located within the first 50 feet of the front façade. No storage units located on the first floor may be visible from any public right-of-way.
 - h. Access to loading areas must be located to the interior side or rear of the building.
 - i. Climate-controlled self-storage facilities must provide 24-hour security or camera surveillance.

GG. Sexually-Oriented Business

1. All sexually-oriented businesses within Caddo Parish must comply with the regulations of Chapter 12 of the Caddo Parish Code of Ordinances.
2. All sexually-oriented businesses must be located a minimum of 1,000 feet from any residential district, day care center, educational facility, place of worship, public park, or cultural facility.
3. A sexually-oriented business must be located a minimum of 1,000 feet from any other sexually-oriented business.
4. No sexually-oriented business may be maintained or operated in any manner that causes, creates, or allows public viewing of any adult material, or any entertainment depicting, describing, or relating to specified sexual activities or specified anatomical areas, from any public or private right-of-way or any property.

HH. Solar Farm

1. Systems, equipment, and structures are limited to the maximum height of the district.
2. All solar farm structures must meet the district setbacks.
3. No grid tied photovoltaic system must be installed until evidence has provided that the owner has been approved by the utility company to install the system.
4. The facility owner and operator must, at their sole expense, complete decommissioning of the solar farm within one year after the end of the useful life of the solar farm. The solar farm is deemed to be at the end of its useful life if it is abandoned for a period for 180 days or more.

II. 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.

JJ. Utilities

All electric transmission and distribution lines, wires, poles, lighting, along with any and all related facilities, in any way necessary for service by an electric public utility subject to the jurisdiction of the Louisiana Public Service Commission, shall be exempt from all of the limitations and requirements of this Code, except for requirements included in this section.

1. All new utility facilities, including maintenance and service operations, unless otherwise stated in the section, must be screened from view from adjacent residential areas and public right-of-ways with a solid fence or wall with a minimum of six feet and a maximum of eight feet in height. One shrub, measuring a minimum of 18 inches in height at planting and reaching a minimum of three feet in height at maturity, must be planted for every three linear feet of fence length, spaced linearly.
2. As the effective date of this Code, all electric substation facilities will be subject to such screening requirements as determined on a case-by-case basis through the special-use permitting process that complies with the National Electric Safety Code and electric utility provider's substation design standards.
3. All structures for new substations are required to meet the setback regulations as required by the district regulations.
4. Existing electric transmission facilities are deemed conforming as of the effective date of this Code and may continue to operate, be maintained or receive equipment upgrades and will not be

required to conform to the new Code standards. Only new electric substations would be required to meet the screening requirements.

KK. Vehicle Repair/Service – Major or Minor

1. Vehicle repair/service establishments may not store the same vehicles outdoors on the site for longer than ten days once repair is complete. Only vehicles that have been or are being serviced may be stored outdoors.
2. Repair of vehicles shall not take place within the building front or side yard portions of the property. Storage of all merchandise, auto parts, and supplies must be within an enclosed structure. Any vehicles awaiting repair must be stored so that no fluids will drain into the storm sewer system, such as the use of drip pans and other coverings.
3. Vehicle repair/service establishments that abut a residential district must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of seven feet in height. Any outdoor repairs would only be allowed in the rear yard and must be screened by a solid fence or masonry wall no less than six feet and no more than eight feet in height.
4. No partially dismantled, wrecked, junked, or discarded vehicles, or vehicles that sit on one or more flat tires or are inoperable in any manner may be stored outdoors on the premises. This standard does not apply to vehicles under repair.
5. The sale of new vehicles is prohibited. The selling of used vehicles is allowed provided the establishment is located within a zoning district that permits the selling of used cars.
6. No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.

LL. Wind Energy System

1. The design of the wind energy system must conform to applicable industry standards as such standards exist as of the date construction is commenced. The facility owner or operator must submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories, Det Norske Veritas, Germanischer Lloyd Wind Energies, or similar certifying organizations.
2. All wind turbines must be newly manufactured as of the date of installation. Experimental/prototype wind turbines may be approved as a special use.
3. All wind energy system must be equipped with a redundant braking system. This includes both aerodynamic over speed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes must be operated in a fail-safe mode. Stall regulation is not considered a sufficient braking system for over speed protection.
4. All electrical components of the wind energy system must conform to applicable local, state, and national codes, and applicable international standards.
5. An engineer's certificate must be completed by a structural engineer, licensed in the State of Louisiana, certifying that the tower and foundation of the wind turbines are compatible with, and are appropriate for, the particular model of wind turbine used, and that the specific soils at the site can support the wind turbine.
6. Wind turbines must comply with the following design standards:
 - a. Wind turbines must be a non-obtrusive and non-reflective color. The facility owner or operator must maintain the paint on wind turbines at all times in good repair.
 - b. Wind turbines must not display advertising, except for reasonable identification of the turbine manufacturer, or the facility owner and operator.
 - c. Within the wind energy system, wind turbines must be of a generally consistent size, design, and color, of similar height and rotor diameter, and rotate in the same direction.

- d. Wind turbines must not be artificially lit, except to the extent required by the Federal Aviation Administration or other applicable regulatory authorities.
 - e. On-site transmission and power lines between wind turbines must, to the maximum extent practicable, be placed underground, reach the property line, and be located and constructed in such a way as to minimize disruption to the property's primary purpose as well as to facilitate the interconnection of other commercial wind power generating facilities.
 - f. Non-essential appurtenances are prohibited to be affixed to any wind turbine, including, but not limited to, cellular or radio antennae.
 - g. A clearly visible warning sign advising persons of the presence of high voltage levels must be placed at the base of all pad-mounted transformers and substations.
7. The applicant must commission and submit at the time of permit application a wildlife assessment (impact study), conducted by a qualified wildlife expert having no less than ten years of experience conducting wildlife assessments, indicating possible risks to local wildlife, habitat, and migratory birds. Additionally, the applicant's wildlife expert must also develop a mitigation plan, if applicable, that addresses/mitigates any risk to wildlife, migratory birds, and affiliated habitat. All wind turbines at time of application must be located out of bird and bat migration pathways/corridors where wind turbine construction would pose a substantial risk.
 8. Wind turbines must not be climbable up to a height of at least 15 feet above ground surface. All access doors to wind turbines and electrical equipment must be locked or fenced, as appropriate, to prevent entry by non-authorized persons.
 9. Wind turbines must be set back from all structures on a participating property owner's property a distance of no less than the turbine height. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the occupied building.
 10. All wind turbines must be set back from the nearest property line a distance of not less than the normal setback requirements for that zoning district or 110% of the turbine height, whichever is greater. The setback distance is measured from the property line to the nearest point on the outside edge of a tower. Operation and maintenance building(s) and substations must be located in accordance with zoning district yard requirements. All wind farm structures, except for wind turbines, must comply with the regulations of the zoning district.
 11. All wind turbines must be set back from the nearest public right-of-way a distance of 110% of the turbine height, as measured from the right-of-way line to the nearest point on the outside edge of a tower.
 12. The facility owner or operator must comply with all applicable Codes, as well as Codes regulating sound generation. In the event that any sound levels from a wind turbine are found to be in excess of permissible levels, the facility owner or operator must take necessary measures to bring sound levels down to an acceptable level.
 13. A wind turbine's shadow flicker must not fall on any window of an existing structure or within the buildable area of an adjacent lot as defined by current setback requirements.
 14. The facility owner and operator must, at their sole expense, complete decommissioning of the wind energy system, or individual wind turbines, within one year after the end of the useful life of the wind energy system or individual wind turbines. The wind energy system or turbine must be deemed to be at the end of its useful life if it is abandoned for a period of time in excess of 180 days. Decommissioning includes removal of wind turbines, structures, roads and foundations to a depth of 48 inches, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the wind energy system.

MM.Short-Term Rental Property

All Short-Term Rental properties are subject to all regulations, standards, and permit registration process as established in Article 23 of this Code, as well as any law, ordinance, or regulation established in the Caddo Parish Code of Ordinances.

6.2 TEMPORARY USE STANDARDS

Temporary uses are required to comply with the use standards of this section, in addition to all other regulations of this Code. These regulations are for temporary uses located on private property. Unless otherwise indicated, all temporary uses require a temporary use permit, which must be applied for by and issued to the property owner.

A. Batch Plant/Rock Crushing Facility (Temporary)

1. The exact timeframe of a batch plant/rock crushing facility will be determined and approved as part of the temporary use permit. Temporary use permits for a batch plant/rock crushing facility are approved by the Caddo Parish Planning and Zoning Commission.
2. Rock crushing facilities must provide dust control techniques, which must be described as part of the temporary use permit application.
3. A batch plant/rock crushing facility must not be located within 600 feet of any residential dwelling that is not located on the proposed site. This requirement may be reduced during temporary use approval.
4. Street access and clear areas must be maintained to provide access to fire and emergency equipment.
5. If applicable, an outline of methods to be employed to comply with any Environmental Protection Agency and Louisiana Department of Environmental Quality requirements must be included as part of the temporary use permit application.

B. Borrow Pit

1. Borrow pits are permitted for a maximum of five years. The exact timeframe of a borrow pit will be determined and approved as part of the temporary use permit. Temporary use permits for a borrow pit are approved by the Caddo Parish Planning and Zoning Commission. Temporary use permit timeframes cannot be extended past the date set and must be reapplied for before expiration of the permit.
2. A borrow pit must not be located within 600 feet of any residential dwelling that is not located on the proposed borrow pit site. This requirement may be waived or reduced during temporary use approval if adequate screening and/or buffering is provided.
3. All extracted materials and extraction machinery must be set back from all lot lines a minimum of 100 feet. No area of excavation may be closer to any lot line than 100 feet. This requirement may be waived or reduced during special use approval if adequate screening and/or buffering is provided.
4. Street access and clear areas must be maintained to provide access to fire and emergency equipment.
5. An erosion control permit must be obtained from the Department of Public Works, if applicable. All required permits must be obtained from the Louisiana Department of Environmental Quality.
6. All open excavations must be enclosed by a solid fence erected and maintained outside the excavation. The fence must be a minimum of eight feet to effectively control access to the excavation area and must be shown on the site plan. The fence design may be waived or modified, including increasing the height of the fence, during site plan review.
7. An application for a temporary use permit for a borrow pit must include a site plan and development statement indicating the following:
 - a. All existing and proposed structures, including dimensions from lot lines.

- b. Locations, size, and condition of all existing and proposed driveways and their points of connection with public roads.
- c. Adjacent land uses and existing natural screening to be retained.
- d. Areas on the lot subject to flood hazards.
- e. Areas on the lot to be used for material or machinery storage.
- f. Proposed excavation areas shown by phases, sequences, and anticipated depth of final excavation.
- g. Outline of methods to be employed to comply with Environmental Protection Agency and Louisiana Department of Environmental Quality requirements.
- h. Estimates of the average and maximum number of trucks entering and leaving the site each day and an estimate of the gross vehicle weight of each.
- i. Hours and days of operation.
- j. Methodology to be used to prevent off-site sediment tracking
- k. Restoration plan indicating phasing, sequencing, and proposed reuse of the property. The minimum standards listed below must be achieved in order for any site to be considered restored:
 - i. In all cases, the final grades must be appropriate for the expected reuse.
 - ii. All final site drainage must be designed, sloped, revegetated, or treated by other measures to avoid standing or stagnant water and erosion and siltation of watercourses and ponds.
 - iii. All restoration material used in the final grading of the site must be free from toxic contaminants as identified by the Louisiana Department of Environmental Quality and must be compacted as much as is practicable, such as by installation in layers. Final soil depths and types must be appropriate for the expected reuse.
 - iv. All restoration must comply with all Louisiana Department of Environmental Quality requirements.

C. Farmers' Market

1. The timeframe of a farmers' market, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit. A temporary use permit for a farmers' market can be issued on a yearly basis, which allows for a schedule of days per week and number of weeks per year.
2. A management plan is required as part of the temporary use permit application that demonstrates the following:
 - a. The on-site presence of a representative of the farmers' market during hours of operation who directs the operations of vendors participating in the market.
 - b. An established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance when open to the public.
 - c. A general site plan of vendor stalls, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.

- d. Provision for waste removal.
 - e. The days and hours of internal operation, including vendor set-up and take-down times.
3. With the exception of the D-1 District, off-street parking is required for a farmers' market; no off-street parking is required in the D-1 District. One space is required for every 300 square feet of covered area used for the farmers' market. Such off-street parking facilities may be located within 600 feet of the market.

D. Food Truck Vendor

These regulations are intended to allow for food truck vendors to operate within Caddo Parish on private property and Parish-owned property for a limited period of time. This section does not apply to sidewalk vendors, which require appropriate Caddo Parish Public Health Unit permits and sidewalk vendor permits, which are permitted through the Downtown Development Authority. Food truck vendors operating within the public right-of-way require a food truck license and must comply with the operational requirements in this section and Chapter 12 of the Parish Code of Ordinances. Food trucks require approval of a temporary use permit.

1. Required Permits, Inspections, and Fees

- a. Application for a food truck vendor's license required by this section must be made to the Director of Finance at least ten days prior to beginning operations. The application must be in the form of an affidavit stating the full name and address of the food truck vendor, the location of his principal office and place of business, the names and addresses of its officers if it is a corporation, and the partnership name and the names and addresses of all partners if it is a partnership. Before any license is issued, the application must be accompanied by:
 - i. A statement showing the kind and character of the food and beverages to be sold or offered for sale.
 - ii. A photograph and description of the vehicle, including license number, make, model, dimensions, and a description of all attachments such as canopies and shelves.
 - iii. A certified copy of the charter if the food truck vendor is a corporation incorporated under the laws of the state.
 - iv. A certified copy of its permit to do business in the state if the food truck vendor is a corporation incorporated under the laws of some state other than Louisiana.
 - v. A certificate showing the food truck vendor is registered with the Caddo-Shreveport Sales and Use Tax Commission.
 - vi. A copy of the food truck vendor's permit from the Caddo Parish Health Unit.
 - vii. A copy of the food truck vendor's occupational license or a certificate of exemption if exempt.
 - viii. Written proof of the food truck vendor's permission to use the private property on which he will operate, unless the business will be conducted only on public streets.
 - ix. A certificate of insurance evidencing required insurance.
- b. All required licenses and permits must be displayed in a location that is easily viewable by the public.
- c. All food truck vendors must obtain all applicable permits and inspections from the Caddo Parish Health Unit.
- d. All food truck vendors on private property and Parish-owned property require a food truck vendor's license, unless exempt as follows:

- i. For areas within Caddo Parish, a food truck vendor operating on the premises of a special event in a Parish-owned building or on city-owned property, for which a sponsor or promoter has paid an occupational license under section 12 of the Parish Code, or when the sponsor or promoter is exempt from the payment of an occupational license tax.
- ii. A food truck vendor operating on the premises of fairs and festivals sponsored by non-profit organizations.
- iii. For areas within Caddo Parish, a food truck vendor operating on the premises of a special event held at least six times a year including, but not limited to, gun shows, arts and crafts fairs, antique shows, flea markets, and vendor markets, for which a sponsor or promoter:
 - (A) Has paid an occupational license tax under section 12 of the Parish Code of Ordinances.
 - (B) Owns the premises or has a lease for a duration of at least one year.
 - (C) Has obtained a certificate of occupancy for the premises.
 - (D) Has provided all vendors with applications and notice of the requirement to register with the Caddo-Shreveport Sales and Use Tax Commission and to collect and remit sales tax, and has provided the commission with the name, permanent address and telephone number of all vendors.
- e. Food truck vendors operating under an approved temporary use permit issued for a special event.
- f. The fee for a food truck vendor's license is determined by the Parish Administrator. The license will expire one year from the date on which it was issued.

2. Operational Requirements

- a. All food truck vendors must park on an improved surface.
- b. No food truck vendor may be located on private property or a vacant lot unless granted written permission by the property owner.
- c. All food truck vendors must provide self-closing lidded trash receptacles. The trash receptacle must be placed outside next to the unit for use by patrons of the unit. The area around the unit must be kept clean and free from litter, garbage, and debris.
- d. All food truck vendors must provide fire prevention tools as required by the Fire Department.
- e. Each food truck vendor must report to its designated commissary at least once a day for food, supplies, cleaning, and servicing and as required by the Caddo Parish Health Unit.
- f. No outside seating is permitted.
- g. Food truck vendors must be removed from approved locations daily unless otherwise approved as part of the temporary use permit.
- h. No person may sleep overnight in a food truck vehicle.
- i. Each food truck vendor must execute a hold harmless agreement in a form approved by the Parish Attorney.
- j. Any unauthorized connection to the water system and/or unauthorized dumping of grease into the sanitary sewer system in conjunction with the operation of a food truck vendor in any way is strictly prohibited and is unlawful.
- k. Electrical services may be provided for a food truck vendor by either:

- i. A temporary service or other connection provided by an electric utility.
 - ii. An onboard generator.
- l. The noise level of mechanical equipment or outside sound equipment used in association with a mobile food establishment may not exceed 70 decibels when measured at the property line that is across the street from or abutting a residential use.
 - m. The use of portable generators to supply electricity to a food truck vendor is prohibited.
 - n. No food truck vendor may operate within a fire lane.

E. Temporary Contractor's Office

- 1. A temporary contractor's office is allowed incidental to any construction project.
- 2. The temporary use permit is valid for the duration of the building permit, including any extensions.
- 3. The temporary contractor's office must be removed within 30 days of completion of the construction project.

F. Temporary Outdoor Entertainment

A temporary use permit is not required for outdoor entertainment events within public parks and when organized by a public agency.

- 1. A management plan is required as part of the temporary use permit application that demonstrates the following:
 - a. The on-site presence of a representative for the outdoor entertainment event during the event.
 - b. A general site plan of performance areas, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.
 - c. Provision for recycling and waste removal.
 - d. The days and hours of operation, including set-up and take-down times.
 - e. A description of crowd control and security measures.
- 2. Any temporary structures must be removed within seven days of conclusion of the event.
- 3. Temporary outdoor entertainment events are limited to three events per calendar year on the same lot and a maximum duration of four days per event, with a minimum of 15 days between events, with the following exceptions:
 - a. A temporary use permit for a carnival or circus is valid for a period of three events per calendar year on the same lot no more than 15 days in duration, with a minimum of 30 days between events.

G. Temporary Outdoor Sales

A temporary use permit is not required for outdoor sales within public parks and when organized by a public agency.

- 1. A management plan is required as part of the temporary use permit application that demonstrates the following:
 - a. The on-site presence of a representative for the outdoor sales event during hours of operation who directs the operations of all participating vendors.

- b. An established set of operating rules addressing the governance structure of the sales event, hours of operation, and maintenance.
 - c. A general site plan of vendor stalls, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.
 - d. Provision for recycling and waste removal.
 - e. The days and hours of operation, including vendor set-up and take-down times.
- 2. Any temporary structures must be removed within seven days of conclusion of the event.
 - 3. Temporary outdoor sales events are limited to three events per calendar year and a maximum duration of seven days per event, with a minimum of 30 days between events, with the following exceptions:
 - a. A temporary use permit for a seasonal sale, such as Christmas tree lots or pumpkin patches, are limited to three events per calendar year and a maximum duration of 45 days. There is no minimum time between events.

H. Temporary Outdoor Storage Container

- 1. A temporary use permit is not required.
- 2. Temporary storage containers are permitted in any zoning district when used for loading or unloading. Containers are permitted on site for a period not to exceed 72 hours with no temporary use permit. If a longer time period is required, a temporary use permit is required.
- 3. Temporary storage containers may not be used for permanent storage. They may not serve as a substitute for permanent storage needs on the site on which they are located. Containers may not be permanently attached to the ground, serviced with permanent utilities, or stacked on the site.

ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS

7.1 GENERAL REQUIREMENTS

7.2 EXTERIOR LIGHTING

7.3 ACCESSORY STRUCTURES AND USES

7.4 PERMITTED ENCROACHMENTS

7.5 ENVIRONMENTAL PERFORMANCE STANDARDS

7.1 GENERAL REQUIREMENTS

A. Number of Structures on a Lot

1. In the R-A, R-E, R-1-12, R-1-10, R-1-7, R-1-5, and R-UC Districts there must be no more than one principal building per lot. This does not include permitted accessory structures, permitted accessory dwelling units, or agricultural structures. This also does not apply to educational facilities. In all other districts, more than one principal building is permitted on a lot, provided that it complies with all dimensional standards of the district.
2. In any district, including the districts listed in item 1 above, a resident may reside in an existing residential structure while a new residential structure is being constructed on site. The existing structure may remain on the site until the new structure is complete. Once final inspection of the new structure has been made, the property owner has a maximum of 30 days to obtain a demolition permit from the date of final inspection and then 15 days from the date the demolition permit has been issued to demolish the original structure.

B. All Activities within an Enclosed Structure

Within all districts, all activities must be conducted entirely within an enclosed structure, with the exception of the following uses and activities:

1. Parking lots, principal and ancillary.
2. Park/playground, conservation areas, and similar open space uses.
3. Establishments with a permitted outdoor component, including, but not limited to, agriculture, outdoor amusement facilities, outdoor storage yards, heavy retail, rental, and service, outdoor storage yards, salvage yards, outdoor dining, car washes, animal care facilities, kennels, light and heavy industrial, and similar businesses. However, these businesses may be limited or the outdoor components prohibited as a condition of a special use, when special use approval is applicable.
4. Permitted outdoor storage, and outdoor sales and display areas.
5. Permitted outdoor temporary uses.

C. Applicability of Required Setbacks

No lot may be reduced in area so that the setbacks are less than required by this Code. The required setbacks for a lot cannot be considered a setback for any other lot. No principal building or accessory structure may be located in a required setback unless specifically permitted by this Code or a variance is approved.

D. Applicability of Bulk Requirements

All structures must meet the dimensional requirements of the zoning district in which the structure is located. No existing structure may be enlarged, altered, reconstructed, or relocated in such a manner that conflicts with the requirements of the district in which the structure is located unless a variance is approved.

E. Sight Triangle

All structures, including a closed fence or wall, and all plantings are limited to a maximum height of three feet within the sight triangle. A semi-open fence that complies with all fence requirements that does not impair the sight triangle is permitted.

7.2 EXTERIOR LIGHTING

A. Lighting Plan Required

1. A lighting plan is required for all non-residential uses and multi-family dwellings. Single-family – detached and attached, two-family, and townhouse dwellings are exempt from a required lighting plan but are subject to applicable lighting requirements.
2. A lighting plan must include the following:
 - a. A plan showing all light pole locations, building-mounted lights, bollard lights, and all other lighting, with schematic wiring layout and power source connection indicated.
 - b. Specifications for luminaires and lamp types, poles, wiring, conduit, and appurtenant construction, including photographs or drawings of proposed light fixtures.
 - c. Pole, luminaire, and foundation details including pole height, height of building-mounted lights, mounting height, and height of the luminaire.
 - d. Elevations of the site including all structures and luminaires sufficient to determine the total cut off angle of all luminaires and their relationship to abutting parcels.
 - e. Photometric plans that show the footcandle measurement at all lot lines.
 - f. Other information and data reasonably necessary to evaluate the required lighting plan.

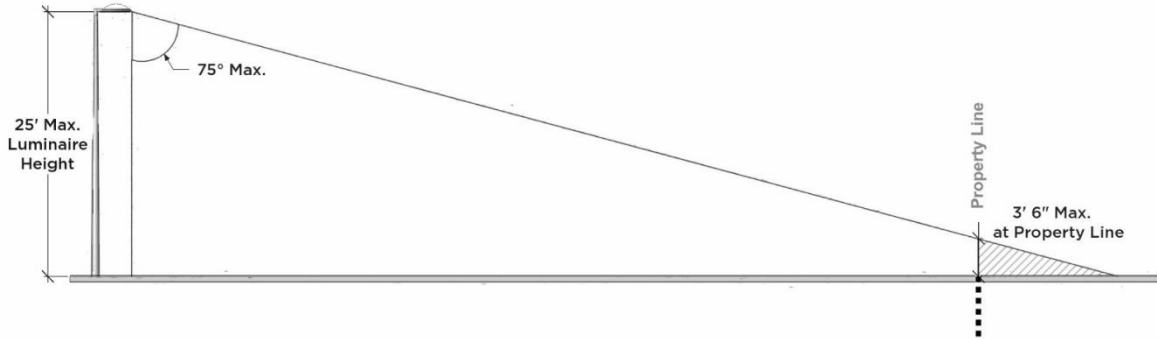
B. Maximum Lighting Regulations

1. The maximum allowable footcandle at any lot line is one footcandle.
2. When additional security lighting is required for security reasons in excess of the footcandle limit imposed by item 1 above, additional lighting may be allowed based on evidence for the need for additional security through site plan review.
3. No glare onto adjacent properties is permitted.

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 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.

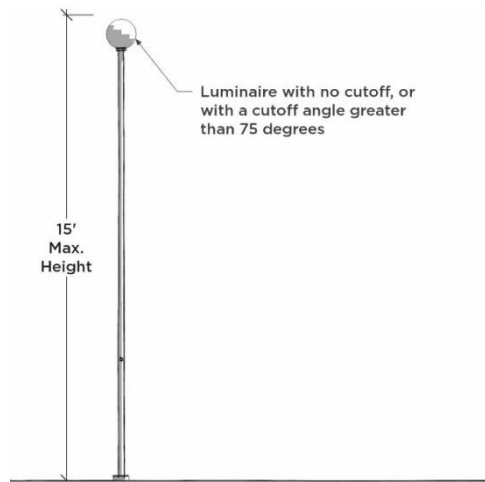
FIGURE 7-1: CUT OFF LUMINAIRE



D. Luminaire with No Cut Off Standards

1. A luminaire is considered to have no cut off if it is unshielded or has a cut off angle greater than 75 degrees.
2. The maximum permitted total height of a luminaire with no cut off is 15 feet. Any luminaire greater than 15 feet in total height requires special use approval.

FIGURE 7-2: NO CUT OFF LUMINAIRE



E. Exceptions to Lighting Standards

1. Luminaires used for public roadway illumination are exempt from the requirements of this section.
2. All temporary emergency lighting required by public safety agencies, other emergency services, or construction are exempt from the requirements of this section.
3. Because of their unique requirements for nighttime visibility and limited hours of operation, outdoor recreational facilities (public or private) such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, golf driving ranges, show areas, and other similar uses are exempt from the requirements of this section. Recreational facilities are permitted a total luminaire height of 60 feet in any district. Luminaires greater than 60 feet in total height require special use approval.
4. Certain temporary uses may be unable to meet the requirements of this section. When such temporary uses are allowed, approval of all lighting is required as part of the temporary use permit.

F. Prohibited Lighting

1. Flickering or flashing lights are prohibited.
2. Searchlights, laser source lights, or any similar high intensity lights are prohibited.

7.3 ACCESSORY STRUCTURES AND USES

All accessory structures and uses are subject to the requirements of this section and the permitted encroachment requirements of Section 7.4. Additional accessory structures not regulated in this section may be regulated in Section 7.4.

A. General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, in addition to any other specific regulations within this section.

1. No accessory structure may be constructed prior to construction of the principal building to which it is accessory.
2. A building permit is required for the construction of an accessory structure, unless specifically exempted by this Code. If the standards for an accessory structure do not specifically cite that a building permit is not required, such accessory structure requires a building permit.
3. Only those accessory structures permitted by this section and Section 7.4 are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. Required setbacks are stated in the district standards. The use of the term "yard" refers to the area between the applicable building line and lot line. The distinction is made because certain principal buildings may not be built at required district setback lines, thereby creating a yard larger than the minimum setback dimension. If a structure is permitted within a yard, it is permitted within the required setback subject to any additional limitations. Where there is no structure to determine yard location, yards are the same as the minimum district setback dimensions and the accessory structure is permitted in the buildable area. In applying the regulations of this section, the permissions and restrictions for structures within a front setback and yard apply to a reverse corner side setback and yard, unless specifically allowed otherwise.
4. The maximum height of any detached accessory structure is 18 feet, unless otherwise permitted or restricted by this Code. This does not apply to agricultural accessory structures for a lot in agricultural use, including but not limited to barns and silos.
5. Accessory structures are included and must comply with all maximum impervious surface and building coverage requirements.
6. Accessory structures are limited to 40% coverage of any yard. This does not apply to agricultural accessory structures for a lot in agricultural use, including but not limited to barns and silos.
7. No more than two detached accessory structures are permitted on any lot, with the following exceptions:
 - a. For any lot in active agricultural use or any community garden, any detached accessory structures used for farming operations or cultivation are not included in calculations of the total number of detached accessory structures on a lot.
 - b. The following are not included when calculating the total number of detached accessory structures on a lot: detached garages, carports, ground-mounted mechanical equipment, arbors and trellises, shade covering systems, fences or walls, lawn furniture and lawn decorations, book exchange boxes, mailboxes, and playground equipment.
8. The footprint of a detached accessory structure cannot exceed the footprint of the principal building. This does not apply to agricultural accessory structures for a lot in agricultural use, including but not limited to, barns and silos.

9. Accessory structures, including those listed in this section and Section 7.4, must be at least three feet from any lot line, unless otherwise permitted or restricted by this Code.

10. Accessory Structures on Waterfront Lots

- 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.

B. Amateur (HAM) Radio Equipment

1. Towers that solely support amateur (HAM) radio equipment and conform to all applicable performance criteria as set forth in Section 7.5 are permitted only in the rear yard, and must be located 10 feet from any lot line and any principal building. Towers are limited to the maximum building height of the applicable district plus an additional 10 feet, unless a taller tower is technically necessary to engage successfully in amateur radio communications and a special use approval is obtained.
2. Antennas may also be building-mounted and are limited to a maximum height of 10 feet above the structure, unless a taller antenna is technically necessary to engage successfully in amateur radio communications and special use approval is obtained.
3. Every effort must be made to install towers or antennas in locations that are not readily visible from adjacent residential lots or from the public right-of-way, excluding alleys.
4. An antenna or tower that is proposed to exceed the height limitations is a special use. The operator must provide evidence that a taller tower and/or antenna is technically necessary to engage successfully in amateur radio communications. In addition, the applicant must provide evidence that the tower and/or antenna will not prove a hazard and that it conforms to all applicable performance criteria of Section 7.5. As part of the application, the applicant must submit a site plan showing the proposed location of the tower or antenna, as well as its relation to the principal building and accessory structures.
5. Any such antennas and/or towers owned and operated by the Parish are exempt from these requirements.

C. Apiary

Apiaries as an accessory use do not apply to lots that are in use for agriculture as a principal use.

1. Apiaries are permitted only in the rear yard and must be located 10 feet from any lot line and the principal building.
2. All bee colonies must be kept in a removable frame hive, which must be kept in sound and usable condition.
3. Where any colony is located within 25 feet of a lot line, as measured from the nearest point on the hive to the lot line, the beekeeper must establish and maintain a flyway barrier at least six feet in height consisting of a hedge, fence, solid wall, or combination that is parallel to the lot line and extends 10 feet beyond the colony in each direction so that bees are forced to fly at an elevation of at least six feet above ground level over adjacent lots in the vicinity of the apiary.
4. Each beekeeper must provide a convenient source of water available to the bees at all times.
5. In any instance in which a colony exhibits unusual aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition toward swarming, the beekeeper must promptly re-queen the colony.
6. Apiaries do not require a building permit.

D. Aquaculture/Aquaponics

Aquaculture/aquaponics facilities as an accessory use do not apply to lots that are in use for agriculture as a principal use.

1. Aquaculture/aquaponics facilities do not require a building permit.
2. Aquaculture/aquaponics facilities are permitted only in the rear yard and must be located 10 feet from any lot line.
3. All aquaculture/aquaponics operations must be located within fully or partially enclosed structures designed for holding and rearing fish, and contain adequate space and shade.

E. Boathouse

1. Wet boathouses, defined as the construction or placement of a boathouse below the normal pool elevation, are prohibited.
2. Boathouses should be located so as to minimize earth disturbing activities and shoreland vegetation removal.
3. Boathouses are limited to the storage of watercraft and related marine equipment, and cannot be used for human habitation or commercial purposes. Plumbing, heating, or any features inconsistent with the use of the structure exclusively as a boathouse are prohibited.
4. The highest point of the roof elevation of the boathouse is limited to 20 feet in height measured from the lowest finished grade of the structure to the highest point of the roof.
5. The boathouse is limited to a 1,000 square foot building footprint (enclosed areas only, any surrounding deck area is not included).
6. Only one boathouse is permitted per lot.
7. All boathouses must be set back a minimum of five feet from all lot lines, including the extension of boundary lines into the lake.
8. A 20 foot separation is required between all boathouses.

F. Book Exchange Box

1. General Requirements

All book exchange boxes are subject to the following:

- a. No book exchange box may be located so that it impedes pedestrian access or circulation, obstructs parking areas, or creates an unsafe condition. Boxes cannot be constructed in a manner that obstructs visibility of intersections as defined in Sec. 106-1142 of the Shreveport Code of Ordinances.
- b. Boxes are prohibited in the public right of way.
- c. Each box must be designed and constructed in such a manner that its contents are protected from the elements. All media must be fully contained within a weatherproof enclosure that is integral with the structure that comprises the book exchange box.
- d. All book exchange boxes are subject to registration with the Zoning Administrator. The registration requires a plot plan that indicates the size and location of the proposed box. Once the box is installed, a site inspection is required to verify compliance with this section.
- e. Boxes are limited to a maximum height of 78 inches to the highest point on the structure, and a maximum width and depth of three feet.

2. Single-Family and Two-Family Residential Districts

All book exchange boxes located in single-family and two-family residential districts are subject to the following requirements:

- a. Book exchange boxes are only allowed to front on streets classified as minor or residential streets or residential private streets as defined in Chapter 82 of the Shreveport Code of Ordinances. Boxes are allowed on corner lots where the box faces a minor or residential street and the adjacent street is classified as a non-residential street provided that the access to the structure is oriented to the minor or residential street.
- b. Boxes are permitted only in the front yard or side corner yard and must be located a minimum of five feet from any lot line.
- c. Temporary foundations comprised of concrete or masonry pavers or other similar movable materials must be utilized. Single metal or wooden posts set in concrete for pedestal mounted boxes or to provide additional stability to ground mounted boxes are allowed. Permanent concrete slab foundations are prohibited.

3. Commercial and Townhouse and Multi-Family Residential Districts

All book exchange boxes located in the commercial and townhouse and multi-family residential districts are subject to the following requirements:

- a. Book exchange boxes are allowed only for:
 - i. Single occupant commercial buildings with more than 2,500 square feet of gross floor area.
 - ii. Individual tenants in a multi-tenant commercial building that have at least 30 linear feet of storefront.
 - iii. Office, maintenance or clubhouse buildings associated with an apartment complex.
 - iv. High-rise multi-family buildings.
- b. No more than one book exchange box may be located per building façade.
- c. Book exchange boxes must be flush against the façade of the principal structure and cannot project into required building setbacks.
- d. Book exchange boxes must be placed on impervious surface such as concrete or asphalt.

G. Carport

1. Carports must be located over a driveway.
2. A carport is permitted only in the interior side yard, corner side yard, or rear yard.
3. The total length of a carport is limited to 20 feet. The height of a carport is limited to 10 feet.
4. A carport must be entirely open on at least two sides except for the necessary supporting columns and customary architectural features.
5. A carport must be constructed as a permanent structure. Temporary tent structures are not considered carports.

H. Chicken Coops

Chicken coops as an accessory use do not apply to lots that are in use for agriculture as a principal use.

1. The keeping of chickens and chicken coops are permitted in the R-A, R-E, R-1-12, R-1-10, and R-1-7 Districts only.
2. Chicken coops are permitted in the rear yard only.
3. No hens may be kept or raised within a dwelling.
4. Up to a maximum of eight hens on any lot. The owner of the hens must be a resident of the dwelling on the lot.
5. Roosters are prohibited. However, if the sex of a chick cannot be determined at hatching, a chick of either sex may be kept on the property for up to six months.
6. With the exception of the R-A District, all hens must be provided with both a chicken coop and a fenced outdoor enclosure, subject to the following provisions. In the R-A District, hens are allowed to free roam on the property.
 - a. The chicken coop must provide a minimum of five square feet per hen.
 - b. The chicken coop and fenced enclosure must be kept in good repair, maintained in a clean and sanitary condition, and free of vermin, obnoxious smells, and substances. The facility must be adequately lit and ventilated.
 - c. The chicken coop must be designed to ensure the health and well-being of the hens, including protection from predators, the elements, and inclement weather.
 - d. The chicken coop must be located upon an impermeable surface that prevents waste run-off.
7. All manure must be composted in enclosed bins.
8. Slaughtering of chickens on-site is prohibited.

I. Coldframe Structures

1. Coldframe structures do not require a building permit.
2. Coldframe structures up to three feet in height are permitted only in the interior side, corner side, and rear yards.
3. Coldframe structures over three feet in height are permitted only in the rear yard.
4. Coldframe structures are limited to a maximum square footage of 60 square feet and a maximum height of six feet. In the R-A District, coldframe structures are permitted a maximum square footage of 120 square feet.

J. Collective Alternative Energy System

1. A collective alternative energy system, such as solar, wind, or geothermal, is permitted to be shared by property owners or a neighborhood organization, homeowners association, or institutional use.
2. Properties may share an alternative energy system, including permission to install equipment along all properties. All owners must agree to such arrangement, and an agreement is recorded as a "collective alternative energy servitude" on each plat of survey and access is granted to all participants to maintain equipment. A management plan must be submitted to the Executive Director and servitude recorded.
3. Collective alternative energy systems must be built in accordance with accessory use standards for the particular type of energy system used, as described in this section, and any other applicable regulations.

K. Electric Vehicle Charging Station

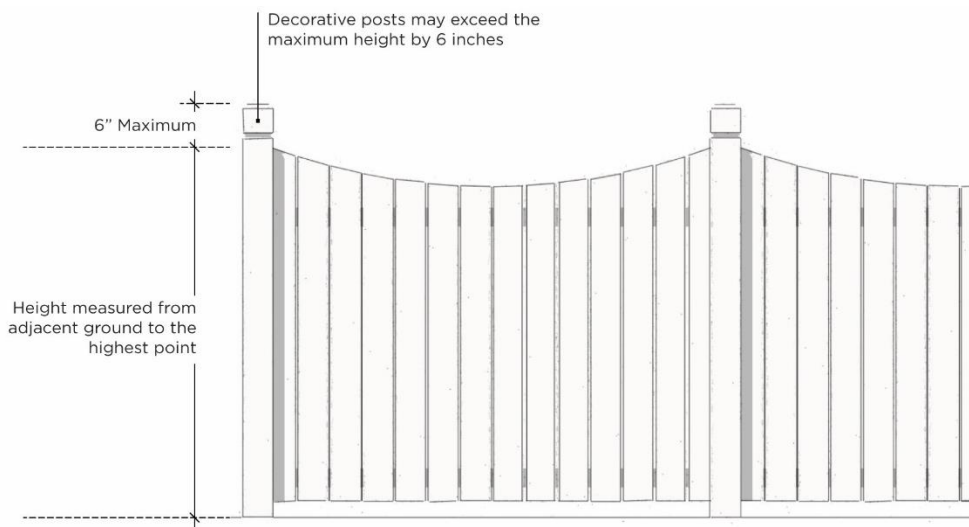
1. Commercial electric vehicle charging stations are permitted as an accessory use within any parking lot, parking structure, or gas station in all districts.
2. Private charging stations are permitted as an accessory use to all residential uses to serve the occupants of the dwellings located on that property.
3. Electric charging station equipment may not block the public right-of-way.
4. Each public charging station space must be posted with a sign indicating the space is only for electric vehicle charging purposes. Days and hour of operations must be included if time limits or tow away provisions are to be enforced by the owner. Information identifying voltage and amperage levels or safety information must be posted.
5. Charging station equipment must be maintained in good condition and all equipment must be functional. Charging stations no longer in use must be immediately removed.

L. Fences and Walls

1. General Requirements

- a. All fences, including repair of existing fences, require a building permit.
- b. Every fence and wall must be maintained in a good repair and safe condition at all times. Every damaged or missing element must be repaired, removed, or replaced.
- c. Height is measured from the adjacent ground to the highest point, except that decorative posts of a fence or wall may exceed the maximum height by six inches.
- d. When fence requirements are a condition of a use or site element, such requirements control.
- e. When additional fence and wall requirements are found in the use standards of Article 6 or the landscape standards of Article 10, such requirements control.

FIGURE 7-3: FENCE DESIGN

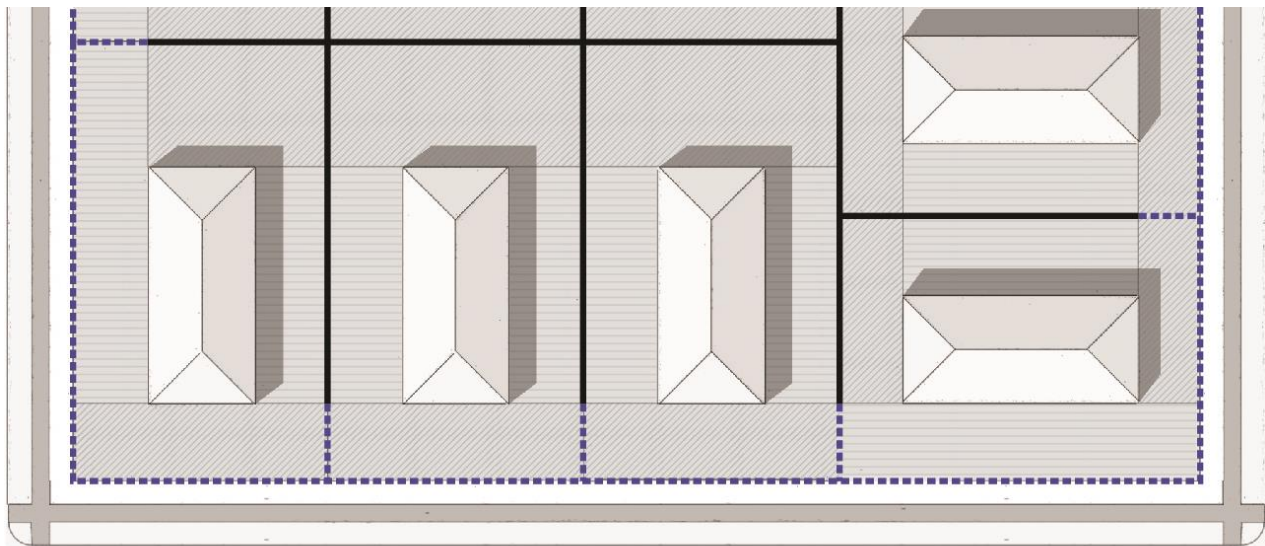


2. Heights of Fences, Walls, and Hedges

a. Fence Height in Residential Districts

- i. In the front, corner side, and reverse corner side yards, an open fence is permitted up to a maximum height of six feet. Any other type of fence (any non-open fence), wall, or hedge is permitted in the front, corner side, and reverse corner side yards but is limited to a maximum height of three feet.
- ii. In the interior side and rear yards, a fence of any type, wall, or hedge is permitted up to a maximum height of eight feet.

FIGURE 7-4: FENCE HEIGHT



- Open Fence: 6' Max. Height.
Any other type of fence, wall or hedge: 3' Max. Height.
———— Fence, wall or hedge: 8' Max. Height

b. Fence Height in Non-Residential Districts

- i. Fences, walls, and hedges are prohibited in the front or corner side yards unless otherwise required by the landscape and screening regulations of Article 10.
- ii. In the interior side and rear yards, a fence of any type, wall, or hedge is permitted up to a maximum height of eight feet.

c. Fence Height for Public Recreation Areas

Public recreation areas may be enclosed along their boundaries (i.e., all yards) with an open fence to a height not to exceed eight feet. Tennis courts and other similar uses may be fenced in accordance with national standards for such uses.

3. Barbed Wire and Razor Wire Fences

- a. Barbed wire, razor wire, spiked posts, or fences of similar material are only permitted on a lot used for a utility in any district, or in the R-A, C-4, I-MU, I-1, or I-2 District.
- b. Barbed wire, razor wire, and similar material must be located a minimum of eight feet above the adjacent ground.

4. Fence and Wall Construction and Design Requirements

- a. When only one side of a fence is finished, the finished side of all fences must face away from the lot on which it is located. Fences constructed on property lines dividing single-family residential lots are exempt from this provision.
- b. All fence posts must be placed on the inside of the fence.
- c. A fence or wall, including all posts, bases, and other structural parts must be located completely within the boundaries of the lot on which it is located.
- d. No fence may be electrified.

M. Flat Roof Features

Accessory rooftop features of a flat roof, such as green roofs, rooftop decks, rooftop gardens, and stormwater detention systems are permitted below the parapet of any flat roof building, and are excluded from the calculation of maximum building height. Flat roof features must meet the following standards:

1. For green roofs, rooftop gardens, and similar features, documentation must be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water. For green roofs, this must also indicate an adequate soil depth will be provided for plants to survive.
2. Rooftop decks or patios must be set back six feet from all building edges.
3. Rooftop decks or patios must have a guardrail that is minimum of 30% open and a maximum of four feet in height as measured from the surface of the roof deck or patio.
4. The roof must contain sufficient space for future installations, such as mechanical equipment.

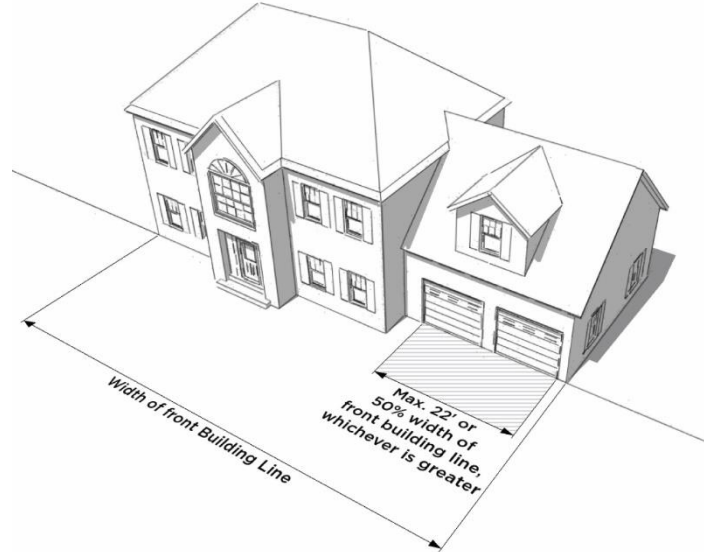
N. Garage

The following standards apply to all residential garages, with the exception of multi-family dwellings. Attached garages are not considered an accessory structure but are subject to the regulations of this section for attached garages.

1. Attached Garages

- a. Front-loaded attached garages are limited to 50% of the width of the front building line or 22 feet, whichever is greater. Garage width is measure between garage doors; in the case of garages designed with multiple garage doors, the distance is measured between the edge of the outmost doors.
- b. Attached garages must be set back a minimum of five feet from the front building line.

FIGURE 7-5: ATTACHED GARAGE



2. Detached Garages

- a. One detached garage is permitted per lot.
- b. The area above the vehicle parking spaces in a detached garage may not contain a kitchen or sleeping area but may contain an office or recreation room, unless as an accessory dwelling unit that has been approved by special use permit.
- c. Detached garages are permitted only in the rear, interior side, and corner side yards. Detached garages must be set back a minimum of five feet from the front building line. No setback is required from any side or rear lot line.
- d. If a lot abuts a public alley that provides adequate access to a street, a detached garage may be constructed so that access is from the public alley.

O. Home-Based Business

- 1. A home-based business certificate of occupancy is required.
- 2. The home-based business must be conducted by an individual permanently residing within the dwelling. Only residents of the dwelling may be employed in the home-based business.
- 3. Signs, displays, or activities that indicate from the exterior that the structure is being used, in part, for any purpose other than that of a residence are prohibited.
- 4. The home occupation and all related activity, including storage, must be conducted completely within the principal building or a permitted accessory structure.
- 5. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials may be used or stored on the site.
- 6. No commodities can be sold or services rendered that require receipt or delivery of merchandise, goods, or equipment other than by a passenger motor vehicle or by parcel or letter carrier mail services using vehicles typically employed in residential deliveries.
- 7. The home-based business cannot create greater vehicular or pedestrian traffic than normal for a residential area. The home-based business and any related activity must not create any traffic hazards or nuisances in public rights-of-way.

8. Alterations to the residence or permitted accessory structures that would alter the residential character of the dwelling are prohibited.
9. No more than four clients, patients, pupils, or customers are permitted at any given time. Such visits must occur between 7:00 a.m. and 7:00 p.m. and must be by appointment only.
10. Barber or beauty shops are limited to one operator with one assistant, one styling chair, and one shampoo bowl. Scheduling for barber and beauty shops is limited to one appointment at a time only. All barber or beauty shops, operating as a homebased business within a residential zoning district, require a special exception use approved by the Caddo Parish Planning and Zoning Commission.
11. There must be no perceptible noise, odor, smoke, electrical interference, vibration, or other nuisance emanating from the structure where the home occupation is located in excess of that normally associated with residential use.
12. Repair and service of any vehicles or any heavy machinery is prohibited as a home occupation. Day care homes are not considered a home occupation and are regulated separately by this Code.
13. Use or storage of tractor trailers, semi-trucks, or heavy equipment, such as construction equipment used in a commercial business, is prohibited.

P. Livestock

Keeping of livestock does not apply to lots that are in use for agriculture as a principal use. Chicken coops, apiaries, and aquaponic/aquaculture facilities are regulated separately. These standards do not apply to livestock kept as part of a public safety facility, such as horses for mounted police.

1. Keeping of livestock, including the required livestock enclosures, is permitted as an accessory use only in the R-A, R-E, and R-1-12 Districts.
2. All horses must be registered with Caddo Parish Animal and Mosquito Control. Any horses that have been maintained prior to the effective date of this Code in any district must be registered within 60 days of the effective date. When the maintenance of such existing horses is not in conformance with the provisions of this Code, such horses and their enclosures will be deemed legally conforming and may be maintained. Once the horses are no longer kept on the property or the livestock enclosure is demolished, no horses may be maintained unless in conformance with this section.
3. A minimum lot size of one acre is required to keep livestock.
4. All livestock enclosures, including repair of existing enclosures, require a building permit.
5. Livestock enclosures are prohibited in the front or corner side yard.
6. Livestock enclosures must be located 50 feet from any lot line.
7. The maximum number of livestock permitted on a lot is calculated according to the following standards. These standards will be used as the basis by the Zoning Administrator for establishing a standard for any animal not included in the table. Lots of 20 or more acres are not subject to a minimum lot area per animal. The standards are cumulative requirements; for example, in order to keep one horse and one cow, a minimum of two acres of lot area is required. However, in any case, a minimum lot area of one acre is required to keep any livestock.
 - a. Horse: 1 acre for first horse + 10,000 square feet for each additional horse.
 - b. Cattle: 1 acre for first bull/cow + 10,000 square feet for each additional bull/cow.
 - c. Goat or sheep: 10,000 square feet per goat or sheep.
 - d. Pigs: 5,000 square feet per pig.

- e. Rabbit: 100 square feet per rabbit.
 - f. Duck or other fowl (excluding chickens): 100 square feet per duck/fowl.
8. In addition, in order to maintain livestock, a certain square footage of the lot must be maintained as open space and dedicated to the livestock, in accordance with the following standards. These standards will be used as the basis by the Zoning Administrator for establishing a standard for any animal not included in the table. Lots of 20 or more acres are not subject to this standard. The standards are cumulative; for example, in order to keep one horse and one cow, 50,000 square feet of open space dedicated to the livestock is needed. These standards are not used to determine lot area but rather to determine how much area on a lot must be maintained as open space for the livestock's use.
- a. Horse: 25,000 square feet for first horse + 12,250 square feet for each additional horse.
 - b. Cattle: 25,000 square feet for first horse + 12,250 square feet for each additional bull/cow.
 - c. Goat or sheep: 5,000 square feet per goat or sheep.
 - d. Pigs: 2,500 square feet per pig.
 - e. Rabbit: Not applicable.
 - f. Duck or other fowl (excluding chickens): Not applicable.
9. All enclosures must be designed to ensure the health and well-being of the animals, including protection from predators, the elements, and inclement weather.
10. All livestock must be kept to prevent any adverse impact, including but not limited to: odor, noise, drainage, or pest infestation on any other property.
11. The following activities are permitted as part of the operation of a horse stable:
- a. Riding lessons
 - b. Boarding horses
 - c. Renting horses for recreational riding
 - d. Therapeutic riding

Q. Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

1. Ground-Mounted Equipment

- a. Mechanical equipment is prohibited in the front yard. If mechanical equipment is located in the front yard as of the effective date of this Code, the equipment may remain and may be repaired and maintained unless it is replaced in its entirety or the principal structure is demolished.
- b. Mechanical equipment is permitted only in the interior side, corner side, or rear yard.

2. Roof-Mounted Equipment

Roof-mounted equipment must be screened from view from a public street as follows:

- a. For structures four or more stories in height, all roof equipment must be set back from the edge of the roof a minimum distance of one foot for every two feet by which the equipment extends above the roof.

- b. For structures less than four stories in height and for any building where roof equipment cannot meet the setback requirement of item a above, there must be either a parapet wall to screen the equipment or the equipment must be housed in solid building material that is architecturally integrated with the structure.

R. Outdoor Sales and Display (Ancillary)

1. Retail goods establishments and vehicle dealerships are permitted to have accessory outdoor sales and display of merchandise.
2. Outdoor sales and display of goods not offered for sale by the establishment is prohibited.
3. Any outdoor display must be located on the same lot as the principal use. No outdoor display is permitted in the public right-of-way.
4. All outdoor sales and display of vehicles for vehicle dealerships must comply with the parking lot perimeter landscape requirements of Article 10. Outdoor display of vehicles on hydraulic lifts, manufactured ramps, or similar mechanisms is prohibited.
5. No required parking area may be used as outdoor display.

S. Outdoor Storage (Ancillary)

The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, heavy retail, rental, and service, vehicle dealerships, vehicle rentals, vehicle operations facility, vehicle repair/service, minor or major, and light and heavy industrial. The Executive Director can also render an interpretation that a use not listed in this section would typically have outdoor storage and permit such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

1. No outdoor storage is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic. Outdoor storage is prohibited in a required setback.
2. All manufacturing, assembly, repair, or work activity must take place inside an enclosed building. This does not apply to heavy industrial uses that are typically conducted outdoors or have an outdoor component.
3. No required parking area may be used as an outdoor storage.
4. All outdoor storage must comply with all regulations regarding stormwater management and, if required, must be permitted through the LADEQ.

T. Refuse Containers, Dumpsters, and Recycling Containers

1. Dumpsters and recycling containers are prohibited in the front or corner side yard. No dumpsters or recycling containers may be located on any public right-of-way.
2. All dumpsters and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The enclosure must be gated. Such gate must be solid. Such construction requires a building permit. This requirement does not apply to refuse containers located in an alley.
3. Dumpsters must not be located so that the disposal area drains toward a storm drain or off-site. Dumpsters must be covered and are not allowed to drain freely.
4. Refuse containers, such as individual rolling trash bins, must be stored along the interior side or rear façade of the structure. This does not apply when refuse containers must be moved for pick-up.

5. Existing properties, as of the effective date of this Code, whose dumpsters and recycling containers are not required to be enclosed, are exempt from this section unless the site is being redeveloped, or the existing building or parking lot is being expanded.

U. Satellite Dish Antennas

1. General Requirements

- a. Small satellite dish antennas do not require a building permit. Large satellite dish antennas require a building permit.
- b. Satellite dish antennas must be permanently installed on a building, in the ground, or on a foundation, and cannot be mounted on a portable or movable structure.
- c. Subject to operational requirements, the dish color must be of a neutral color, such as white or grey. No additional signs or advertising is permitted on the satellite dish itself, aside from the logos of the satellite dish service provider and/or dish manufacturer.
- d. Cables and lines serving ground-mounted satellite dish antennas must be located underground.
- e. Compliance with all federal, state, and local regulations is required in the construction, installation, and operation of satellite dish antennas.
- f. All exposed surfaces of the antenna must be kept clean and all supports must be painted to maintain a well-kept appearance.
- g. Antennas no longer in use must be immediately removed.
- h. Every effort must be made to install satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

2. Small Satellite Dish Antennas

Small satellite dish antennas, which are one meter (3.28 feet) or less in diameter, are subject to the general requirements above.

3. Large Satellite Dish Antennas

Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are subject to the general requirements above as well as the following requirements:

a. Residential Districts

- i. Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are permitted only in the rear yard, and must be set back a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five feet from any lot line.
- ii. The overall height of a large satellite dish antenna cannot exceed 12 feet.
- iii. A large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes solid fences, plant materials, and/or earth berms located to conceal the antenna and its support structure. Plants must be a minimum of five feet tall at the time of installation.

b. Non-Residential Districts

- i. Large satellite dish antenna are permitted only in the rear or interior side yard, and must be set back a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five feet from any lot line.
- ii. Roof-mounting is permitted only if the satellite dish antenna is screened by an architectural feature.
- iii. A large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes solid fences, plant materials, and/or earth berms located to conceal the antenna and its support structure. Plants must be a minimum of five feet tall at the time of installation.

V. Solar Panels

1. General Requirements

- a. A solar panel may be building-mounted or freestanding.
- b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems

- a. A building mounted system may be mounted on the roof or wall of a principal building or accessory structure.
- b. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
- c. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.
- d. Building-mounted solar panels may project up to two feet from a building façade and must be integrated into the structure as an architectural feature.

3. Freestanding Systems

- a. A freestanding system is permitted only in the interior side and rear yard.
- b. The maximum height of a freestanding system is three feet in the front yard and eight feet in all other yards.

4. Co-Location

Solar panels may be co-located on structures such as wireless communication towers, light poles, and billboards.

W. Swimming Pools and Hot Tubs

- 1. No private swimming pool or hot tub, or portion thereof, including, but not limited to, aprons, walks, and mechanical equipment, integral to the pool, may be located within a front yard, or within a required corner side or interior side setback.
- 2. A private swimming pool or hot tub must comply with all requirements of the Code of Ordinances.

X. Wind Turbines (Private)

Private wind turbines are subject to the following requirements:

1. Wind turbines may be designed as either vertical or horizontal axis turbines with or without exposed blades, including designs that combine elements of the different types of turbines.
2. Wind turbines are subject to the following height restrictions:
 - a. The maximum height of any ground-mounted wind turbine is the maximum height allowed in the district. A taller height may be allowed by special use.
 - b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.
 - c. Maximum height is the total height of the turbine system, including the tower and the maximum vertical height of the turbine blades. Maximum height therefore is calculated measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind turbine is measured from grade to the length of a prop at maximum vertical rotation.
 - d. No portion of exposed turbine blades (vertical access wind turbine) may be within 20 feet of the ground. Unexposed turbine blades (horizontal access wind turbine) may be within 10 feet of the ground.
3. Ground-mounted wind turbines are permitted only in the rear yard. No part of the wind system structure, including guy wire anchors, may be located closer than 10 feet to any lot line. The tower must be set back from all lot lines equal to the height of the system. No principal buildings may be located within this area.
4. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

7.4 PERMITTED ENCROACHMENTS

An encroachment is the extension or placement of any attached or detached accessory structure or architectural feature into a required setback. Permitted encroachments are indicated in Table 7-1: Permitted Encroachments into Required Setbacks.

- A. Additional restrictions on permitted encroachments, including additional placement restrictions and dimensional standards, can be found in Section 7.3.
- B. Unless constructed concurrently with the principal building, attached or detached accessory structures or architectural features require a building permit, unless exempted by this section or Section 7.3.
- C. Unless otherwise indicated, all accessory structures and architectural features must be at least three feet from any lot line, unless otherwise permitted or restricted by this section or Section 7.3.
- D. When an attached or detached accessory structure or architectural feature regulated by Table 7-1 is permitted to locate in a required setback, it also indicates permission to locate in the corresponding yard.
- E. When an attached or detached accessory structure or architectural feature regulated by Table 7-1 is prohibited to encroach in a required setback, the structure or architectural feature may encroach in the corresponding yard beyond the required setback line unless specifically prohibited by the table or Section 7.3.

TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS

Y= Permitted // N= Prohibited
 Max. = Maximum // Min. = Minimum

	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Window Unit <i>Max. projection of 18" from building wall</i> <i>No building permit required</i>	Y	Y	Y	Y
Amateur (HAM) Radio Equipment (Section 7.3)	N	N	N	Y
Apiary (Section 7.3)	N	N	N	Y
Aquaculture/Aquaponics (Section 7.3)	N	N	N	Y
Arbor	Y	Y	Y	Y
Awning or Sunshade <i>Max. of 3' into any setback</i>	Y	Y	Y	Y
Balcony <i>Max. of 6' into front, interior side, or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>Min. of 4' from any lot line</i> <i>Max. vertical clearance of 8'</i>	Y	Y	Y	Y
Bay Window <i>Max. of 3' into any setback</i>	Y	Y	Y	Y
Boathouse (Section 7.3)	N	N	N	Y
Book Exchange Box (Section 7.3)	Y	Y	N	N
Canopy: Non-Structural (Non-Sign) <i>Max. of 3' into any setback</i>	Y	Y	Y	Y
Canopy: Structural (Non-Sign) or Porte-Cochere <i>Min. of 5' from any lot line</i>	N	N	N	Y
Carport (Section 7.3)	N	Y	Y	Y
Chicken Coop (Section 7.3)	N	N	N	Y
Chimney <i>Max. of 16" into setback</i> <i>Min. of 4' from any lot line</i>	Y	Y	Y	Y
Coldframe Structure (Section 7.3)	N	Y	Y	Y
Compost Pile <i>Min. of 5' from any lot line</i> <i>Prohibited in front or corner side yard</i> <i>No building permit required</i>	N	N	Y	Y
Deck <i>Max. of 6' into interior or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>Prohibited in front yard</i>	N	Y	Y	Y
Dog House <i>Prohibited in front or corner side yard</i> <i>No building permit required</i>	N	N	N	Y
Eaves <i>Max. of 3' into setback</i>	Y	Y	Y	Y

TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Exterior Lighting (Section 7.2)	Y	Y	Y	Y
Exterior Stairwell <i>Max. of 3' into rear or interior side setback</i> <i>Prohibited in front yard</i>	N	N	Y	Y
Fence or Wall (Section 7.3)	Y	Y	Y	Y
Fire Escape <i>Max. of 3' into setback</i>	Y	Y	Y	Y
Garage – Detached (Section 7.3) <i>Attached garages are considered part of the principal structure</i>	N	Y	Y	Y
Gazebo or Pergola <i>Prohibited in front yard</i>	N	N	Y	Y
Greenhouse <i>Min. of 5' from any lot line</i> <i>Prohibited in front yard</i>	N	N	Y	Y
Lawn Furniture and Lawn Decorations <i>No building permit required</i>	Y	Y	Y	Y
Livestock (Enclosures) (Section 7.3)	N	N	N	Y
Mailbox <i>No building permit required</i>	Y	Y	N	N
Mechanical Equipment – Ground-Mounted (Section 7.3)	N	Y	Y	Y
Patio <i>Max. of 5' into front, interior side, or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>Min. of 10' from front or corner side lot line</i> <i>Min. of 5' from interior side or rear lot line</i> <i>Max. height of 1' above grade</i>	Y	Y	Y	Y
Personal Recreation Game Court <i>Prohibited in front yard</i> <i>Min. of 5' from any lot line</i>	N	N	N	Y
Playground Equipment <i>Prohibited in front yard</i> <i>Min. of 5' from any lot line</i> <i>No building permit required</i>	N	N	N	Y
Porch - Unenclosed <i>Max. of 5' into front, interior side, or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>Min. of 10' from front or corner side lot line</i> <i>Min. of 5' from interior side or rear lot line</i> <i>Enclosed porches are considered part of the principal structure</i>	Y	Y	Y	Y
Refuse and Recycling Containers (Section 7.3)	N	Y	Y	Y
Rain Barrel <i>Min. of 10' from front lot line</i> <i>No building permit required</i>	Y	Y	Y	Y

TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Satellite Dish Antenna, Ground-Mounted (Section 7.3)	N	N	N	Y
Shed <i>Prohibited in front yard</i> <i>Min. of 5' from any lot line</i> <i>No building permit required for sheds without a permanent foundation</i>	N	N	Y	Y
Sidewalk <i>No min. setback from lot lines</i>	Y	Y	Y	Y
Sills, belt course, cornices, and ornamental features <i>Max. of 30" into setback</i>	Y	Y	Y	Y
Solar Panels - Freestanding (Section 7.3)	N	N	Y	Y
Steps and Stoops (roofed or unroofed, includes support posts) <i>Max. of 5' into front, interior side, or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>Min. of 5' from any lot line</i>	Y	Y	Y	Y
Swimming Pool and Hot Tub (Section 7.3)	N	N	N	Y
Trellis <i>No building permit required</i>	Y	Y	Y	Y
Vegetable Garden	Y	Y	Y	Y
Wind Turbine (Private) - Freestanding (Section 7.3)	N	N	N	Y

7.5 ENVIRONMENTAL PERFORMANCE STANDARDS

All uses must comply with the performance standards established in this section unless any federal, state, or local law, ordinance, or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies.

A. Noise

No activity or use must be conducted in a manner that generates a level of sound as measured on another property greater than that allowed by federal, state, and local regulations, as amended from time to time. These limits do not apply to construction noises, noises emanating from safety signals or warning devices, noises not directly under the control of the owner or occupant of the property, and transient noises from moving sources, such as motor vehicles, railroads and aircraft.

B. Glare and Heat

Any activity or the operation of any use that produces glare or heat must be conducted so that no glare or heat from the activity or operation is detectable at any point off the lot on which the use is located. Flickering or intense sources of light must be controlled or shielded so as not to cause a nuisance across lot lines.

C. Stormwater Management

All development must comply with local, state, and federal stormwater management ordinances.

D. Vibration

No earthborne vibration from the operation of any use may be detectable at any point off the lot on which the use is located.

E. Dust and Air Pollution

Dust and other types of air pollution, borne by the wind from sources, such as storage areas, yards, roads, conveying equipment and the like, within lot boundaries, must be kept to a minimum by appropriate landscape, screening, sheltering, paving, fencing, wetting, collecting, or other acceptable means.

F. Discharge and Disposal of Radioactive and Hazardous Waste

The discharge of fluid and the disposal of solid radioactive and hazardous waste materials must comply with applicable federal, state, and local laws and regulations governing such materials or waste. Radioactive and hazardous material waste must be transported, stored, and used in conformance with all applicable federal, state, and local laws.

G. Electromagnetic Interference

Electromagnetic interference from any operation of any use must not adversely affect the operation of any equipment located off the lot on which such interference originates.

H. Odors

Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the public health and welfare, or which interferes unreasonably with the comfort of the public, must be removed, stopped or modified so as to remove the odor.

I. Fire and Explosion Hazards

Materials that present potential fire and explosion hazards must be transported, stored, and used only in conformance with all applicable federal, state, and local regulations.

ARTICLE 8. OFF-STREET PARKING AND LOADING

- 8.1 GENERAL PROVISIONS**
- 8.2 COMPUTATION OF REQUIREMENTS**
- 8.3 REQUIRED OFF-STREET VEHICLE AND BICYCLE PARKING SPACES**
- 8.4 REQUIRED OFF-STREET LOADING SPACES**
- 8.5 DESIGN OF VEHICLE PARKING SPACES**
- 8.6 DESIGN OF BICYCLE PARKING SPACES**
- 8.7 DESIGN OF OFF-STREET LOADING SPACES**
- 8.8 DRIVEWAY DESIGN**
- 8.9 STORAGE OF COMMERCIAL VEHICLES**
- 8.10 STORAGE OF RECREATIONAL VEHICLES**
- 8.11 PARKING EXEMPTIONS**
- 8.12 SHARED PARKING**

8.1 GENERAL PROVISIONS

A. Existing Facilities

1. The existing number of off-street vehicle, bicycle, and loading spaces may not be reduced below the minimum requirements of this Code. If the number of existing spaces is already less than the requirements of this Article, it may not be further reduced.
2. If a building permit was lawfully issued prior to the effective date of this Code, and if substantial construction has begun within 180 days of the issuance of a permit, the number of off-street vehicle, bicycle, and loading spaces is that required by building permit and supersedes the requirements of this Code.

B. Change in Use

When the existing use of a structure or land is changed to a new use, parking and bicycle spaces must be provided as required for the new use, except as described below:

1. No additional vehicle and bicycle parking spaces are required if the change in use would result in an increase of spaces of less than 10%. This also applies to a simultaneous change in use of a group of uses on the same lot which together result in a need for an increase in vehicle and bicycle parking spaces of 10% or more. The 10% increase is calculated by dividing the number of additional spaces required by the number of spaces required before the increase.
2. A change in use is eligible for a parking exemption per Section 8.11.
3. A change in use is eligible for shared parking per Section 8.12.

C. Change in Intensity of Use

Whenever the intensity of a use is increased based on an increase in the number of dwelling units, floor area, seating capacity, or other unit of measurement used to calculate the number of required number of vehicle and bicycle parking spaces, additional spaces must be provided for that increase, except as described below:

1. Whenever there is an increase in the intensity of a use that creates a need for additional vehicle and bicycle parking spaces of 10% or more, the additional spaces are required. No additional vehicle and bicycle parking spaces are required if the increase in intensity would result in an increase of spaces of less than 10%. This also applies to a simultaneous increase in intensity of a group of uses on the same lot which together result in a need for an increase in vehicle and bicycle parking spaces of 10% or more. The 10% increase is calculated by dividing the number of additional spaces required by the number of spaces required before the increase.
2. An increase in the intensity of a use, which does not qualify for an exemption under item 1 above, is eligible for a parking exemption per Section 8.11.

3. An increase in the intensity of a use, which does not qualify for an exemption under item 1 above, is eligible for shared parking per Section 8.12.

D. Provision of Additional Spaces and Parking Maximums

1. The establishment of additional off-street parking, bicycle, or loading facilities above the minimum required by this Code is not prohibited unless specifically limited by the parking maximums of item 2 below.
2. When parking facilities are constructed for a non-residential use over 15,000 square feet in gross floor area, the number of vehicle parking spaces provided may not exceed 115% of the required minimum. However, allowances above the parking requirement may be approved administratively by the Executive Director. This does not apply to restaurant uses.

E. Prohibition on Use of Parking Facilities

The sale, repair, or dismantling or servicing of any vehicles, equipment, materials, or supplies, or the display of goods in off-street parking areas is prohibited, unless otherwise permitted by this Code.

8.2 COMPUTATION OF REQUIREMENTS

This section describes how the number of vehicle, bicycle, and loading spaces are calculated based upon the requirements of this Article. The total number of required vehicle and bicycle parking and loading spaces is based upon the requirements for the principal use or uses located on the lot.

- A. Where multiple uses with different parking requirements occupy the same structure or lot, the required vehicle and bicycle parking and loading spaces is the sum of the requirements for each use computed separately, unless otherwise permitted by this Code.
- B. Space allocated to any off-street loading space may not be used to satisfy the requirement for any off-street vehicle or bicycle parking space or access aisle or portion thereof. Conversely, the area allocated to any off-street vehicle or bicycle parking space may not be used to satisfy the replacement for any off-street loading space or portion thereof.
- C. A fraction of less than one-half is disregarded, and a fraction of one-half or more is counted as one parking or loading space.
- D. For uses where patrons or spectators occupy benches, pews or open floor areas used for service, each 48 linear inches of benches, pews, or permanent seating areas, or five square feet of open floor areas used for seating is counted as one seat for the purpose of determining the requirement for the required number of spaces.

8.3 REQUIRED OFF-STREET VEHICLE AND BICYCLE PARKING SPACES

A. General Requirements

1. Except as otherwise provided in this Code, the minimum number of off-street vehicle and bicycle parking spaces to be provided for each use is listed in Table 8-1: Off-Street Vehicle and Bicycle Parking Requirements. Construction of all off-street parking must be completed prior to the issuance of a certificate of occupancy.
2. Table 8-1 lists parking requirements for each use. In some cases, uses that are considered part of a generic use category are listed with specific vehicle parking requirements. These specific uses are listed only for the purposes of this section and do not indicate whether such uses are permitted or special uses within any district. Certain uses listed within the districts are not listed in Table 8-1 and therefore do not have vehicle parking requirements.

3. Certain uses listed within Table 8-1 are required to provide bicycle parking spaces. Of those uses required to provide bicycle spaces, some are also required to provide long-term spaces, where bicycles will be left for longer periods of time and require a safe and weatherproof storage area. The required number of long-term spaces is shown as a percentage of the required total bicycle spaces. All other required bicycle spaces must be designed as short-term spaces, which are areas where bicycles will be left for short stops, requiring a high degree of convenience.
4. In all cases where bicycle parking is required, a minimum of two bicycle spaces must be provided. After the first 25 required bicycle parking spaces are provided, additional bicycle parking spaces are required at a 50% reduction.
5. Where bicycle parking space requirements indicate "Over 10,000sf GFA" or other number threshold, this means that bicycle spaces are required only for structures over a certain gross floor area. In these cases, bicycle parking space requirements are calculated on the basis of the entire gross floor area.
6. Motorcycle and scooter parking may substituted for up to five automobile spaces or 5% of the required parking spaces, whichever is less. For every four motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.

B. Provision of Car- and Bike-Share Facilities

1. Spaces within parking lots and structures may include designated parking spaces for car-share facilities. A car-share facility is a membership-based car-sharing service that provides automobile rental to members, billable by the hour or day, and is not considered a vehicle rental establishment. Spaces reserved for car-share facilities may count toward minimum parking requirements of this Code.
2. Spaces within parking lots and structures may include designated areas for bike-share facilities. A bike-share facility provides bicycle rentals to the public and it is not considered a vehicle rental establishment. When a minimum of 20 bicycles are provided for rental, such bike-share facilities equate to 5% of the required vehicle spaces.

C. Provision of Electric Vehicle Charging Stations

Spaces within parking lots and structures may include designated parking spaces for electric vehicle charging. Spaces reserved for electric vehicle charging count toward minimum parking requirements of this Code.

D. Multi-Tenant Retail Center Parking Calculation

Parking for multi-tenant retail centers is calculated as one space required per 500 square feet of gross floor area, rather than by the individual uses. A multi-tenant retail center is defined as a group of three or more separate commercial establishments, primarily retail, but also including personal service, restaurant, office, and similar non-residential uses, that is planned, owned, and/or managed as a single property. The two main configurations of multi-tenant retail centers are large shopping centers and strip centers. In addition, multi-tenant retail centers over 20,000 square feet in gross floor area require one bicycle space per 2,500 square feet of gross floor 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
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		
Broadcasting Facility	1 per 1,000sf GFA	Over 10,000sf GFA: 1 per 2,500sf 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 GFA of office area	Over 5,000sf GFA: 1 per 1,500sf GFA	25%
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		
Dwelling – Above the Ground Floor	1 per dwelling unit	1 per 5 dwellings (calculated by entire development)	80%
Dwelling – Age-Restricted Housing	1 per dwelling unit	1 per 10 dwellings (calculated by entire development)	80%
Dwelling – Manufactured Home	2 per home site		
Dwelling – Multi-Family	2 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 - Townhouse	2 per dwelling unit	1 per 5 dwellings (calculated by entire development)	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 office	2 per classroom	
Middle Schools	1.5 per classroom + 1 per 300 GFA of administration office	2 per classroom	
High Schools	7 per classroom + 1 per 300 GFA of administration office	2 per classroom	
All Other Educational Facilities	5 per classroom + 1 per 300 GFA of administration office	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	
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		
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 tees	
Government Office	1 per 300sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Greenhouse/Nursery - Retail	1 per 300sf GFA + 1 per 1,000sf of outdoor 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 of outdoor area		
Heliport	1 per 100sf GFA of terminal area		
Hotel	1.5 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		

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
Industrial Design	1 per 300sf GFA	Over 5,000sf GFA: 1 per 1,500sf 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	
Micro-Brewery/Distillery/Winery	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf 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 10 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	Over 10,000sf GFA: 1 per 2,500sf GFA	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 of lot area		
Self-Storage Facility: Climate-Controlled	1 per 50 storage units (a minimum of 4 spaces including the disabled 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 of lot 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
Truck Repair	3 truck spaces per service bay + 2 vehicle spaces per service bay		
Truck Stop	1 truck space per 1,000sf of lot area + 1 space (vehicle) per 200sf GFA		
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		

8.4 REQUIRED OFF-STREET LOADING SPACES

- A. Off-street loading spaces must be provided for any use that distributes or receives materials or merchandise by trucks or other commercial vehicles in accordance with Table 8-2: Off-Street Loading Requirements. In the case of multi-tenant developments, required loading spaces are calculated on the basis of each individual tenant. For example, if only one commercial tenant of a multi-tenant development is over 20,000 square feet, only one loading space is required; if all tenants are under 20,000 square feet, no loading is required.
- B. Structures that are 50 years of age or older as of the effective date of this Code and do not currently have any loading areas are exempt from off-street loading requirements. Other structures that do not provide loading spaces are nonconforming and subject to the rules of this Code for nonconforming site elements.
- C. If a use increases the floor area by 30% or more, calculated cumulatively from the effective date of this Code, accessory off-street loading spaces are required in accordance with Table 8-2.
- D. No structure is required to provide more than five loading spaces.

TABLE 8-2: OFF-STREET LOADING REQUIREMENTS	
Use Type	Number of Spaces Required
Multi-Family Dwelling	
40,000sf or more GFA	1 loading space
Commercial & Institutional Use	
20,000 - 100,000sf GFA	1 loading space
100,001 - 200,000sf GFA	2 loading spaces
Each additional 50,000sf of floor area (This applies only for each additional full 50,000sf over 200,000sf)	1 additional loading space
Industrial Use	
10,000 - 40,000sf GFA	1 loading spaces
40,001 - 100,000sf GFA	2 loading spaces
Each additional 50,000sf of floor area (This applies only for each additional full 50,000sf over 100,000sf)	1 additional loading space

8.5 DESIGN OF VEHICLE PARKING SPACES

A. Permitted Vehicle Parking Locations

1. Residential Uses

- a. All required off-street vehicle parking spaces for residential uses and the residential component of mixed-use developments must be located on the same lot.
- b. For single-family – detached and attached, two-family, and townhouse dwellings, required vehicle parking spaces are permitted in private driveways, but must not encroach onto the public right-of-way. No additional outdoor vehicle parking spaces outside of driveway spaces are permitted in the front yard for single-family – detached and attached, two-family, and townhouse dwellings.
- c. Tandem vehicle parking is permitted for residential uses.
- d. For single-family – detached and attached and two-family dwellings where there is alley access, all vehicle parking areas must be accessed from the alley and all vehicle parking areas must be located in the rear yard.

2. Non-Residential Uses

- a. Vehicle parking for a non-residential use may be located on the same lot or within 600 feet of the use served. The maximum 600 foot distance restriction does not apply to valet parking services. However, valet parking services must provide evidence of a lot reserved for vehicle parking.
- b. In the IC District, required parking is fulfilled by all parking areas on the campus, including non-contiguous areas. In these districts, the 600 foot distance restriction of this section does not apply on the campus.

B. Dimensions of Vehicle Parking Spaces

1. Off-street vehicle parking space dimensions must meet the standards of Figure 8-1. All vehicle parking spaces must have a minimum vertical clearance of seven feet six inches.
2. Motorcycle and scooter parking spaces must measure at least four feet in width by eight feet in length and must be identified or designated through the use of signs or pavement markings.

C. Access Requirements for Off-Street Vehicle Parking Areas

1. Each off-street vehicle space must open directly upon an aisle or driveway of adequate width to provide access to a vehicle parking space. All off-street parking facilities must provide access in a manner that least interferes with traffic movement. For all uses except single-family, two-family, and semi-detached dwellings, the parking area must be designed so that the driver of the vehicle proceeds forward into traffic rather than backs out.
2. All required off-street parking facilities must have vehicular access from a street, alley, driveway, or cross-access connection.
3. When a gated entrance is permitted as part of the access to an off-street parking area or a residential subdivision, such gate is required to open toward the interior of the lot.

D. Accessible Vehicle Parking Requirements

All parking lots must comply with the “ADA Accessibility Guidelines for Buildings and Facilities” regulations issued by federal agencies under the Americans with Disabilities Act of 1990 (ADA) for the amount and design of accessible vehicle parking spaces required in parking lots and structures. Accessible parking spaces count toward the required minimum number of parking spaces, not in addition to the minimum required.

E. Hydraulic Lifts

All hydraulic lifts must be located within a parking structure. Use of hydraulic lifts, manufactured ramps, or similar mechanisms in parking lots for display purposes is prohibited.

F. Striping

Off-street parking areas of more than four spaces must be marked by painted lines maintained in clearly visible condition, curbs or other means to indicate individual spaces. Signs or markers should be used as necessary to ensure efficient and safe circulation within the lot. Vehicle parking spaces for handicapped persons must be identified with the appropriate sign and visible at all times of the year, regardless of plant growth or similar conditions.

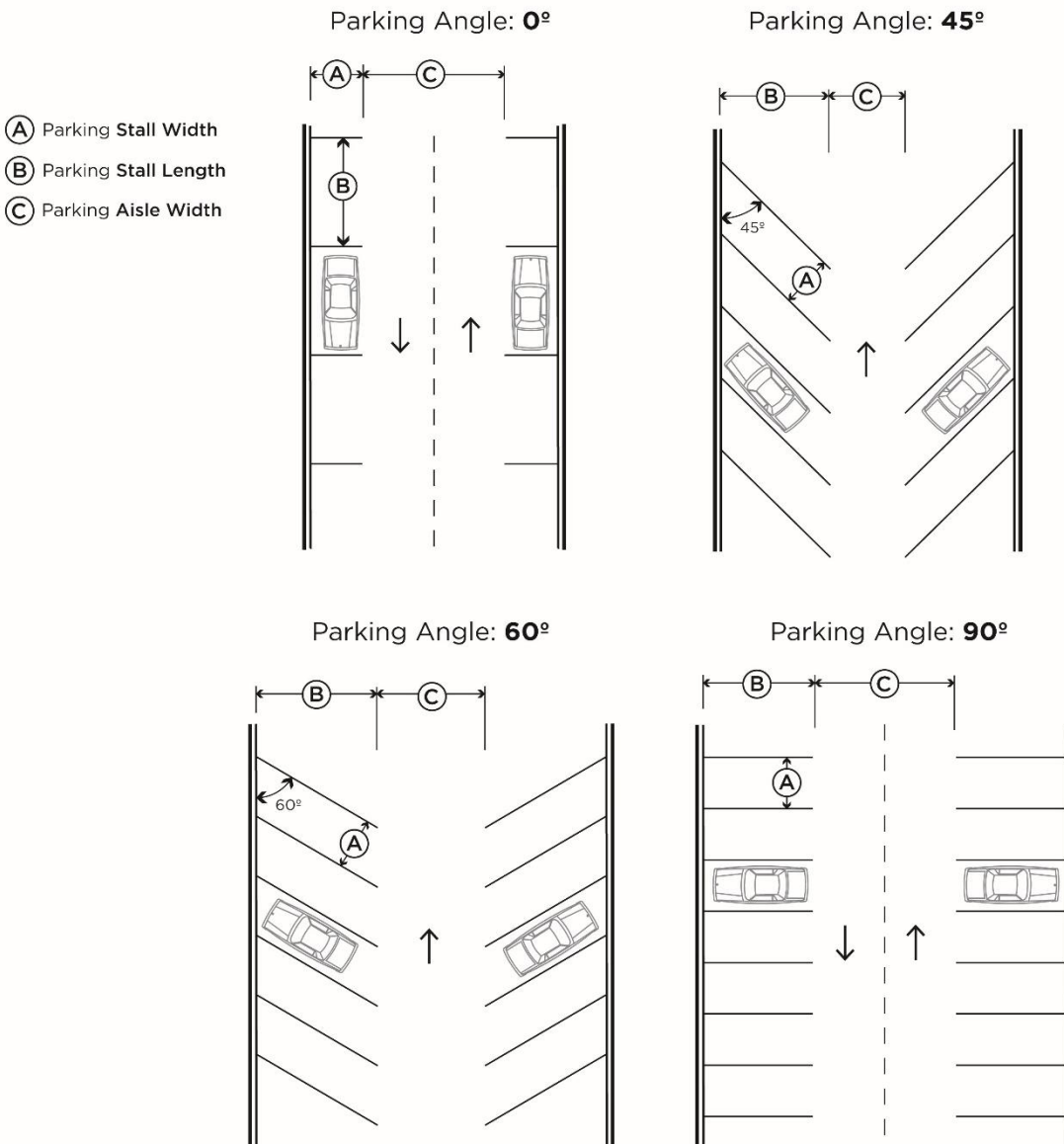
G. Curbing and Wheel Stops

Wheel stops or curbing is required when a parking space abuts a pedestrian walkway, landscape, or fences. Breaks in curbing may be provided to allow for drainage into landscape areas that can absorb stormwater.

FIGURE 8-1: PARKING LOT DIMENSIONS

Parking Angle	Minimum Parking Stall Width (A)	Minimum Parking Stall Length (B)	Minimum Parking Aisle Width (C)
0°	9'	22'	12' / 24' ¹
45°	9'	18'	12'
60°	9'	18'	16'
90°	9'	18'	24' ¹

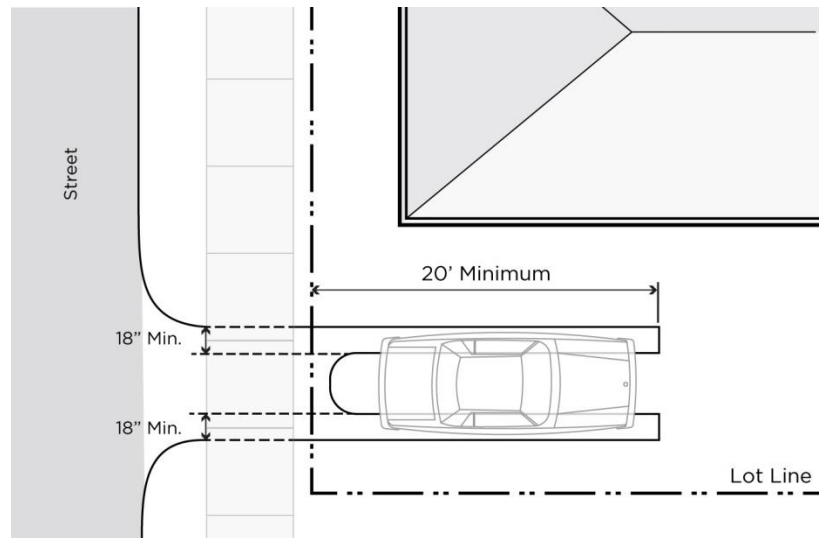
¹ Two-way traffic



H. Surfacing

1. All surface parking lots must be paved with a durable all-weather material, such as concrete or asphalt. All uneven slabs must be resurfaced to provide a smooth surface. Pervious paving may be allowed, subject to permission by the Parish Public Works Department. Gravel or loose rock is prohibited.
2. Driveways must be paved with a durable all-weather material, such as concrete or asphalt, and all uneven slabs must be resurfaced to provide a smooth surface, with the following exceptions:
 - a. Single-family – detached and attached, and two-family dwellings are permitted to construct driveways constructed of pervious paving, subject to review and approval by the Parish Public Works Department.
 - b. In the RA District, single-family – detached and manufactured homes are permitted a gravel driveway, however a paved driveway apron ten (10) feet in depth, as measured from the right-of-way line, is required.
 - c. All single-family – detached and attached, and two-family dwellings are also permitted to construct driveways that consist of two concrete wheel strips, each of which is at least 18 inches wide and at least 20 feet long. Groundcover must be planted between the strips; gravel between the strips is not permitted.
3. Any other areas used for off-street parking must be paved with a durable all-weather material, such as concrete or asphalt. All uneven slabs must be resurfaced to provide a smooth surface. Pervious paving may be allowed, subject to permission by the Parish Public Works Department. Gravel or loose rock is prohibited.

FIGURE 8-2: RESIDENTIAL WHEEL STRIPS



I. Drainage and Maintenance

1. Off-street parking facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. All drainage must comply with the requirements of this Code for stormwater management.
2. Off-street parking areas must be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee.

J. Lighting

Parking lot lighting must comply with Section 7.2. Adequate lighting must be provided if off-street parking spaces are used at night. All lighting must be arranged to eliminate glare on residential property by location of light fixtures or use of fixtures designed to eliminate direct view of luminaries in fixtures from residential property.

K. Landscape and Screening

All parking lots must be landscaped and screened in accordance with Article 10.

L. Pedestrian Walkway Design within Parking Areas

Clearly delineated crosswalks of paving, brick paver, bituminous brick pattern stamping, or painted striping must connect landscaped areas and parking lot islands to building entrances to improve safe passageway for pedestrians. Curb cuts must be included on landscaped areas or islands where such crosswalks are located.

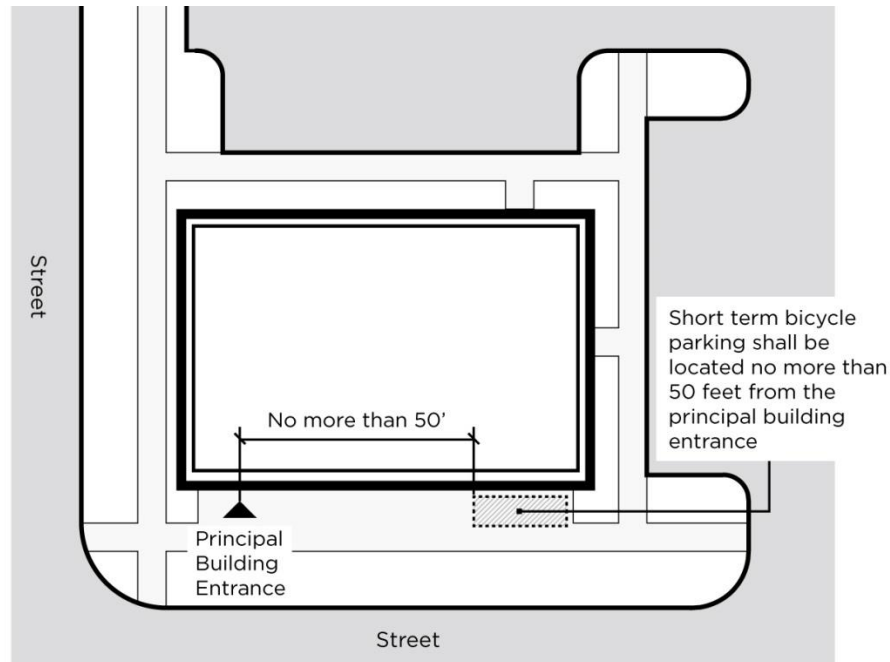
8.6 DESIGN OF BICYCLE PARKING SPACES

A. Location

1. The bicycle parking area must be convenient to building entrances and street access, but may not interfere with normal pedestrian and vehicle traffic. Bicyclists must not be required to travel over stairs to access parking.
2. When required to provide bicycle spaces, certain uses are also required to provide long-term spaces where bicycles will be left for longer periods of time and require a safe and weatherproof storage area. The required number of long-term spaces is shown as a percentage of the required total bicycle spaces in Table 8-1. All other required bicycle spaces must be designed as short-term spaces, which are areas where bicycles will be left for short stops, requiring a high degree of convenience. Nothing in this Code prevents the provision of additional bicycle spaces in excess of that required; long-term spaces are required only in the amount calculated by the minimum number of spaces in Table 8-1, not of the total number of short-term spaces, which may exceed that required by the table.
3. Short-term bicycle parking spaces must be located no more than 50 feet from the principal building entrance and at the same grade as the sidewalk or an accessible route. The property owner may make arrangement with the Parish Public Works Department to place required bicycle parking spaces in the public right-of-way so long as a minimum of five feet of clearance is maintained in the pedestrian way and the bicycle spaces are located within 50 feet of the lot. Required bicycle parking spaces may be located in the public right-of-way, with approval from the Parish Public Works Department, if one or more of the following conditions are met:
 - a. The use does not provide vehicle parking on-site.
 - b. The addition of bicycle parking on the site would reduce the number of parking spaces below that required by this Code.
 - c. Bicycle parking spaces in the right-of-way are shared by uses located on the same blockface. In such cases, the number of bicycle spaces required is cumulative of that required by all uses sharing such spaces.

- 4 Long-term bicycle parking spaces must be located in a covered area that is easily accessible from the public-right-of-way and building entrances.
5. Required bicycle parking for residential uses may be provided in garages, storage rooms, and other resident-accessible, secure areas. Spaces within dwelling units or on balconies do not count toward satisfying bicycle parking requirements.

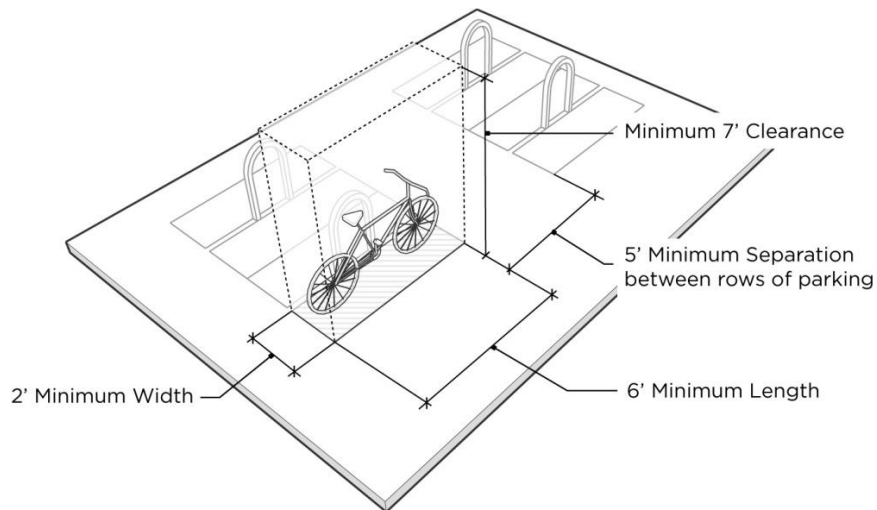
FIGURE 8-3: BICYCLE PARKING IN THE RIGHT-OF-WAY



B. Design

1. Required bicycle spaces must provide each bike space within a row of bicycle parking a minimum of two feet in width by six feet in length, with a minimum vertical clearance of seven feet. Each required bicycle parking space must be accessible without moving another bicycle. There must be an aisle at least five feet wide between each row of bicycle parking to allow room for bicycle maneuvering.
2. The area devoted to bicycle parking must be surfaced as required for vehicle parking areas.
3. All long-term bicycle parking spaces must be located indoors or fully covered, such as by the use of an overhang or covered walkway, weatherproof outdoor bicycle lockers, or an indoor storage area. Where bicycle parking is not located within a building or locker, the cover design must be of permanent construction, designed to protect bicycles from rainfall, snow, and inclement weather, and with a minimum vertical clearance of seven feet.
4. Bicycle parking racks must permit the bicycle frame and one wheel to be locked to the rack and support the bicycle in a stable position. Structures that require a user-supplied locking device must be designed to accommodate U-shaped locking devices. All lockers and racks must be securely anchored to the ground or a structure to prevent the racks and lockers from being removed from the location.
5. If required bicycle parking facilities are not visible from the street or principal building entrance, signs must be posted indicating their location.

FIGURE 8-4: BICYCLE PARKING DESIGN



8.7 DESIGN OF OFF-STREET LOADING SPACES

A. Location

All off-street loading spaces must be located on the same lot as the use served. No off-street loading spaces may project into a public right-of-way. No off-street loading space is permitted in a front yard.

B. Dimensions

1. All required off-street loading spaces must be a minimum of 12 feet in width, a minimum of 35 feet in length, exclusive of aisle and maneuvering space, and have a minimum vertical clearance of 15 feet.
2. Structures that are 50 years of age or older and maintain loading spaces that do not comply with the dimensions of this section are deemed legally conforming in terms of loading space dimensions. If new loading spaces are constructed, such spaces may be designed to match the dimensions of existing spaces rather than the requirements of this section.

C. Surfacing

All off-street loading spaces must be paved with a durable, all-weather material or pervious paving that can support anticipated loads.

D. Drainage and Maintenance

1. Off-street loading facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. All drainage must comply with the requirements of this Code for stormwater management.
2. Off-street loading areas must be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee.

E. Access Control and Signs

Each required off-street loading space must be designed with adequate means of vehicular access to a street or alley and in a manner that will minimize interference with traffic movement.

F. Lighting

Loading facility lighting must meet the requirements of Section 7.2. Illumination of an off-street loading facility must be arranged so as to deflect the direct light away from adjacent properties and streets.

G. Landscape and Screening

Loading facilities must be screened by a solid fence or masonry wall no less than six feet and no more than eight feet in height when visible from any public right-of-way or if abutting a residential district. A dense evergreen hedge may be substituted for a fence or wall, subject to approval of the landscape plan. Buffer yard requirements in Article 10 may substitute for this requirement, subject to approval of the landscape plan.

8.8 DRIVEWAY DESIGN

A. Driveway Design

1. Single-Family – Detached or Attached and Two-Family Dwelling Residential Driveways

- a. A residential driveway that provides access to a detached or attached garage is limited to a maximum width of 22 feet.
- b. A residential driveway may be shared by adjacent lots. This shared driveway location is only allowed if agreed to by the owners of each lot, and the agreement is recorded as a shared driveway servitude on each plat of survey.
- c. Driveways must be paved in accordance with the requirements of Section 8.5.H above.

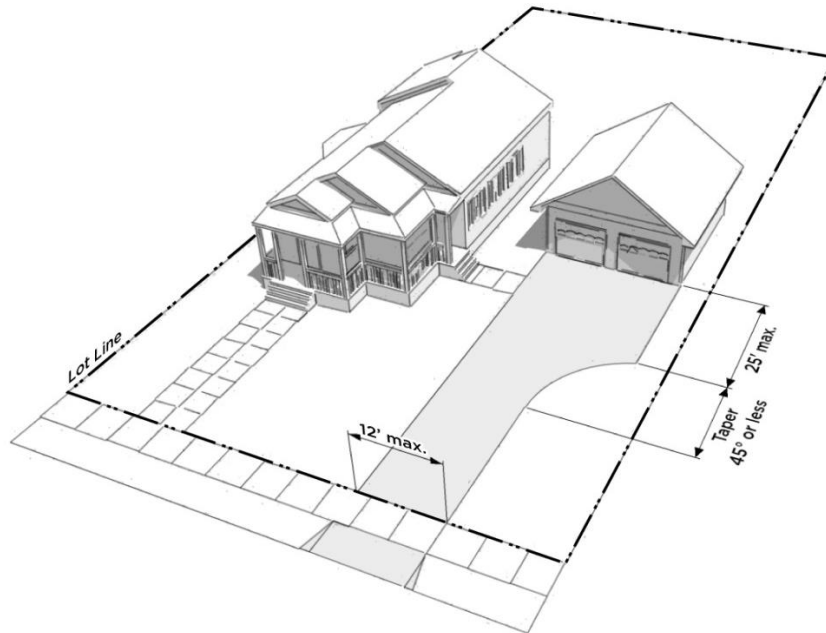
2. Multi-Family Dwellings, Townhouse, and Non-Residential Driveways

- a. With the exception of loading berths, driveways are limited to a minimum width of 14 feet for one-way drives, unless a greater width is required by the State Fire Marshal or Parish Fire District which has jurisdiction and a maximum of 35 feet for two-way drives.
- b. Driveways must be paved in accordance with the requirements of Section 8.5.H above.

B. Curb Cuts

1. All curb cuts require approval of the Parish Public Works Department.
2. Single-family, two-family, and semi-detached dwellings are limited to one curb cut. However, lots of 60 feet or more in width may have two curb cuts to create a circular drive.
3. Townhouse and multi-family dwellings are limited to one curb cut per frontage up to 100 feet of frontage, and two curb cuts where there is 100 feet or more of frontage.
4. Lots for uses in all other districts are limited to one curb cut per street frontage plus one additional curb cut every 200 feet after the initial 200 feet. This does not apply to drive-through uses or gas stations where the number of curb cuts is approved as part of site plan review and/or special use approval.

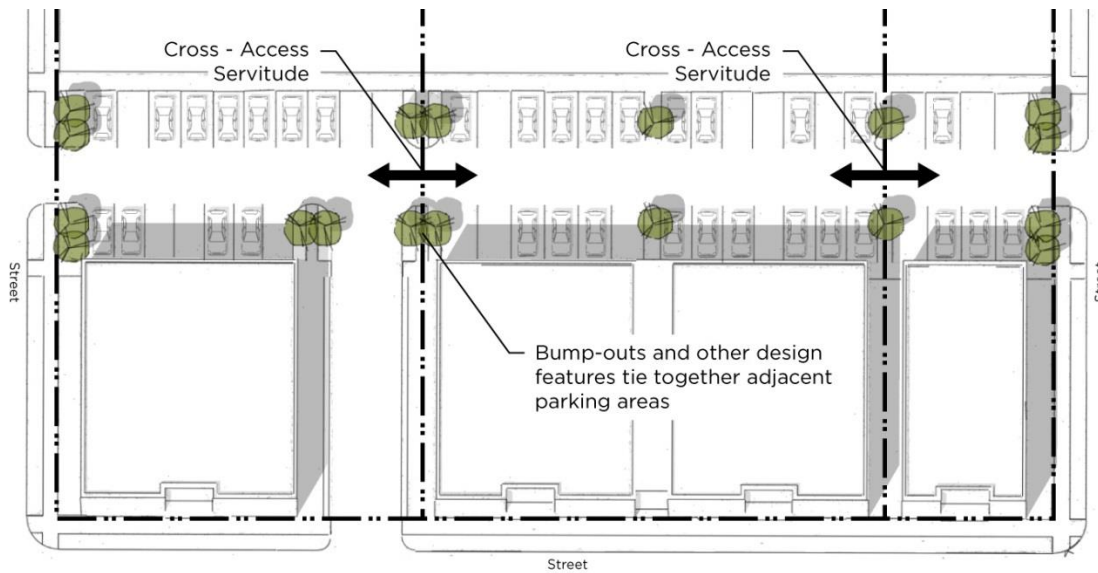
FIGURE 8-5: RESIDENTIAL DRIVEWAYS



C. Cross-Access Servitudes

1. Adjacent non-residential uses, including mixed-use development, with dedicated parking areas are encouraged to provide a cross-access drive to allow circulation between sites. Property owners are encouraged to pursue cross-access with adjacent property owners at the time of development. If cross-access is provided, the Department of Public Works may require that the property owner provide proof that adjacent property owners have been contacted in writing regarding the provision of cross-access.
2. Joint use driveways and cross-access servitudes must incorporate the following:
 - a. Bump-outs and other site design features to make it visually obvious that the abutting properties are tied together.
 - b. A unified access and circulation plan for shared parking areas.
3. Pursuant to this section, property owners who establish cross-access servitudes must:
 - a. Record a servitude allowing cross-access to and from properties served by the joint use driveways and cross-access servitude.
 - b. Any pre-existing driveways must be closed and eliminated after construction of the joint-use driveway.
 - c. Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.

FIGURE 8-6: CROSS-ACCESS SERVITUDES



8.9 STORAGE OF COMMERCIAL VEHICLES

- A.** No commercial vehicle may be parked outdoors on a lot in a residential district, with the exception of vehicles engaged in loading or unloading or current work being done to the adjacent premises. This does not include standard size passenger motor vehicles including, but not limited to, vans, sports utility vehicles (SUVs), standard passenger size livery vehicles, and pick-up trucks, which are permitted to be stored or parked outdoors overnight on lots in residential districts. This includes vehicles owned and used for commercial purposes by the occupant of a dwelling or guest, provided that the vehicle is stored or parked in a permitted parking area. Permitted commercial vehicles may include the logo of the commercial business painted on or applied to the vehicle.
- B.** All other commercial vehicles including, but not limited to, semi-truck tractor units, with or without attached trailers, commercial trailers, buses, tow trucks, construction vehicles, livery vehicles that exceed standard passenger vehicle size, such as limousines, or other large commercial vehicles are not permitted to be stored or parked outside overnight on a lot in a residential district.
- C.** For non-residential uses, commercial vehicles with the logo of the commercial business painted on or applied to the vehicle that are being operated and stored in the normal course of business, such as signs located on delivery trucks, promotional vehicles, moving vans, and rental trucks, are permitted to be stored on the lot in areas related to their use as vehicles, provided that the primary purpose of such vehicles is not the display of signs. All such vehicles must be in operable condition. Signs placed or painted on parked vehicles where the only purpose is to advertise a product or service, or to direct the public to a business or activity located on or off the premises, are prohibited.

8.10 STORAGE OF RECREATIONAL VEHICLES AND TRAILERS

- A.** No recreational vehicle or trailer licensed to transport personal equipment or recreational vehicles may be stored within a residential driveway within the front or corner side yard for more than three days.
- B.** Recreational vehicles and personal trailers may be stored in a residential district either within a fully enclosed structure or within the interior side yard behind the front building line or rear yard. If stored in the interior side or rear yard, the recreational vehicle must be located at least five feet from any lot line and screened from view from any public right-of-way, excluding alleys, by a solid fence or wall. If the recreational vehicle is screened by an existing structure or landscape so that it is not visible from the public right-of-way, excluding alleys, it is considered to have met these requirements. Temporary storage tents for recreational vehicles are prohibited. This shall not apply to operational recreational vehicles located in the R-A Residential Agricultural or R-E Residential Estate zoning districts.

- C. No recreational vehicle may be used for living, sleeping, or housekeeping purposes in any district and may not be hooked up to any public utilities.
- D. All recreational vehicles must be maintained in mobile condition. No recreational vehicle may be parked or stored in such manner as to create a dangerous or unsafe condition on the lot where it is parked or stored. If the recreational vehicle is parked or stored, whether loaded or not, so that it may tip or roll, it is considered to be a dangerous and unsafe condition.

8.11 PARKING EXEMPTIONS

A. Applicability

When a use is exempt from vehicle parking requirements by this Article, bicycle parking is exempted as well. If a use that is exempt from vehicle parking voluntarily provides parking, bicycle parking, as required by this Article, is required.

B. Exemptions from Parking Requirements

1. The D-1 District is exempt from all off-street vehicle parking requirements.
2. Lots of 5,000 square feet or less in lot area in the R-UC District are exempt from all off-street vehicle parking requirements.
3. Non-residential uses of 2,500 square feet or less of gross floor area in the C-1, C-UC, and I-MU Districts are exempt from all off-street vehicle parking requirements. Non-residential uses of 2,500 square feet of gross floor area or less located within a multi-tenant retail center are not eligible for this exemption and must provide the required parking.
4. The use “neighborhood commercial establishment” is exempt from all off-street vehicle parking requirements.
5. Existing non-residential structures that are 60 years of age or older as of the effective date of this Code that currently do not provide the required amount of parking on the lot to accommodate parking are exempt from all off-street vehicle parking requirements regardless of any change in use or intensity of use. Such non-residential structures may expand their footprint or gross floor area so long as the expansion is on the same lot and no additional lot area is added. Once the principal building is demolished, this exemption is no longer valid. In addition, if the lot area is expanded (e.g., the adjoining lot is purchased or leased), this exemption is no longer valid.
6. Existing Places of Worship with a principal structure having a total building footprint of 4,000sf or less, as of the effective date of this Code that currently do not provide the required amount of parking on the lot, are exempt from all off-street vehicle parking requirements. Once the principal structure expands by more than 50% of its total square footage, this exemption is no longer valid and the whole site must be brought into conformance with the current Code.

8.12 SHARED PARKING

A. Off-street parking spaces for separate uses may be provided collectively if the aggregate number of spaces provided is not less than the sum of the spaces required in Table 8-3: Shared Parking Calculation. Multi-tenant retail centers are not eligible for shared parking. Mixed-use developments, multi-use office parks, and similar types of development, and property owners that establish cross-access easements are all eligible for shared parking.

B. Table 8-3 is applied in the following manner:

1. The required number of spaces for each use is calculated according Table 8-1.
2. The required number of spaces for each use is then applied to the percentages for each timeframe according to the appropriate land use category in Table 8-3 to determine the number of required spaces. This is done for each timeframe category.
3. The numbers are summed for within each timeframe and the highest sum total in a timeframe is the required number of spaces.

TABLE 8-3: SHARED PARKING CALCULATION						
LAND USE	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Residential	100%	100%	100%	100%	100%	75%
Commercial	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	50%	90%	100%	65%	80%
Office	5%	100%	5%	0%	40%	10%
Industrial	5%	100%	5%	0%	60%	10%

- C. Shared parking may be located off-site so long as it complies with the location requirements of Section 8.5.
- D. The following is a sample calculation of how this provision is applied:

SAMPLE CALCULATION

Example: multi-use office park with the following uses within the development; based on current parking requirements, the number of required spaces is:

Use & Square Footage	Parking Requirement	Number of Spaces Needed
Office: 40,000sf GFA	1 per 500sf GFA	80 spaces
Hotel/Motel: 60 rooms	1 per room	60 spaces
Restaurants: 10,000sf GFA	1 per 500sf GFA	20 spaces
Retail Establishments: 15,000sf GFA	1 per 500sf GFA	30 spaces
TOTAL SPACES REQUIRED		190 spaces

Using the shared parking calculation, these numbers are plugged into the table and using the percentages allotted to each land use for each time of day, are calculated as total spaces required per timeframe.

Land Use	Required by Code	Mid-7am		7am-6pm		6pm-Mid		Mid-7am		7am-6pm		6pm-Mid	
		%	#	%	#	%	#	%	#	%	#	%	#
Residential	N/A	100%	N/A	100%	N/A	100%	N/A	100%	N/A	100%	N/A	75%	N/A
Commercial	30	0%	0	100%	30	80%	24	0%	0	100%	30	60%	18
Restaurant	20	50%	10	70%	14	100%	20	45%	9	70%	14	100%	20
Hotel	60	100%	60	50%	30	90%	54	100%	60	65%	39	80%	48
Office	80	5%	4	100%	80	5%	4	0%	0	40%	32	10%	8
Industrial	N/A	5%	N/A	100%	N/A	5%	N/A	0%	N/A	60%	N/A	10%	N/A
TOTAL	190		74		154		102		69		115		94

With a straight parking calculation, 190 spaces are required. However, the shared parking provision allows this example multi-use office park to be constructed by-right with 154 spaces (the highest number of spaces within the various timeframes - the 7am to 6pm timeframe). This is because these timeframe calculations take into account the times of day the various uses utilize the most parking.

ARTICLE 9. SIGN REGULATIONS

9.1 PURPOSE

9.2 GENERAL STANDARDS

9.3 ILLUMINATION STANDARDS

9.4 PROHIBITED SIGNS

9.5 SUMMARY OF PERMANENT AND TEMPORARY SIGN PERMISSIONS

9.6 NO PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS

9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS

9.8 BILLBOARDS

9.9 CLASSIC SIGNS

9.1 PURPOSE

The purpose of these sign regulations is to establish a framework for a comprehensive system of sign controls governing the display, design, construction, installation, and maintenance of signs that will:

- A. Promote and protect the health, safety and welfare of Caddo Parish by ensuring the compatibility of signs with surrounding structures and land uses.
- B. Create a more attractive business and economic climate by enhancing and protecting the orderly and effective display of signs.
- C. Discourage an excessive number of signs, and encourage a visually favorable environment.
- D. Protect the public from hazardous conditions that result from the indiscriminate use and placement of signs, structurally unsafe signs, signs that obscure the vision of pedestrians or motorists, and signs that compete or conflict with necessary traffic signals, government signs, and warning signs.

9.2 GENERAL STANDARDS

All signs constructed, erected, modified, or altered must comply with the following standards of design and construction.

A. Sign Permit Required

Signs that require a sign permit are delineated in this Article and are required to obtain a sign permit in accordance with Article 16. A sign permit may be revoked where there has been a violation of the provisions of this Code or misrepresentation of fact on the permit application.

B. Prohibited Installations

- 1. No sign may be erected in a location that violates the current building code, fire code, and other applicable codes. In addition, no sign may be erected in the following locations:
- 2. Freestanding signs are subject to the height restrictions of the view obstruction triangle in Section 7.1.E.
- 3. All freestanding signs must be placed a minimum of 15 feet from the back of the curb or edge of pavement if there is no curb. All parts of the sign must be set back 15 feet. Any additional setback requirements required by the specific sign type regulations also apply.
- 4. Only signs that have been placed by federal, state, or local government may be installed on public property, unless a sign's placement has been authorized by the Parish. Any sign installed on public property without authorization may be removed without notice.
- 5. No sign may be erected on private property without the consent of the property owner. All sign installations must be signed off by the property owner or his/her authorized agent. If the applicant is not the property owner, a letter signed by the property owner authorizing the installation of a sign is required as part of the sign permit application.

6. No sign may be erected in a manner that obstructs access to any ingress or egress, fire escapes, or standpipes.

C. Construction Standards

1. Supports and braces must be designed as an integral part of the overall sign and obscured from public view to the extent technically feasible.
2. All signs attached to a building must be installed and maintained so that wall penetrations are watertight and the structure does not exceed allowable stresses of supporting materials.
3. All signs must be designed and constructed in compliance with the current building code, electrical code, and other applicable codes.
4. No permanent sign may be constructed of plywood, particleboard, or paper.
5. No sign may be hand-painted on a structure.
6. Glass forming any part of a sign must be safety glass.
7. All letters, figures, characters, or representations in cut-out or irregular form, maintained in conjunction with, attached to or superimposed upon any sign must be safely and securely built into or attached to the sign structure.
8. Audio components are prohibited on any sign, with the exception of menuboards. For menuboards, the audio component is limited to communication between customer and service window.

D. Electrical Wiring

1. All electrical fixtures, devices, circuits, conduits, raceways, or similar features must be installed and maintained in compliance with the current electrical code.
2. Conduits and other components of a sign illumination system must be designed as an integral part of the overall sign structure and obscured from public view to the extent technically feasible.

E. Sign Copy

1. When a single establishment is shared by two or more businesses or tenants, the permitted sign types and maximum sign area for the establishment allowed by this Code must be shared between the businesses or tenants. The Caddo Parish Planning and Zoning Commission will not broker nor enforce any private agreements between such businesses or tenants regarding shared signs.
2. Items of information for certain sign types are limited as follows:
 - a. Freestanding signs are limited to six items of information on each sign face. This does not apply to freestanding signs for multi-tenant retail centers.
 - b. Wall signs are limited to six items of information. Items of information for wall signs are counted by each item of information on the same façade. This includes wall sign designs that are composed of multiple individual wall signs.
 - c. Projecting signs are limited to six items of information on each sign face.
3. Items of information are calculated as follows:
 - a. Each piece of information on a sign is defined as an item of information. For example, each of the following would be defined as one item of information: establishment name, logo, telephone number, website address, or product or service. A multi-word name or address is counted as one item of information. If a sign advertises products or services, each product or service, including multi-word, is considered one item of information.
 - b. A street address is not counted as an item of information.

- c. The message area of an electronic message sign, where information is changed digitally, is counted as one item of information.
- d. Where a changeable message board is permitted and included as part of a sign, the message area is counted as one item of information.
- e. For gas station signs, the area used to display prices of gas is counted as one item of information.

F. Required Maintenance

- 1. All signs must be kept in a safe and well-maintained condition and appearance, and must be repainted or otherwise maintained by the property owner to prevent corrosion or deterioration caused by the weather, age, or any other condition.
- 2. All signs must be maintained to prevent any kind of safety hazard, including faulty sign structures, a fire hazard, or an electrical shock hazard.
- 3. All unused sign hardware or wiring must be removed. The Executive Director will serve notice to the permit holder and property owner that unused sign hardware or wiring must be removed within 30 days of notice for permanent signs or 24 hours for temporary signs. If the unused sign hardware or wiring is not removed within the required time period, the Executive Director may enforce this order through permitted enforcement procedures.
- 4. If a sign is maintained in an unsafe or unsecured condition, it must be removed or the condition corrected. The Executive Director will serve notice to the permit holder and property owner that the sign must be removed or the condition corrected within 30 days of notice for permanent signs or 24 hours for temporary signs. If the sign is not removed or the condition is not corrected within the required time period, the Executive Director may enforce this order through permitted enforcement procedures.
- 5. The Executive Director may authorize removal of any sign that is an immediate public peril to persons or property summarily and without notice.

9.3 ILLUMINATION STANDARDS

- A. Any sign illumination, including gooseneck reflectors, external illumination, and internal illumination, must be designed, located, shielded, and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, and the distraction of motor vehicle operators or pedestrians in the public right-of-way.
- B. The maximum allowable footcandle at the lot line for any illuminated sign is one footcandle. For signs that are allowed to project over the public right-of-way, the maximum allowable footcandle at the curb line is one footcandle.
- C. The sign face of internally illuminated signs must function as a filter to diffuse illumination. The sign face must cover all internal illumination components so that no exposed bulbs are visible.
- D. All external illumination of a sign must concentrate the illumination upon the printed area of the sign face.
- E. For electronic message signs, the maximum brightness is limited to 5,000 nits during daylight hours, and 500 nits between dusk to dawn. The sign must have an automatic dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half hour before sunset and one-half hour after sunrise. Billboards are controlled by the illumination standards in Section 9.8.
- F. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare.

- G. The use of neon or LED lighting as a sign material or sign accent is permitted only in the commercial districts, downtown districts, industrial districts, and IC District. When lit, lighting must be continuously illuminated. Flashing neon or LED lighting is prohibited.
- H. Neon or LED lighting to outline doors and windows is prohibited.

9.4 PROHIBITED SIGNS

All signs not expressly allowed by this Code are prohibited. In addition, the following sign types are specifically prohibited:

- A. Balloon and air-infused/air-inflated signs.
- B. Banners wrapped around a permanent sign structure, such as a freestanding sign, projecting sign, or wall sign.
- C. Cabinet box wall signs.
- D. Flashing or animated signs.
- E. Moving signs, including signs designed to be moved by wind or other natural elements, and tri-vision signs. This excludes clocks and barber poles.
- F. Obsolete signs and sign structures.
- G. Off-premise signs, temporary. All temporary off-premise signs are prohibited and are hereby declared to be abandoned trash at the time of posting and may be removed and discarded without notice notwithstanding any conflicting regulation or requirement within this Code. Any citizen removing a temporary off-premise sign or other sign in the public right-of-way does so at his/her own risk, and neither the Parish, nor any public utility exercising control of the right-of-way, pole or fixture is liable for damage, loss, or injury due to such independent acts.
- H. Portable reader-board signs, except as allowed for temporary signs. This includes both signs mounted on a wheeled structure and those mounted on a stationary structure that can be moved and is not permanently installed on a site.
- I. Snipe signs.
- J. Strobe lights, moving or fixed spotlights, and floodlights.
- K. Any sign that can create a hazardous traffic situation, including those that:
 1. Interfere with, obstruct the view of, or may be confused with any authorized traffic sign, signal, or device because of its position, shape, or color, including signs illuminated in red, green, or amber color to resemble a traffic signal.
 2. Make use of the words STOP, LOOK, DETOUR, DANGER, CAUTION, WARNING, or any other word, phrase, symbol, or character in a manner that misleads, interferes with, or confuses traffic.
- L. Video display signs.
- M. Any signs attached to, or placed, on, a vehicle or trailer parked on public or private property, except for signs meeting the following conditions:
 1. The primary purpose of such a vehicle or trailer is not the display of signs.
 2. The signs are magnetic, decals or painted on an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.
 3. The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets where applicable, and actively used or available for use in daily function of the business to which such signs relate.

- N. Vehicles and trailers are not used primarily as static displays, advertising a product or service, nor utilized as storage, shelter or distribution points for commercial products or services for the general public.

9.5 SUMMARY OF PERMANENT AND TEMPORARY SIGN PERMISSIONS

Table 9-1: Summary of Permanent and Temporary Sign Permissions indicates whether a permanent or temporary sign requires a sign permit. Section 9.6 contains regulations for the specific sign types that do not require a permit, both permanent and temporary, and Section 9.7 contains regulations for the specific sign types that require a permit, both permanent and temporary. Billboards are regulated in Section 9.8.

TABLE 9-1: SUMMARY OF PERMANENT AND TEMPORARY SIGN PERMISSIONS		
SIGNS	No Permit Required (Section 9.6)	Permit Required (Section 9.7)
PERMANENT SIGNS		
Additional Sign for Historic Location	•	
Additional Sign for Multi-Tenant Building	•	
Additional Signs for Parking Lots and Structures	•	
Additional Sign for Property Identification	•	
Awning Sign		•
Canopy Sign		•
Electronic Message Sign		•
Flag – Non-Governmental or Governmental	•	
Freestanding Sign		•
Government Sign	•	
Marquee		•
Menuboard		•
Projecting Sign		•
Public Information or Event Sign		•
Roof Sign		•
Scoreboard		•
Wall Sign		•
Window Sign - Permanent	•	
TEMPORARY SIGNS		
Additional Sign for Construction Activity	•	
Additional Sign When Conducting Garage/Yard Sale On-Site	•	
A-Frame Sign		•

TABLE 9-1: SUMMARY OF PERMANENT AND TEMPORARY SIGN PERMISSIONS		
SIGNS	No Permit Required (Section 9.6)	Permit Required (Section 9.7)
Attention-Getting Device		•
Banner - Exhibition		•
Light Pole Banner	•	
Yard Sign	•	
Real Estate Activity Sign	•	
Window Sign - Temporary	•	

9.6 NO PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS

A. Exemption of Alteration and Maintenance Operations

The following activities are exempt from a sign permit:

1. Painting, repainting, cleaning, changing permitted items of information, or other normal maintenance and repair of a sign, not involving structural changes or changes in the electrical components of the sign. Any activity that increases the sign area, sign height, or any sign dimension is not exempt from a sign permit.
2. Changing of the message of a changeable message sign or electronic message sign.
3. Changing a copy or the color on an existing permitted sign, or performing repair and maintenance on an existing permitted sign which is not an alteration does not require a sign permit.

B. Exempt Ancillary Information

1. Logos and labels located on mechanical equipment, recycling bins, trash containers, or similar, which are part of the equipment as manufactured and/or installed are exempt.
2. Signs on public transit stations, bike-sharing stations, or car-share facilities, when such signs are installed by the sponsors of such facilities, are exempt.
3. Signs installed on gas station pumps are exempt. Such signs may not be electronic message signs and may not be illuminated. Such signs are limited to two square feet in sign area and a maximum of one per pump station.

C. Permitted Exempt Signs

The following signs are allowed without a sign permit. All exempt signs must comply with all the regulations of this section and this Code. No such exempt sign can advertise any off-premise operations or services.

1. Additional Sign for Construction Activity

On a site where active construction is taking place, an additional temporary sign is permitted in conjunction with active construction, subject to the following:

- a. Additional construction activity signs are permitted in all districts on all sites with active construction projects. Additional construction activity signs may be installed only after approval of building permit and must be removed once construction is complete or the building permit expires.

- b. Additional construction activity signs may be constructed as either freestanding or wall signs, subject to the following:
 - i. Signs are limited to 12 square feet in area for construction sites for individual single-family – detached or attached or two-family dwellings, and for any site of less than one acre in lot area. Signs are limited to 32 square feet in area for all other construction sites.
 - ii. Freestanding signs are limited to eight feet in height and must be located five feet from any lot line.
 - iii. Wall signs may be installed on a fence.
 - iv. Signs may not be illuminated.
- c. Additional construction activity signs are limited to one per street frontage.

2. Additional Sign When Conducting Garage/Yard Sale On-Site

- a. When a garage/yard sale is conducted as part of a residential use, an additional temporary sign is permitted. Such additional temporary signs must be located on the site of the garage/yard sale, and may be installed 48 hours prior to event and must be removed within 24 hours of the end of the sale.
- b. An additional temporary sign may be constructed as either freestanding or wall signs, subject to the following:
 - i. Signs are limited to six square feet in area.
 - ii. Freestanding signs are limited to five feet in height, and must be located within five feet from any lot line.
 - iii. Wall signs may be installed on a fence.
 - iv. Signs may not be illuminated.
- c. Additional temporary signs are limited to one per lot.

3. Additional Sign for Historic Location

When a location memorializes a historic person, event, structure, or site, an additional permanent sign is permitted in any district as follows:

- a. An additional sign may be constructed as either freestanding or wall signs, subject to the following:
 - i. Signs are limited to six square feet.
 - ii. Freestanding signs are limited to four feet in height and must be located five feet from any lot line.
 - iii. Signs may be internally or externally illuminated.
- b. An additional sign is limited to one per street frontage.

4. Additional Sign for Multi-Tenant Buildings

Townhouse, multi-family dwellings, and non-residential developments with multiple tenants are permitted an additional permanent sign.

- a. Multi-tenant building signs may be constructed as either freestanding or wall signs, subject to the following:

- i. Signs are limited to six square feet in area.
 - ii. Freestanding signs are limited to five feet in height, and must be located within 10 feet of the building entry and five feet from any lot line.
 - iii. Signs may only be internally illuminated.
- b. Multi-tenant building signs are limited to one per building entry.

5. Additional Signs for Parking Lots and Structures

Parking lots and structures are permitted additional signs, whether such parking lots or structures are a principal or ancillary use.

- a. Additional signs are permitted at each entrance/exit, driveway intersection, drive-through lane, and other circulation points.
- b. Signs are limited to four square feet in area.
- c. A freestanding sign is limited to four feet in height and must be five feet from any lot line.
- d. Signs may be internally or externally illuminated.

6. Additional Sign for Property Identification

For building rented/leased by a property management company, an additional permanent sign is permitted as follows:

- a. A maximum of one additional sign is permitted per building in all districts.
- b. The sign must be wall-mounted and is limited to two square feet in area.

7. Flag

a. Non-Governmental Flag

- i. Non-governmental flags are permitted for non-residential uses in the commercial, downtown, and industrial districts.
- ii. Non-governmental flags may be freestanding or wall-mounted, and are limited to a maximum area of 16 square feet
- iii. Freestanding non-governmental flags are limited to a maximum height of 35 feet and must be a minimum of 10 feet from any lot line.
- iv. Wall-mounted non-governmental flags must maintain a minimum five foot sidewalk clearance.
- v. One freestanding non-governmental flag is permitted per lot. One wall-mounted non-governmental flag is permitted per establishment. In multi-tenant structures, each establishment is permitted one wall-mounted non-governmental flag.
- vi. External illumination of freestanding non-governmental flags is permitted. Illumination of wall-mounted non-governmental flags is prohibited.

b. Governmental Flag

Flags of any nation, state, municipality, or political subdivision, flags officially designated as a national, state, or local symbol, or flags of fraternal, religious, and civic organizations are permitted in all districts.

- i. Governmental flags may be freestanding or wall-mounted.

- ii. Poles for freestanding governmental flags are limited to the maximum height of the district or 35 feet, whichever is less.
- iii. Poles for freestanding governmental flags must be a minimum of 10 feet from any lot line.
- iv. Wall-mounted governmental flags may not extend over the public right-of-way.
- v. There is no limit on the number of governmental flags per lot.
- vi. External illumination of governmental flags is permitted.

8. Government Sign

Signs placed or authorized by a government agency are permitted in any number, configuration, or size in any district. Such signs may be illuminated as required by the agency.

9. Light Pole Banner

Light pole banners are permitted for light poles in parking lots and must be mounted so that they are held taut between support posts. Light pole banners are limited to a maximum area of 10 square feet. Light pole banners must be mounted to project perpendicular from light poles.

10. Real Estate Activity Sign

When a structure or lot is offered for sale, lease, or rent, such lot is permitted an additional temporary sign as follows:

- a. Real estate activity signs are permitted in all districts. Real estate activity signs must be located on the site of the property for sale, lease, or rent.
- b. Real estate activity signs are limited to one per street frontage.
- c. Real estate activity signs may be constructed as either freestanding, wall, or window signs.
- d. Real estate activity signs are limited to 12 square feet in residential districts and 32 square feet in all other districts.
- e. Freestanding signs are limited to five feet in height and must be located within five feet from any lot line.
- f. Real estate activity signs may not be illuminated.
- g. Real estate activity signs must be removed within three days of final closing, lease, or rental. If such real estate signs are used in conjunction with a temporary event, such signs may be installed 48 hours prior to event and must be removed within 24 hours of the end of the event

11. Window Sign

- a. Window signs are permitted for all non-residential uses in all districts.
- b. All window signs, whether temporary or permanent, are limited to no more than 30% of the surface of each window area. Window area is counted as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area.
- c. Window signs may be internally or externally illuminated.

12. Yard Signs

- a. Yard signs are permitted in all districts.
- b. Yard signs may be constructed as either freestanding, wall, or window signs. There is no limit on the number of signs permitted.

- d. Freestanding yard signs must be located five feet from any lot line.
- e. Yard signs must meet the coverage limitations of window signs. If no coverage is specified, the limitation is 30% of the window area.
- f. Yard signs must be posted on private property only, and only with the permission of the property owner.
- g. Yard signs may not be illuminated.

9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS

A. Sign Types Permitted by District

1. This section describes the types of signs allowed with a sign permit. Table 9-2: Sign Types Requiring Permit District Permissions indicates in which districts these types of signs are permitted. Specific regulations on each sign type may include further restrictions on which uses within a district may utilize these sign types.
2. Changing the sign face of an existing sign requires a sign permit.
3. Billboards are regulated by Section 9.8.

TABLE 9-2: SIGNS TYPES REQUIRING PERMIT DISTRICT PERMISSIONS

DISTRICT	A-Frame Sign	Attention-Getting Device	Awning Sign	Banner - Exhibition	Canopy Sign	Electronic Message Sign	Freestanding Sign	Marquee	Projecting Sign	Public Information or Event Sign	Roof Sign	Scoreboard	Wall Sign
R-A			*	*	*	*	*			*		*	*
R-E			*	*	*	*	*			*		*	*
R-1-12			*	*	*	*	*			*		*	*
R-1-10			*	*	*	*	*			*		*	*
R-1-7			*	*	*	*	*			*		*	*
R-1-5			*	*	*	*	*			*		*	*
R-UC			*	*	*	*	*			*		*	*
R-HU			*	*	*	*	*			*		*	*
R-TH			*	*	*	*	*			*		*	*
R-2			*	*	*	*	*			*		*	*
R-3			*	*	*	*	*			*		*	*
R-4			*	*	*	*	*			*		*	*
R-MHS			*	*	*	*	*			*		*	*
R-MHP			*	*	*	*	*			*		*	*
C-1	*	*	*	*	*	*	*		*	*		*	*
C-2	*	*	*	*	*	*	*	*	*	*		*	*
C-3	*	*	*	*	*	*	*	*	*	*		*	*
C-4	*	*	*	*	*	*	*	*	*	*		*	*
C-UC	*	*	*	*	*	*	*	*	*	*		*	*
C-UV	*	*	*	*	*	*	*	*	*	*		*	*
D-1-CBD	*	*	*	*	*	*	*	*	*	*	*		*
D-1-E	*	*	*	*	*	*	*	*	*	*	*		*
D-1-CMU	*	*	*	*	*	*	*	*	*	*			*
D-1-RMU	*	*	*	*	*	*	*	*	*	*			*
D-1-AC	*	*	*	*	*	*	*	*	*	*			*
D-1-HC	*	*	*	*	*	*	*	*	*	*			*
OR		*	*	*	*	*	*	*	*	*		*	*
I-MU		*	*	*	*	*	*	*	*	*	*	*	*
I-1		*	*	*	*	*	*	*	*	*	*	*	*
I-2		*	*	*	*	*	*	*	*	*	*	*	*
IC		*	*	*	*	*	*	*	*	*		*	*
NA			*	*	*	*	*	*	*	*		*	*
OS			*	*	*	*	*	*	*	*		*	*

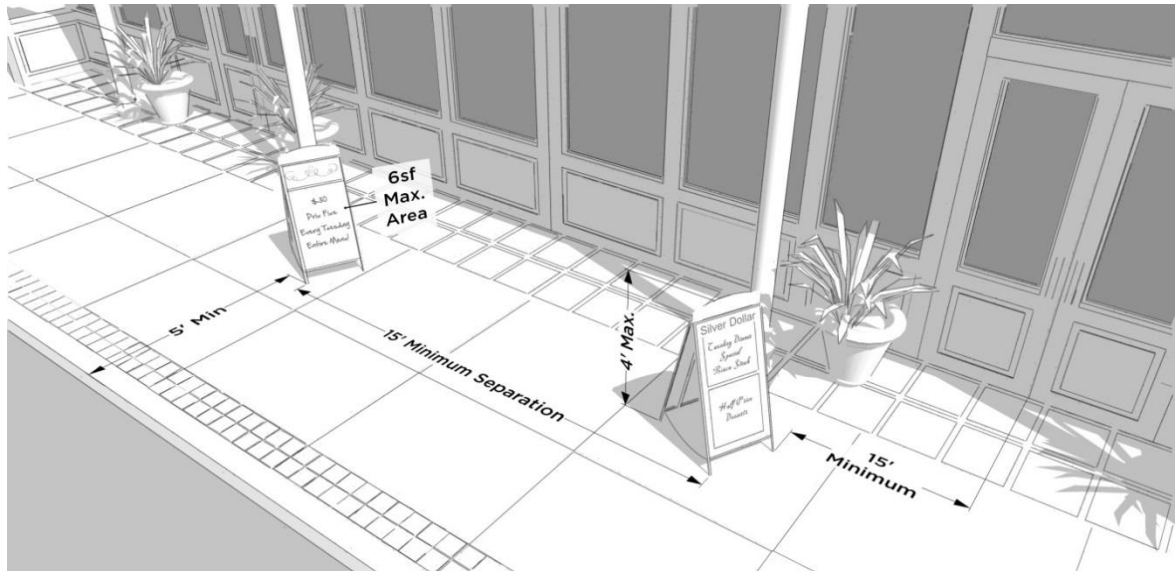
FOOTNOTES

- * • = Sign type permitted in district, subject to additional standards of this section
- * Menuboard signs are permitted for all drive-through uses in any district

B. A-Frame Sign

1. A-frame signs are permitted for non-residential uses in the districts indicated in Table 9-2.
2. Sign permits for A-frame signs are valid from January 1st through December 31st, unless otherwise restricted as part of the sign permit approval. A new sign permit application must be applied for on or after January 1st of each year. In addition to the sign permit application submittal requirements, a placement plan must be submitted that shows the general location of the A-frame sign.
3. One A-frame sign is permitted per establishment, including for multi-tenant establishments. A minimum 15 foot separation is required between all A-frame signs.
4. An A-frame sign must be placed within 15 feet of the primary entrance of the business, and must not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes. A-frame signs may be placed in the public right-of-way but must maintain a five foot sidewalk clearance at all times.
5. A-frame signs are limited to six square feet in area per side and four feet in height.
6. The use of A-frame signs is limited to business hours only. Signs must be stored indoors at all other times.
7. A-frame signs must not be used outdoors when high winds or heavy rain conditions exist.
8. Illumination of A-frame signs is prohibited. No A-frame sign may have an electronic component.

FIGURE 9-1: A-FRAME SIGNS

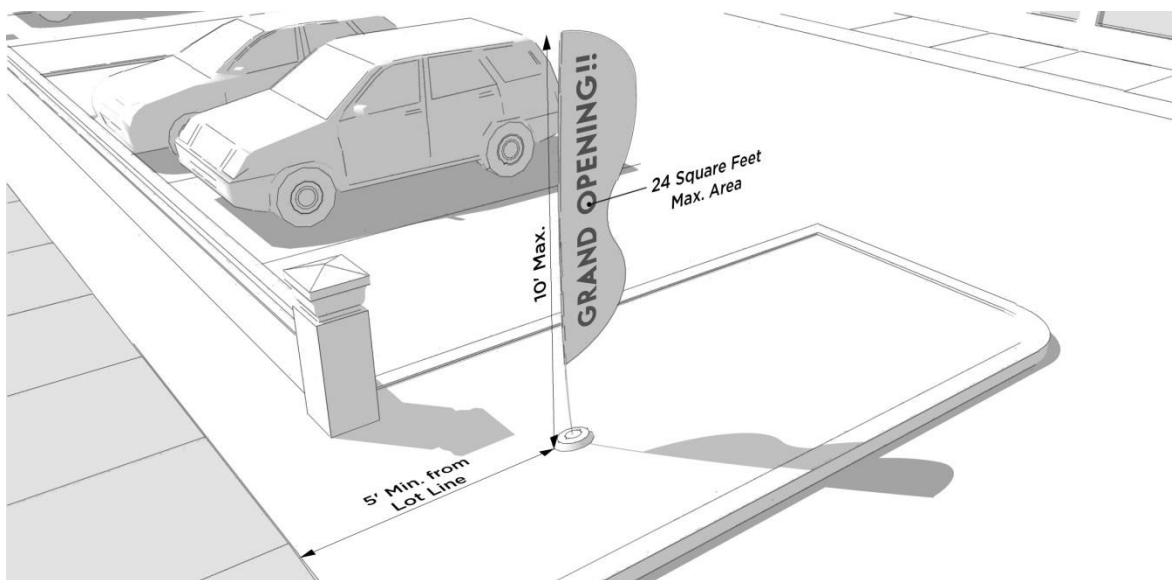


C. Attention-Getting Device

1. Attention-getting devices are permitted for non-residential uses in the districts indicated in Table 9-2.
2. An establishment may have both a freestanding and wall-mounted attention-getting device installed or mounted simultaneously. For multi-tenant sites, the property owner(s) and/or tenants must coordinate display of attention-getting devices.

3. Freestanding attention-getting devices are subject to the following:
 - a. Freestanding attention-getting devices are limited to the following maximums per lot:
 - i. For single-tenant sites: One per street frontage.
 - ii. For multi-tenant sites: Two per street frontage. There must be 20 feet of separation between attention-getting devices.
 - b. Freestanding attention-getting devices are limited to a maximum height of 10 feet and 24 square feet in area.
 - c. Freestanding attention-getting devices must be located a minimum of five feet from a lot line.

FIGURE 9-2: ATTENTION-GETTING DEVICE



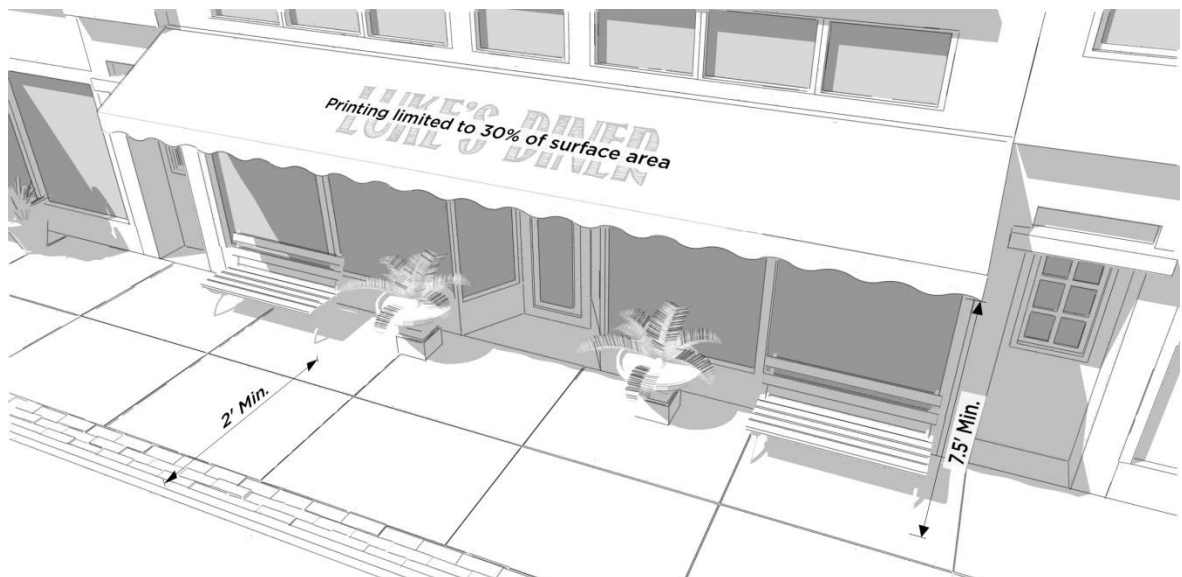
4. Wall-mounted attention-getting devices are subject to the following:
 - a. Wall-mounted attention-getting devices are limited to 32 square feet in total area when mounted upon a façade of less than 100 linear feet in length. Wall-mounted attention-getting devices are limited to 64 square feet in total area when mounted upon a façade of 100 or more linear feet in length.
 - b. Wall-mounted attention-getting devices are limited to a maximum of one per each façade of an establishment.
5. Pennants are subject to the following:
 - a. Pennants may be used in place of one freestanding or wall-mounted attention getting device as described in item 2 above.
 - b. Pennants are limited to one and one-half square feet per pennant triangle.
 - c. Pennants may not be installed across or over any driveway or drive aisle.
6. Illumination of any attention-getting devices is prohibited.

7. Attention-getting devices are limited to the following display periods:
 - a. When related to a time-specific event: A combined display period of seven days prior to the event, the time period of the event, and two days following the event.
 - b. When not related to a time-specific event: 15 days.
 - c. A maximum of four display periods per year with a minimum of 30 days between displays. For multi-tenant sites, the display period and separation period apply to each establishment individually rather than the site as a whole.

D. Awning Sign

1. Awning signs are permitted for multi-family dwellings and non-residential uses in the districts indicated in Table 9-2.
2. Awning signs must maintain a minimum vertical clearance of seven feet six inches.
3. Awning signs may encroach into the public right-of-way but must be located at least two feet from the curb line.
4. Awning signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, vinyl-coated fabric, or metal.
5. Printing on any awning sign is limited to 30% of the surface area.
6. Awning signs are permitted lettering attached to and located above the top of a solid flat awning mounted perpendicular to a façade to a maximum height of 24 inches.
7. Awning signs may be externally illuminated and must be focused on the printed area.
8. Back-lit awnings are prohibited.

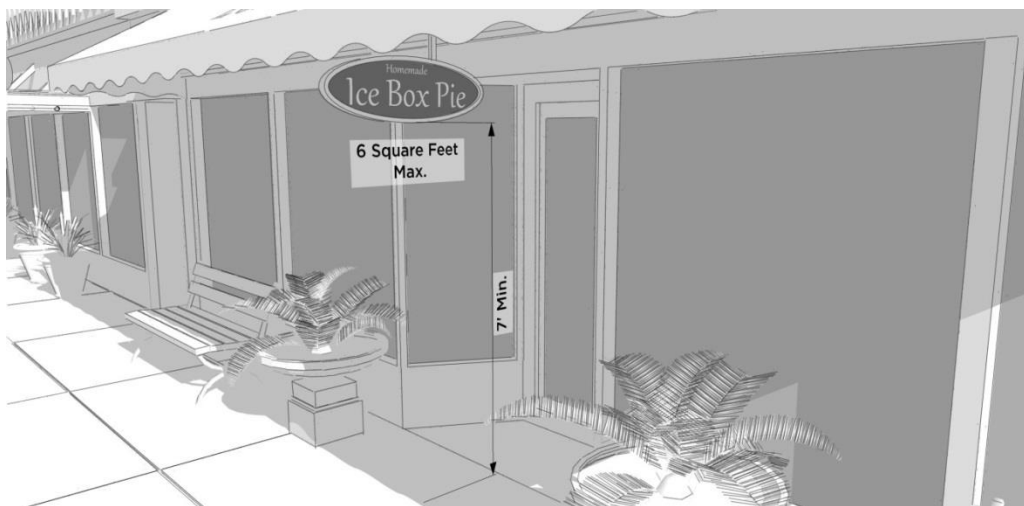
FIGURE 9-3: AWNING SIGNS





9. Under-awning signs are permitted subject to the following standards. These standards also apply to signs mounted under galleries or arcades.
 - a. Under-awning signs must be attached to the underside of an awning. Under-awning signs must not project beyond the edge of the awning.
 - b. Under-awning signs must maintain a minimum vertical clearance of seven feet.
 - c. A maximum of one under-awning sign is permitted per business establishment with frontage where the awning is mounted.
 - d. Under-awning signs are limited to a maximum of six square feet.
 - e. Under-awning signs must be securely fixed to the awning with metal supports.
 - f. Under-awning signs must be made of wood, metal, or plastic.

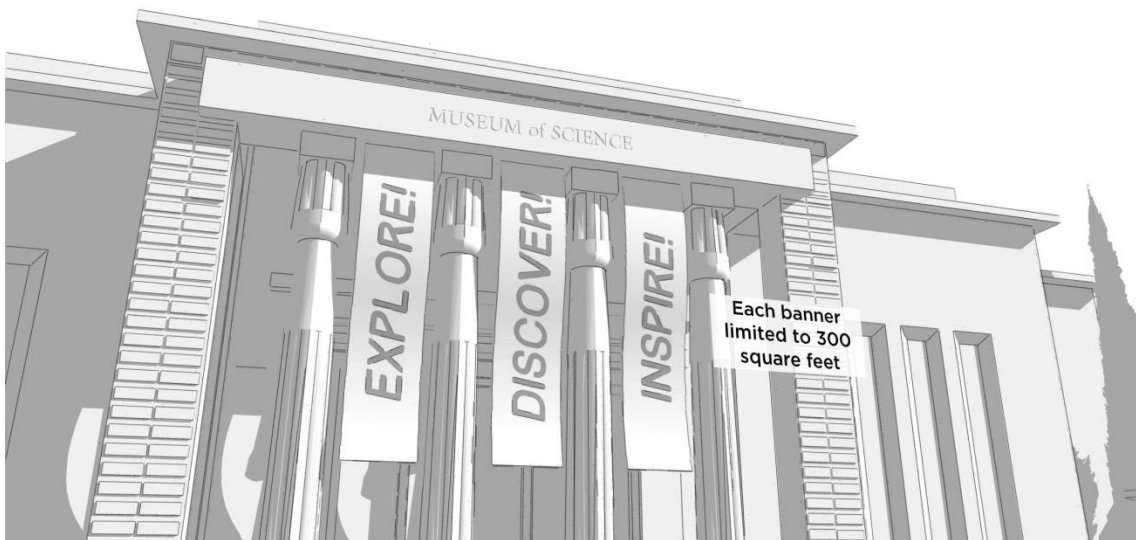
FIGURE 9-4: UNDER-AWNING SIGN



E. Banners - Exhibition

1. Exhibition banners are permitted for any educational facility, government use, or cultural facility.
2. Each structure is permitted up to eight exhibition banners during one display period. The display period is defined as the combined period of 45 days prior to the opening of the exhibit, the run of the exhibit, and 14 days following the close of the exhibit.
3. Exhibition banners must be made of a durable, weather-resistant material like canvas or fire-resistant acrylic.
4. Each exhibition banner is limited to a maximum sign area of 300 square feet.
5. Exhibition banners must be securely and tautly attached to the wall of the structure. No exhibition banner may be located higher than the roofline or encroach into the public right-of-way.
6. Exhibition banners may be externally illuminated and must be focused on the printed area.

FIGURE 9-5: EXHIBITION BANNERS

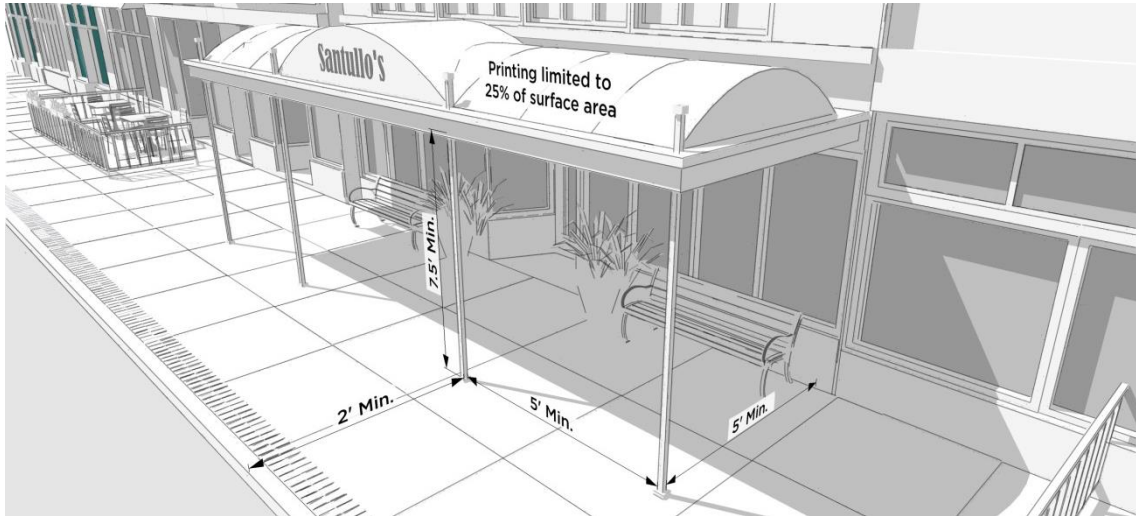


F. Canopy Sign

1. Canopy signs are divided into two types: non-structural and structural. Canopy signs are permitted for multi-family dwellings and commercial uses in the districts indicated in Table 9-2.
2. Non-structural canopy signs are subject to the following:
 - a. Non-structural canopy signs must maintain a minimum vertical clearance of seven feet six inches.
 - b. Non-structural canopy signs may encroach into the public right-of-way but must be located at least two feet from the curb line. Support posts must maintain a minimum separation of five feet between posts and between the posts and any building wall.
 - c. Non-structural canopy signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, or vinyl-coated fabric.

- d. Printing on any non-structural canopy sign is limited to 25% of the surface area.
- e. Non-structural canopy signs may be externally illuminated and lighting must be focused on the printed area.

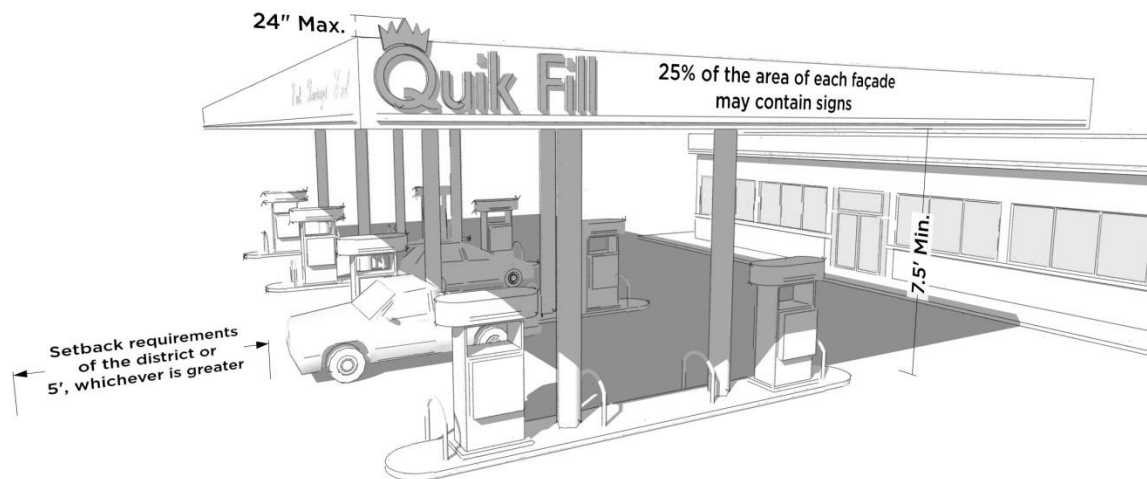
FIGURE 9-6: NON-STRUCTURAL CANOPIES



3. Structural canopy signs are subject to the following:
 - a. Structural canopy signs for multi-family dwellings must be attached to the principal structure. Structural canopy signs for commercial uses may be either attached to the principal structure or may be a freestanding structure.
 - b. Structural canopy signs attached to the principal structure may encroach into the public right-of-way but must be located at least two feet from the curb line. Support posts must maintain a minimum separation of five feet between posts and between the posts and any building wall.
 - c. Freestanding structural canopy signs are subject to the setback requirements of the district in which they are located or five feet from any lot line, whichever is greater.
 - d. All structural canopy signs must maintain a minimum vertical clearance of seven feet six inches.
 - e. For structural canopies attached to a building, signs are limited to 25% of the surface area. Such signs are permitted lettering attached to and located above the top of a structural canopy to a maximum height of 24 inches.
 - e. For freestanding structural canopies, a maximum of 25% of the area of each façade may include signs. No sign may be mounted above the top of the roof of the structural canopy; however, a sign mounted on the structural canopy façade may extend a maximum of 12 inches above the roofline.
 - f. Structural canopy signs must be made of metal, brick, stucco, concrete, or other permanent building material.

- g. Structural canopy signs may be internally or externally illuminated. If externally illuminated, the lighting must be focused on the sign. In addition, structural canopies for gas stations are permitted an illuminated band along the facades of the canopy. The illuminated band is limited to 15% of the overall height of the facade of the canopy and is not counted as a sign unless there is a commercial message integrated into the band, whereby, the commercial message portion would be calculated as a sign.

FIGURE 9-7: STRUCTURAL CANOPIES



G. Electronic Message Sign

An electronic message signs that is included as part of a permanent window sign is allowed, but is subject to the regulations for window signs. The following standards apply to freestanding, wall, or marquee signs with an electronic message sign component.

1. Electronic message signs are permitted in the districts indicated in Table 9-2. In the residential districts, electronic message signs are permitted only for an educational facility, government use, public park, or cultural facility. In all other districts permitted by Table 9-2, electronic message signs are permitted only for non-residential uses.
2. Electronic message signs are permitted as a freestanding sign or wall sign and are subject to the requirements for those sign types within that district, including that they are counted within the number of signs permitted and the total sign area. Electronic message signs must be integrated into the larger sign structure and the electronic component is limited to a maximum of 70% of the total sign area of a freestanding sign or wall sign.
3. Only one electronic message sign per lot is permitted, whether freestanding sign or wall sign.
4. Each message or image displayed on an electronic message sign must be static for a minimum of four seconds. Multi-color messages and static images are permitted.
5. Electronic message signs cannot display any off-premises commercial advertising.
6. Any scrolling, flashing, animation, or movement of the message or any component of the sign is prohibited.

FIGURE 9-8: ELECTRONIC MESSAGE SIGNS

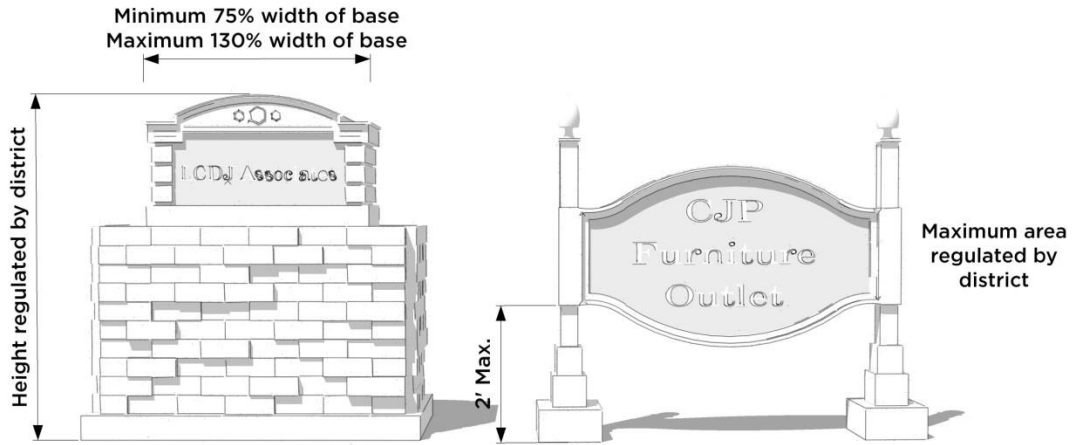


H. Freestanding Sign

Freestanding signs are permitted for: non-residential uses, multi-family and townhouse dwellings, and residential subdivisions developments. Freestanding signs are subject to the following regulations. In some districts, freestanding signs may be prohibited as regulated in this section.

1. Freestanding signs may be either pole or monument construction. In certain districts or for certain uses, freestanding signs may be limited to only one type of construction.
 - a. A freestanding pole sign that is affixed, attached, or erected on one or more poles, where such poles are not an integral part of the sign. Freestanding pole signs include any freestanding sign that does not meet the design and construction standards of a freestanding monument sign as described in this section.
 - b. A freestanding monument sign is designed with the base of the sign installed on the ground. The monument base must be designed as an integral part of the sign structure. The width of the top of the sign face must be a minimum of 75% and a maximum of 130% of the width of the base.
 - c. In order to create flexibility for freestanding monument signs installed where the ground is not level, structural (non-decorative) posts may extend out of the ground but are limited to a maximum of six inches above the adjacent ground where they are installed. When the freestanding monument sign is designed with decorative posts that are part of the overall sign structure and sign design, such decorative posts may extend out of the ground for a maximum of two feet above the adjacent ground where they are installed.

FIGURE 9-9: FREESTANDING MONUMENT SIGNS



2. Freestanding signs for all uses except multi-tenant retail centers or residential subdivisions are subject to the following limitations on sign area, sign height, and sign number.
 - a. One freestanding sign is permitted per street frontage of a lot and where such street frontage is a minimum of 50 feet. When a lot has over 200 feet of street frontage, an additional ground monument sign is permitted for each additional access point to the lot. A minimum separation of 50 feet is required between ground monument signs.
 - b. Freestanding signs are limited to the type, height, and area maximums of Table 9-3: Freestanding Sign Regulations.

TABLE 9-3: FREESTANDING SIGN REGULATIONS				
DISTRICT	MONUMENT SIGN		POLE SIGN	
	Monument Sign Area	Monument Sign Height	Pole Sign Area	Pole Sign Height
R-A	36sf	6'	Prohibited	--
R-E	36sf	6'	Prohibited	--
R-1-12	36sf	6'	Prohibited	--
R-1-10	36sf	6'	Prohibited	--
R-1-7	36sf	6'	Prohibited	--
R-1-5	36sf	6'	Prohibited	--
R-UC	36sf	6'	Prohibited	--
R-HU	36sf	6'	Prohibited	--
R-TH	36sf	6'	Prohibited	--
R-2	36sf	6'	Prohibited	--
R-3	36sf	6'	Prohibited	--
R-4	36sf	6'	Prohibited	--
R-MHS	36sf	6'	Prohibited	--
R-MHP	36sf	6'	Prohibited	--
C-1	48sf	8'	Prohibited	--
C-2	48sf	8'	Prohibited	--
C-3	64sf	8'	80sf	40'
C-4	64sf	8'	80sf	40'
C-UC	48sf	8'	Prohibited	--
C-UV	64sf	8'	Prohibited	--
D-1-CBD	Prohibited		Prohibited	--
D-1-E	100sf	8'	200sf	40'
D-1-CMU	Prohibited		Prohibited	--

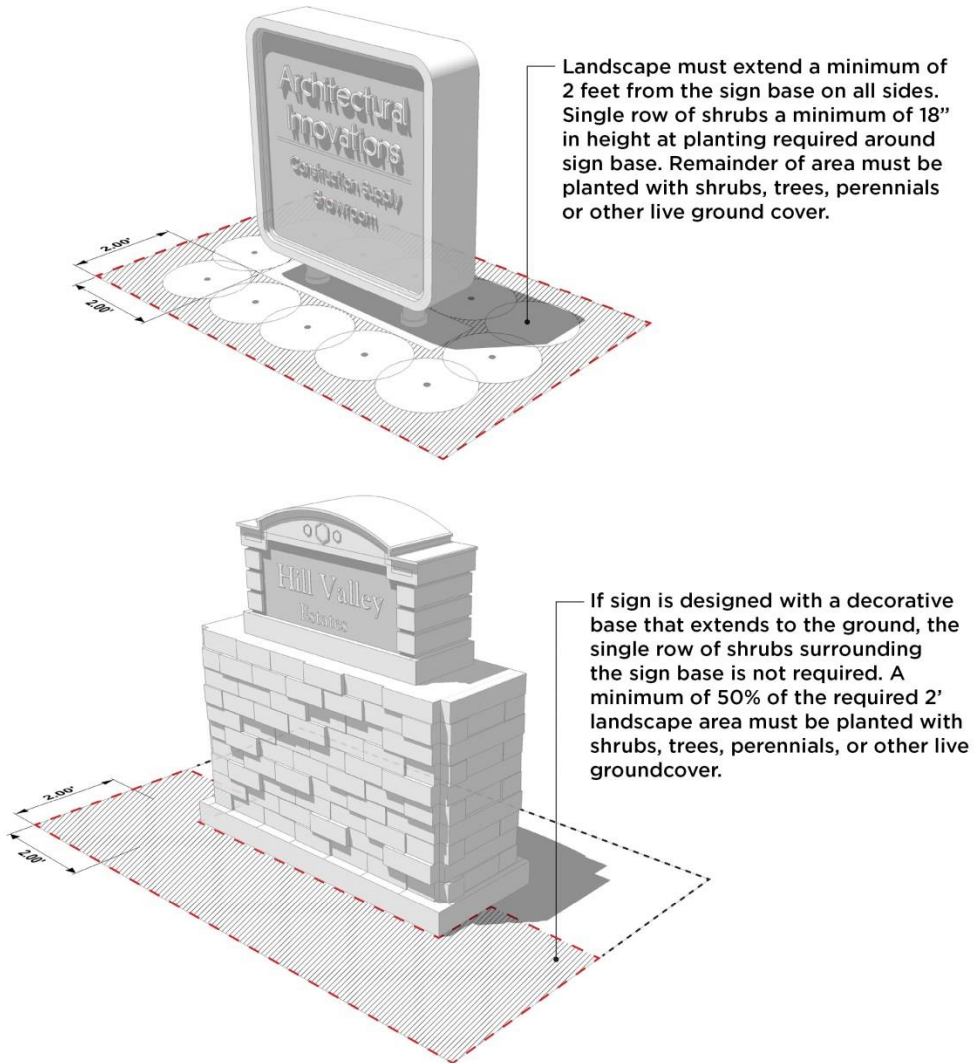
TABLE 9-3: FREESTANDING SIGN REGULATIONS				
DISTRICT	MONUMENT SIGN		POLE SIGN	
	Monument Sign Area	Monument Sign Height	Pole Sign Area	Pole Sign Height
D-1-RMU	36sf	6'		--
D-1-AC	36sf	6'	Prohibited	--
D-1-HC	48sf	8'	80sf	40'
OR	48sf	8'	80sf	40'
I-MU	48sf	8'	80sf	40'
I-1	64sf	8'	80sf	40'
I-2	64sf	8'	80sf	40'
IC	64sf	8'	80sf	40'
NA	48sf	8'	Prohibited	--
OS	48sf	8'	Prohibited	--

- c. Where a nonresidential development has 200 feet of street frontage and a lot area of two acres or more, such development is permitted an increased sign area and height of 200 square feet of area and 25 feet in height. Such freestanding sign may be either pole or monument construction.
3. Freestanding signs for multi-tenant retail centers are subject to the following limitations on sign area, sign height, and sign number:
 - a. One freestanding sign is permitted per street frontage of a lot. An additional freestanding sign is permitted for each additional access point to the lot. A minimum separation of 50 feet is required between freestanding signs. For the purposes of this regulation, a multi-tenant development where the development as a whole may be comprised of separate lots of record, the entire development including outlot parcels and inline development is considered one lot. Such freestanding sign may be either pole or monument construction.
 - b. Freestanding sign may be either pole or monument construction, and are permitted a maximum sign area of 200 square feet and a maximum sign height of 25 feet.
4. Freestanding signs for residential subdivision are subject to the following limitations on sign area, sign height, and sign number:
 - a. Freestanding sign must be monument construction.
 - b. One freestanding sign is permitted per each access point to the residential subdivision. A minimum separation of 50 feet is required between freestanding signs.
 - c. Freestanding monument signs are permitted a maximum sign area of 150 square feet and a maximum sign height of 6 feet.
5. All freestanding signs must be landscaped at the base of the sign in accordance with the following:
 - a. Landscape must extend a minimum of two feet from the sign base on all sides with small shrubs a minimum of 18 inches in height at planting in a single row around the sign base. The remainder of the landscape area must be planted with trees, perennials, or other live groundcover.
 - b. If a freestanding monument sign is designed with a decorative base and such decorative base extends to the ground, the single row of shrubs surrounding the sign base is not required. A minimum of 50% of the required two foot landscape area in item a above must be planted with shrubs, trees, perennials, or other live groundcover.
 - c. If landscape is required on a site, freestanding sign landscape is included in the total amount of landscape required on a site. Where a sign is installed in any landscape area of a site, the specific landscape requirements of this section do not apply and the sign landscape can be integrated into the overall site landscape plan. Sign landscape must be shown on the

landscape plan.

- d. All landscape must be maintained in good condition and free and clear of rubbish and weeds.

FIGURE 9-10: FREESTANDING SIGN LANDSCAPE



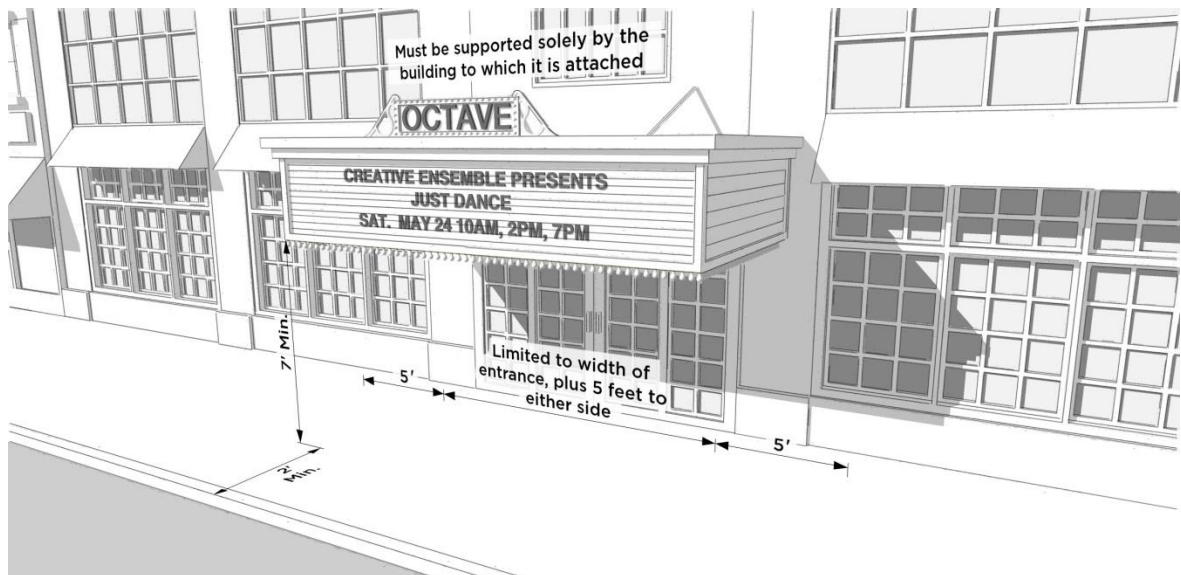
6. Freestanding signs must be set back five feet from any lot line. No freestanding sign may project into, over, or otherwise encroach on a public right-of-way.
7. Freestanding signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
8. Freestanding signs must be constructed of wood or simulated wood, stone, concrete, metal, or plastic.

I. Marquee

1. Marquees are permitted for non-residential uses in the districts indicated in Table 9-2.

2. Marquees must be supported solely by the building to which they are attached. No exterior columns or posts are permitted as supports.
3. The roof of a marquee may not be used for any purpose other than to form and constitute a roof and must be constructed of noncombustible material.
4. Water from the roofs of a marquee may not drain, drip, or flow onto the surface of a public right-of-way. Sufficient downspouts, drains, and gutters must be installed as part of each marquee to prevent water from the roof of the marquee from flowing onto the surface of a public right-of-way.
5. Marquees must be erected over a building entrance and are limited to the width of the building entrance with an additional five feet on each side of the entrance doors.
6. All marquees must maintain a minimum vertical clearance of seven feet and six inches, and the roof of the marquee structure must be erected below the second floor windowsill.
7. Marquees may encroach into the public right-of-way but must be located at least two feet from the curb line.
8. Marquees are permitted lettering attached to and located above the roof of a marquee to a maximum height of 48 inches.
9. Marquees may be internally illuminated.

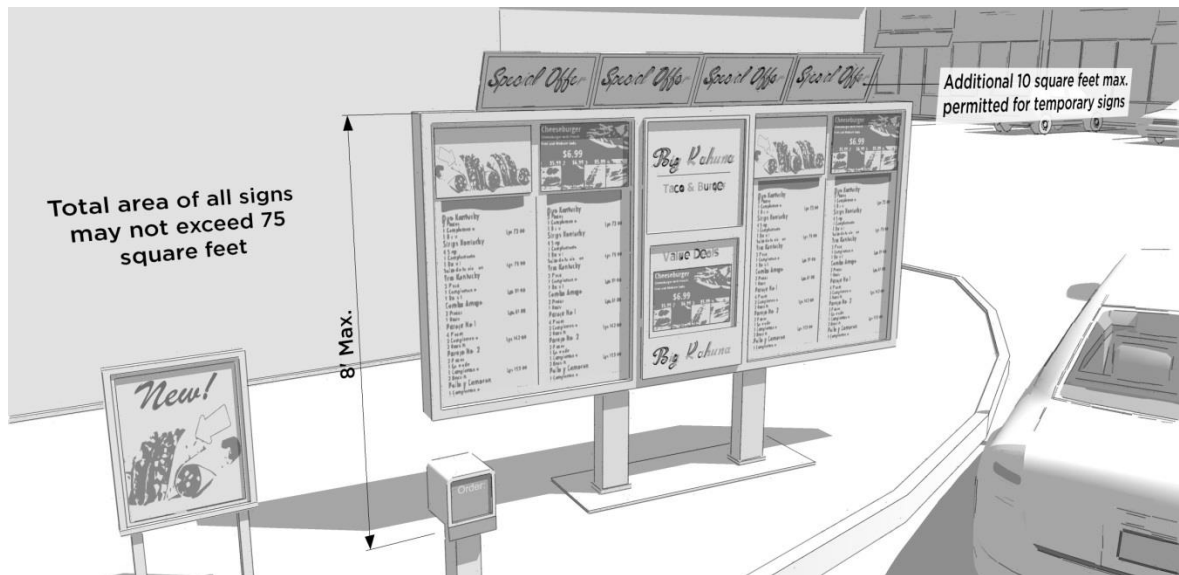
FIGURE 9-11: MARQUEES



J. Menuboard

1. Menuboard are permitted for all drive-through facilities.
2. Menuboard are limited to a maximum of one per drive-through lane.
3. Menuboard are limited to 75 square feet in sign area and eight feet in height. The menuboard may be designed as separate freestanding signs grouped together and may include the use of preview boards designed as separate freestanding signs installed a distance earlier in the drive-through lane, however the total area of all signs must not exceed 75 square feet.
4. Menuboard are permitted an additional 10 square feet of sign area for temporary signs attached to the top or sides of the menuboard.
5. Menuboard must be located a minimum of 15 feet from any residential district lot line.
6. Menuboard may be internally illuminated. Menuboard may also contain an electronic screen that displays order information for each customer.

FIGURE 9-12: MENUBOARD



K. Portable Reader-Board—Temporary

1. A portable reader-board sign may be used on a temporary basis to identify a business if there is no other identifying sign on premise.
 - a. A portable reader-board sign may be used until a permanent sign is installed on premise, or for a period not to exceed one (1) year.
 - b. Once a permanent sign is installed, the property owner has a maximum of 30 days to remove the portable reader-board.
 - c. A temporary sign permit for a portable reader-board sign may not be renewed.
2. A portable reader-board may be used as an attention-getting device in accordance with the Attention-Getting Device regulations.

L. Projecting Sign

1. Projecting signs are permitted for non-residential uses in the districts indicated in Table 9-2.
2. One projecting sign is permitted per establishment with frontage on a street. For a corner lot, one projecting sign is permitted for each street frontage.
3. Projecting signs may encroach into the public right-of-way but must be located at least two feet from the curb line.
4. Projecting signs must maintain a minimum vertical clearance of seven feet, six inches. No projecting sign affixed to a building may project higher than the building height, including the sign support structure.
5. Projecting sign area is limited to the maximums of Table 9-4: Projecting Sign Regulations.

TABLE 9-4: PROJECTING SIGN REGULATIONS	
DISTRICT	Projecting Sign
R-A	Prohibited
R-E	Prohibited
R-1-12	Prohibited
R-1-10	Prohibited
R-1-7	Prohibited
R-1-5	Prohibited
R-UC	Prohibited
R-HU	Prohibited
R-TH	Prohibited
R-2	Prohibited
R-3	Prohibited
R-4	Prohibited
R-MHS	Prohibited
R-MHP	Prohibited
C-1	36sf
C-2	48sf
C-3	48sf
C-4	48sf
C-UC	48sf
C-UV	48sf
D-1-CBD	48sf
D-1-E	48sf
D-1-CMU	36sf
D-1-RMU	36sf
D-1-AC	36sf
D-1-HC	48sf
OR	36sf
I-MU	48sf
I-1	48sf
I-2	48sf
IC	48sf
NA	Prohibited
OS	Prohibited

6. Projecting signs must be constructed of wood or simulated wood, metal, plastic, high-density urethane (HDU) foam board or similar durable foam construction, or durable, weather-resistant fabric material like canvas, canvas-like material, nylon, or vinyl-coated fabric. Projecting signs constructed of fabric material must be mounted so that they are held taut between support posts.

7. Projecting signs may be internally or externally illuminated. If externally illuminated, all lighting must be directed onto the sign face from above.

FIGURE 9-13: PROJECTING SIGNS



M. Public Information/Event Sign

1. Public information/event signs are temporary signs permitted for institutional and open space uses, and any civic organization to advertise a public event or informational message in the districts indicated in Table 9-2.
2. Sign permits for public information/event signs are approved as a comprehensive sign package. The sign permit application must contain the following additional information:
 - a. The nature of the event or the public information to be presented.
 - b. The proposed sign copy.
 - c. The sign area of all signs to be installed.
 - d. The number of signs to be installed.
 - e. The general location of where such signs will be installed.
 - f. The dates the signs will be displayed, including all installation and removal dates.
 - g. When located on private property or on property owned by another jurisdiction, permission from the property owner or other jurisdiction.
3. Public information/event signs must contain a non-commercial message related to a public event or public information. No commercial advertising is permitted.
4. All public information/event signs must be removed by the date specified in the sign permit approval. Any signs that remain installed on public property or public right-of-way following such expiration date may be removed without notice.

N. Roof Signs

1. Roof signs are permitted for non-residential uses in the districts indicated in Table 9-2.
2. Roof signs may not project more than 20 feet above the rooftop.
3. Roof signs are limited to a maximum area of three square feet per linear foot of façade.
4. Roof signs may be internally or externally illuminated.

FIGURE 9-14: ROOF SIGNS

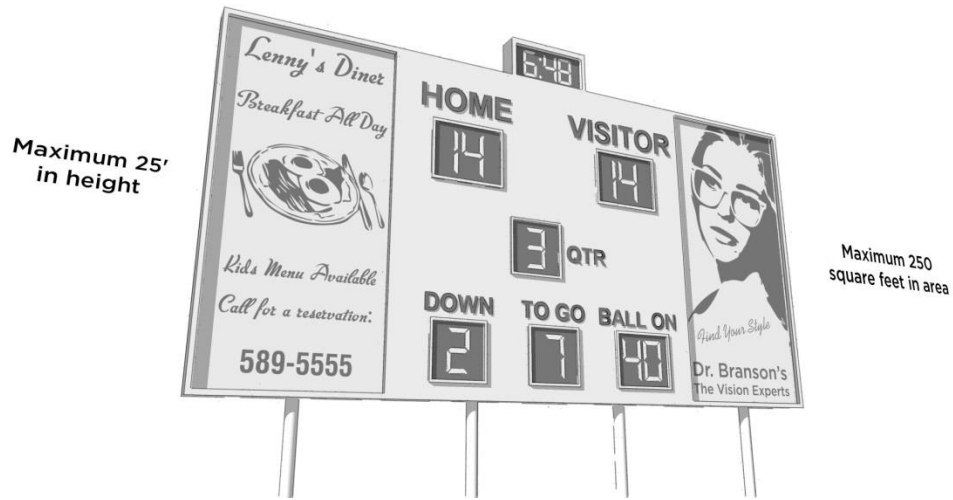


O. Scoreboard

Scoreboards that are part of an outdoor recreational field of an educational facility or a recreational field for a public park/playground are not regulated by this Code and considered part of the use, and are exempt from these provisions. This exemption also applies to scoreboards for indoor recreation fields. Scoreboards for an outdoor recreational field in association with any other use are subject to the following standards:

1. Scoreboards are permitted as part of an outdoor recreational field playing field. Unless they are exempted from regulations as described in this section, scoreboards require approval of a sign permit.
2. One scoreboard is permitted per playing field. Scoreboards are limited to a maximum of 250 square feet in sign area and 25 feet in height.
3. The score-keeping portion of the scoreboard may utilize an electronic message component.
4. If the scoreboard cannot be viewed from any adjacent right-of-way, up to 50% of the sign area may be used for sponsor advertising. If the scoreboard can be viewed from any adjacent right-of-way, up to 30% of the sign area may be used for sponsor advertising.

FIGURE 9-15: SCOREBOARD



P. Wall Sign

1. Wall signs are permitted for non-residential uses in the districts indicated in Table 9-2.
2. The maximum size of a wall sign is established at one square foot per linear foot of building wall where the wall sign will be mounted or 40 square feet, whichever is greater. The square footage from different façades cannot be combined to create a larger sign on any façade. In a multi-tenant structure, each tenant is permitted a wall sign of one square foot per linear foot of business frontage or 40 square feet, whichever is greater.
3. Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
4. Wall signs must be safely and securely attached to the building wall. Wall signs must be affixed flat against the wall and must project 18 inches or less from the building wall. Wall signs may encroach into the public right-of-way for no more than 18 inches.
5. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.
6. Wall signs must be constructed of wood or simulated wood, brick, metal, high-density urethane (HDU) foam board or similar durable foam construction, or plastic. Wall signs constructed of material must be mounted so that they are held taut against the wall.
7. Wall signs are permitted on architectural appurtenances, such as chimneys or penthouses, which are part of the structure. Wall signs must not cover any window, windowsill, transom sill, or significant architectural feature.
8. In addition, any structure over 10 stories in height is permitted one additional wall sign per façade to identify the building. Such wall sign must be placed within the top 20 feet of the structure and cannot cover any fenestration or architectural features. The maximum size is established at two square feet per linear foot of façade, measured at the roof line, where the wall sign will be mounted.
9. Ghost signs are considered wall signs. Existing ghost signs are exempt from these requirements and deemed conforming. Ghost signs may be maintained and repainted but no new information or images may be added to the existing sign. No new wall signs may be painted on structures.

FIGURE 9-16: WALL SIGNS



9.8 BILLBOARDS

A. Purpose

1. The purpose of this section is to:
 - a. Establish standards and regulations to insure the reasonable, orderly and effective display of billboards and to define those structures that are not in compliance.
 - b. Enforce the intent of the U. S. Congress and the Louisiana State Legislature in adopting the Highway Beautification Act and the state version of that law, who, in so acting, have declared that it is in the public interest to regulate and restrict the erection and maintenance of billboards along any interstate or primary aid highway system.
 - c. Promote the safety and recreational value of public travel.
 - d. Promote and enhance the beauty, order and attractiveness of Caddo Parish to residents, tourists, and visitors, and positively influence the economic prosperity of the area.
 - e. Support and complement the land use objectives of this Code.
2. These regulations control the location, size, spacing, illumination, and maintenance of all billboard devices resulting in the overall enhancement of the health, safety, and welfare of the citizens in Caddo Parish.

B. Permitted Billboard Locations

1. Static and Electronic Billboards

After the effective date of this Code, no new billboard, static or electronic, may be constructed, erected, installed, or modified within Caddo Parish, and no sign permit will be issued for the construction, erection, or modification of a new billboard or an existing billboard in Caddo Parish, except as authorized by this section.

2. Permitted Locations

- a. Construction of a new static or non-electronic billboard is allowed in the C-4, I-1, and I-2 Districts or where legally allowed within 660 feet of any federal interstate or primary aid highway on land that is zoned commercial or industrial.
- b. Construction of a new electronic billboard is allowed in the C-2, C-3, C-4, I-1, and I-2 Districts or within 660 feet of any federal interstate or primary aid highway on land that is zoned commercial or industrial.
- c. All static and electronic billboards are prohibited in the following zoning districts: R-A, R-E, R-1-12, R-1-10, R-1-7, R-1-5, R-UC, R-TH, R-2, R-3, R-4, R-MHS, R-MHP, C-1, C-UC, C-UV, D-1, OR, NA, OS, and IC Districts.
- d. No property may be rezoned to one of the permitted allowable districts for the sole purpose of allowing the erection of a static or electronic billboard. Any property that has been rezoned within the past twenty four (24) months shall (1) obtain an approved site plan, (2) acquire an active building permit and (3) commence active construction on the site—for a use other than a billboard—prior to any submittal of an application for a static or electronic billboard.

3. New Billboard Construction

- a. In order to construct one new billboard, whether static or electronic, the applicant must permanently remove either:
 - i. One existing conforming billboard; or
 - ii. One or more existing nonconforming billboards whose cumulative sign area is a minimum of two times the square footage of the sign area of the proposed billboard.
- b. If the applicant constructing a new billboard permanently removes nonconforming existing billboards whose total square footage of sign area exceeds that required to construct a new billboard (i.e., the total square footage removed is more than twice the square footage of the new billboard), the square footage in excess of that required will be held by the Caddo Parish Planning and Zoning Commission, once verified as extra square footage by the Executive Director, in a credit bank that can be applied to the square footage nonconforming billboard removal requirement for a new billboard.
- c. The applicant requesting a sign permit for any new billboard must identify the locations and total display face area of the existing billboards to be removed and their status as either conforming or nonconforming, and obtain a demolition permit for each billboard to be removed prior to issuance of the sign permit for the new billboard. Each of the billboards identified for demolition must be completely removed prior to the construction and operation of the new billboard. Each of the billboard structures identified to be removed must be demolished and the entire structure completely removed to grade level prior to the construction or installation of the new billboard, including the support structure, electrical connections, catwalk (if any), and special grading, and all post holes must be completely covered.

C. Permitted Billboard Conversions

Existing static billboards may be converted to electronic billboards as described in this section.

1. An existing conforming billboard may be converted to an electronic billboard in accordance with the standards of this Code.

2. In order to convert an existing nonconforming static billboard to an electronic billboard, the applicant must permanently remove one or more existing billboards whose cumulative sign area is a minimum of two times the square footage of the sign area of the new billboard. If the applicant converting a billboard permanently removes existing nonconforming billboards whose total square footage of sign area exceeds that required to construct a new billboard (i.e., the total square footage removed is more than twice the square footage of the new billboard), the square footage in excess of that required will be held by the Caddo Parish Planning and Zoning Commission, once verified as extra square footage by the Executive Director, in a credit bank and can be applied to the square footage removal requirement for a new billboard.
3. When converting an existing nonconforming static billboard to an electronic billboard, the applicant requesting a sign permit for a billboard conversion must identify the locations and total display face area of the existing billboards to be removed and their status as either conforming or nonconforming, and obtain a demolition permit for each billboard to be removed prior to issuance of the sign permit for the new billboard. Each of the billboards identified for demolition must be completely removed prior to the conversion of the billboard. Each of the billboard structures identified to be removed must be demolished and the entire structure completely removed to grade level prior to the construction or installation of the new billboard, including the support structure, electrical connections, catwalk (if any), and special grading, and all post holes must be completely covered.

D. Electronic Billboard Owner/Operator Responsibilities

1. The face of the electronic sign permit application must identify contact information for an emergency contact available to turn off the electronic sign within twelve hours after a malfunction occurs.
2. An electronic display must contain a default mechanism to show a "full black" image or turn the sign off in case of malfunction, or must be manually turned off within twelve hours of a reported malfunction.

E. Billboard Design

1. No new static or electronic billboard may obscure, obstruct, or otherwise physically interfere with the clear or unobstructed view of an official traffic sign, signal, or device, or obstruct or physically interfere with the driver's view of approaching, merging or intersecting traffic.
2. No new static or electronic billboard may be located on or project over a building.
3. Signs and sign faces must not be stacked. Only one sign face is allowed on each side.
4. All billboards must include an identification plaque of 200 square inches or less on each sign surface. The plaque must contain the name (or easily recognized logo) of the billboard owner and be clearly legible.
5. All new billboards can only be constructed on steel beams, metal pipes, or similar material, and must be painted a neutral color. No new static or electronic billboard may be built on wood poles.
6. Visible backs of billboards must be suitably painted or otherwise covered to present a neat and clean appearance.
7. No billboard may have audio speakers or any audio component.
8. Billboards may be illuminated, subject to the following restrictions:
 - a. No revolving or rotating beam or beacon of light that simulates any emergency light or device is permitted as part of any billboard. Flashing devices are prohibited. However, illuminated signs that indicate customary public service as time, date, temperature, or other similar information are permitted.

F. Billboard Height Limitations

No billboard may exceed the most restrictive height applicable to it under Table 9-5: Height Limits for Billboards, and is subject to the further specific conditions set forth in this section:

TABLE 9-5: HEIGHT LIMITS FOR BILLBOARDS			
Location	Billboard Size		
	< 200sf	200sf – 390sf	391sf – 672sf
Industrial and commercial districts along interstate highways	Not Permitted	60'	60'
C-4, I-1, and I-2 Districts	Not Permitted	45'	45'
C-2 and C-3 Districts for static billboards	Not Permitted	Not Permitted	Not Permitted
C-2 and C-3 Districts for electronic billboards	Not Permitted	45'	Not Permitted
0' – 199' from residential property	Not Permitted	Not Permitted	Not Permitted
200' – 499' or more from residential property	Not Permitted	1' additional height above 30' for every 20' in additional distance separation beyond 200'	60'
Oriented toward raised expressway and at least 500' from residential	Height allowed by other cells on table or 25' above centerline of expressway, whichever is taller		

Note: The maximum height of any signs is measured as the vertical distance between the highest part of the sign and either the ground level at its supports or the nearest shoulder of the adjacent Interstate highway right-of-way or public street right-of-way, whichever is higher in elevation.

G. Billboard Size Limitations

Table 9-6: Maximum Billboard Sign Area below specifies the maximum permitted sizes for any new billboard by district:

TABLE 9-6: MAXIMUM BILLBOARD SIGN AREA			
Maximum Sign Area	District		
	I-2 and I-1	C-4	C-2 and C-3
Oriented to I-20 & I-49	672sf	390sf	300sf
Public streets	390sf	390sf	300sf

1. The maximum area, heights of surface, and length of surface dimensions in the above table are exclusive of any border or trim, the base or supports, and other structural members. For signs in I-2, I-1, C-2, C-3, and C-4 Districts, cut-outs or extensions up to 50 square feet of additional area may be allowed without Caddo Parish Planning and Zoning Commission approval and cut-outs above 50 square feet may be permitted administratively by the Executive Director.
2. No more than two sign surfaces are allowed on one device. Two-sided signs must have the same surface area on each side.

H. Billboard Separation

Billboards must be separated by the distances set forth in this subsection and must comply with the requirements of Table 9-7: Separation Requirements for Billboards.

TABLE 9-7: SEPARATION REQUIREMENTS FOR BILLBOARDS			
Billboard Size	Separation Distance Required from Another Billboard (Based on Billboard Size)		
	< 200sf	200sf – 390sf	391sf – 672sf
Separation of billboards facing same flow of traffic, along major streets			
Billboard < 200sf	Not Permitted	Not Permitted	Not Permitted
Billboard 200sf – 390sf	Not Permitted	500'	500'
Billboard 391sf – 672sf	Not Permitted	500'	1,000'
Separation of billboards not facing same flow of traffic, along major streets			
Billboard < 200sf	Not Permitted	Not Permitted	Not Permitted
Billboard 200sf – 390sf	Not Permitted	350'	500'
Billboard 391sf – 672sf	Not Permitted	500'	600'
Separation of billboards within 660 feet of Interstate Highway from other billboard within 660 feet of same Interstate Highway			
Billboard < 200sf	Not Permitted	Not Permitted	Not Permitted
Billboard 200sf – 390sf	Not Permitted	1,000'	1,000'
Billboard 391sf – 672sf	Not Permitted	1,000'	1,000'
Separation of billboards from any property zoned for residential use (not including mixed-use) or from any property used for educational facility, primary or secondary, or public park purposes as measured from property line of zoned use to sign base			
Residential Property Line	Not Permitted	200'	400'

- Where Table 9-7 requires a separation from another sign or another use and that separation requirement is greater than the setback requirement under this subsection, the greater separation requirement applies.
- For the purpose of these regulations, each side of the interstate system is considered separately.
- The maximum distance between billboards is measured along the nearest edge of the pavement between points directly opposite the signs on each side of the roadway and applies only to billboards located on the same side of the roadway.
- For the purpose of separation requirement regulations, V-type or back-to-back sign surfaces on the same device are considered one sign.
- Any new static or electronic billboard must maintain a minimum spacing of 200 feet from any residential district lot line and any public park or educational facility, primary or secondary.

I. Billboard Setback Requirements

- Any new billboard shall be setback from the front property lines on the properties on which they are located by the distances set forth in this subsection. Minimum front yard setbacks must comply with the requirements of Table 9-8: Billboard Setback Requirements.

TABLE 9-8: BILLBOARD LOT LINE SETBACK REQUIREMENTS			
District	Sign Size		
	< 200sf	200sf – 390sf	391sf – 672sf
I-2 and I-1	15'	15'	15'
C4, C-3, and C-2	30'	30'	30'

- In no case can the property line extend into the parkway or right-of-way.
- Setbacks are measured from the sign surface to the lot line.

4. Side and rear minimum setbacks must be five feet.

J. Special Control Areas for Billboards

New static and new electronic billboards are prohibited in the following special control areas:

1. All Historic Districts

Billboards are prohibited within the boundaries of the historic district and or within 500 feet of the centerline of streets forming the boundaries of any designated historic district.

2. Designated Scenic Corridors

Billboards are prohibited within 1,000 feet of the Clyde E. Fant Memorial Parkway right-of-way, within 500 feet of I-220, and within 500 feet of the Inner Loop Expressway rights-of-way.

K. Construction of Billboards

1. Stacked billboards are prohibited.
2. V-type billboards shall be constructed with an angle of construction that is consistent with industry standards.
3. New electronic displays cannot be erected back-to-back. New electronic billboards must be V-style and erected using appropriate industry standards.

L. Time for Construction

Construction of any new or converted billboard, whether static or electronic, must be completed within six months of issuance of a sign permit. One six month extension may be granted by the Caddo Parish Planning and Zoning Commission upon a showing that the permittee has diligently attempted to complete the installation.

M. Billboard Maintenance, Cleanliness, and Repair

All billboards, both new and existing, must be maintained in good structural condition at all times.

1. All billboards must be kept neatly painted, including all metal parts and supports thereof, except those portions that are galvanized or of rust-resistant material. Billboard sites must be kept free from the accumulation of filth, weeds, graffiti, trash, and all other debris. The Zoning Administrator has the authority to order the painting, repair, alteration, or removal of any sign that constitutes a hazard to public health, safety, and welfare by reason of inadequate maintenance or dilapidation. The owner of the property on which a sign is located is responsible for the conditions of the area occupied by the sign and are required to keep the area clean, sanitary, and free from rubbish. Failure to comply with this section constitutes a violation of this Code.
2. For purposes of responsibility, the owner of the property refers, jointly and severally, to the legal owner of the property.
3. The following are considered to be routine maintenance activities that do not require a permit: the replacement of nuts, bolts, nailing, riveting, welding, cleaning, painting, changing of light bulbs, changing of the advertising message, or the replacement of minor parts if the materials are the same type as those being replaced and the basic design or structure of the sign is not altered.
4. The following are customary maintenance activities that require a permit before initiation: replacement of poles, but only if not more than one-half of the total number of poles of the sign structure are replaced in any 12 month period and the same material is used for the replacement poles or adding a catwalk to the sign structure. An added catwalk must meet Occupational Safety and Health Administration guidelines.

5. The following are examples of substantial changes that require a sign permit application before the initiation of such an activity. Nonconforming signs may not engage in such maintenance activities and will lose their legal nonconforming status if they conduct such maintenance, regardless of whether or not a permit was issued:
 - a. Adding lights to an un-illuminated sign or adding more intense lighting to an illuminated sign whether or not the lights are attached to the sign structure.
 - b. Changing the number of poles in the sign structure.
 - c. Adding permanent bracing wires, guy wires, or other reinforcing devices, except if the structure is modified to convert a static sign to an electronic sign to conform with the current IBC code.
 - d. Changing the material used in the construction of the sign structure, such as replacing wooden material with metal material.
 - e. Adding faces to a sign, changing the sign configuration, or increasing the height of the sign.
 - f. Changing the configuration of the sign structure, such as changing a V-sign to a back-to-back sign, or a single face sign to a back-to back sign.
 - g. Moving the sign structure or sign face in any way unless the movement is made in accordance with a relocation or replacement.

N. Registration of Existing Billboards

1. No later than 70 calendar days after the effective date of this Code, the owner and, if different, the operator of each billboard must submit to the Caddo Parish Planning and Zoning Commission a complete and accurate inventory of signs erected and operational as of the effective date of this Code. The inventory must identify each sign, in accordance with industry standards, and at a minimum should identify the sign by location description, latitude/longitude, type of sign (i.e., poster, junior, etc.), dimensions of the display face, orientation of the display face, and current photograph of the sign. Supporting documentation for each sign, such as permits, should be provided if reasonably available.
2. It is the responsibility of the owner and operator to ensure that the signs submitted as part of the inventory comply with the registration provisions. Deficiencies may be corrected provided that the sign inventory is submitted in a timely manner to allow the Caddo Parish Planning and Zoning Commission at least 30 days to review what has been submitted or, if the Caddo Parish Planning and Zoning Commission finds deficiencies in any submittals, the Caddo Parish Planning and Zoning Commission will notify the owner or operator and provide 45 days for the owner or operator to correct the deficiencies.

O. Nonconforming Billboards

1. A nonconforming billboard location means a billboard which met all legal requirements at the time of construction but could not be built at the effective date of this Code due to subsequent changes to the sign regulations regarding zoning or spacing between billboards or was originally constructed with no regards to local permitting requirements.
2. A legal nonconforming billboard refers to billboards which were constructed when the Code allowed for them but have since become noncompliant due to a change in legislation or due to a change in billboard size or configuration; however the land on which the billboard is located is still a legal conforming location for a billboard based on current zoning requirements. For the purposes concerning billboard removal credits, legal nonconforming billboards on properly zoned property shall have the same meaning as conforming.

9.9 CLASSIC SIGNS

A. Applicability

1. Any person within Caddo Parish may apply for designation of an existing sign, as of the effective date of this Code, as a classic sign. Classic signs are exempt from area, setback, height, lighting, movement, flashing, placement, type, content, placement, and construction materials requirements of this Code.
2. To qualify for designation as a classic sign, the sign must:
 - a. Be at least 25 years old or an exact replica of an original sign where the combined age of the duplicate and original sign is at least 25 years old.
 - b. Possess unique physical design characteristics, such as configuration, message, color, texture, etc.
 - c. Be of significance to Caddo Parish, regardless of the use identified by the sign.
3. A sign designated a classic sign may remain on the premises even if the original use to which the sign relates is no longer located on the premises. In addition, a designated classic sign may be moved to another structure within Caddo Parish.
4. No designated classic sign may be converted into a billboard.

B. Designation

1. An application for classic sign status must include plans for sign maintenance, renovation, or possible reconstruction.
2. Application for classic sign status must be made to the Caddo Parish Planning and Zoning Commission, who will schedule a public hearing, where the applicant presents classic sign application.
3. The Caddo Parish Planning and Zoning Commission will approve or deny the application within 60 days of the public hearing.

C. Maintenance

1. The owner of a classic sign must ensure that the sign is not structurally dangerous, a fire hazard, an electrical shock hazard, or any other kind of hazard.
2. Classic signs may be rebuilt if damaged.

D. Designated Classic Signs

An inventory of all classic signs shall be kept and made available for distribution at the Office of the Metropolitan Planning Commission. All designated classic signs are exempt from the provisions of this Code.

ARTICLE 10. LANDSCAPE AND TREE PRESERVATION

- 10.1 LANDSCAPE PLAN APPROVAL**
- 10.2 LANDSCAPE DESIGN STANDARDS**
- 10.3 LANDSCAPE MAINTENANCE STANDARDS**
- 10.4 RIGHT-OF-WAY LANDSCAPE**
- 10.5 TREE PLANTING, MAINTENANCE AND REMOVAL ON STREET RIGHTS-OF-WAY AND OTHER PUBLIC GROUNDS**
- 10.6 TREE PRESERVATION INCENTIVE**
- 10.7 REQUIRED SHADE TREE PLANTING**
- 10.8 LANDSCAPE REQUIREMENTS IN ALL DISTRICTS**
- 10.9 NON-RESIDENTIAL DISTRICT AND USE LANDSCAPE REQUIREMENTS**
- 10.10 RESIDENTIAL DISTRICT AND USE LANDSCAPE REQUIREMENTS**
- 10.11 PLANNED UNIT DEVELOPMENT LANDSCAPING REQUIREMENTS**
- 10.12 TREE AND PLANT PALETTE**

10.1 LANDSCAPE PLAN APPROVAL

A. Required Submittals

1. A landscape plan is required as part of a site plan review application for townhouse, multi-family, or non-residential, including mixed-use development as part of the preliminary site plan application for a planned unit development. The landscape plan must be approved prior to the issuance of a building permit. Landscape plans must be prepared by a landscape architect or civil engineer licensed in Louisiana. The landscape plan must meet the standards set forth in this Article and bear the landscape architect's or civil engineer's seal and signature.
2. Landscape plans must be submitted to the Executive Director and must include all submittal requirements. The Executive Director will evaluate the appropriateness of the landscape plan and may approve or approve with conditions.
3. New construction of single-family (attached or detached) and two-family dwellings do not require landscape plans.

B. Contents

Landscape plans must contain a scale drawing showing the following:

1. The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, rights-of-way, refuse disposal and recycling areas, pedestrian and bicycle paths, fences, mechanical equipment, overhead utility wires, retention/detention facilities, and other drainage facilities, such as drainage swales.
2. The location, quantity, size, name, and condition, both botanical and common, of all existing plant materials on-site, indicating plant material to be retained and to be removed.
3. The location, quantity, size, and name, both botanical and common, of all proposed plant material.
4. The existing and proposed grading of the site indicating contours at one foot intervals. Proposed berming must also be indicated using one foot contour intervals.
5. Elevations of all proposed fences, stairs, and retaining walls.
6. An irrigation plan by a certified irrigation designer, or a landscape architect or civil engineer licensed in Louisiana. The only irrigation information required on the landscape plan is the following:
 - a. The location and size of all water meters, including ones dedicated to the irrigation system, which must be located in the public right-of-way or a dedicated easement.
 - b. The irrigation plan must include a minimum of two hydro-zones: one for turf areas and one for prepared bed areas. Additional breakdowns may be requested after initial review of landscape plan.

7. Any other details as determined necessary by a reviewing body.

C. Stormwater Management and Alternative Landscape Design

1. In accordance with Article 11 of this Code, certain development and redevelopment actions require on-site stormwater management. In addition to the requirements of this Article for landscape plans, a stormwater management plan may also be required.
2. Alternative landscape design intended to improve stormwater quality and/or intended to decrease stormwater quantity will be considered if submitted as part of a site-specific stormwater management plan. Alternative landscape designs are subject to approval by the standards for landscape plan approval.

D. Changes to Approved Landscape Plans

1. Changes to the landscape plan that result in a reduction or addition in the net amount of plant material as specified on the approved landscape plan may be approved by the Executive Director.
2. Changes to a landscaping plan that results in a reduction in the net amount of plant material pertaining to special use permits, Small Planned Units Developments (SPUD), and Planned Unit Developments (PUD) must be approved by the decision making body granting approval. If the net amount of required plant material is not reduced, the modified landscape plan may be approved administratively by the Executive Director.

E. Certificate of Occupancy

No certificate of occupancy will be approved before completion of landscaping with the following exception. If, due to the seasonal nature of plant materials, landscaping has not been completed at the time that a certificate of occupancy could be granted, and the certificate is requested, the Executive Director and/or Zoning Administrator may grant a temporary certificate of occupancy, which will specify up to a maximum 90 day timeframe for completion of the landscaping requirements. The Executive Director and/or Zoning Administrator may grant an additional 30 days due to unforeseen circumstances.

10.2 LANDSCAPE DESIGN STANDARDS

A. Tree and Plant Palette

Required trees and plantings must comply with the list of trees and plants that are suitable for local soil and climate conditions, as listed in Section 10.12. The Executive Director may approve plants not included in the list if the species are native or naturalized to the area, and capable to withstand the seasonal temperature variations of the Caddo Parish, as well as the individual site microclimate.

B. Water Conservation

Landscape design must apply the principles of water conservation and will be reviewed for compliance with the following principles:

1. Careful landscape design that applies water conservation methods.
2. Soil protection and improvement.
3. Careful selection and design of turf areas.
4. The use of drought tolerant plant material.
5. The use of organic mulch around all plant material and areas that are not turf or hardscape.

C. Selection and Installation of Plant Materials

1. All plant materials must be of good quality and meet American Association of Nurserymen (AAN) standards for minimum acceptable form, quality, and size for species selected. Size and density of plant material, both at the time of planting and at maturity, are additional criteria that must be considered when selecting plant material.
2. All landscape materials must be installed in accordance with the current planting procedures established by the AAN. All plant materials must be free of disease and installed so that soil of sufficient volume, composition, and nutrient balance are available to sustain healthy growth. Installation of plant materials during the appropriate growing season is encouraged.
3. Where overhead utilities are present, the following provisions apply to the selection and installation of plant materials:
 - a. Only trees 25 feet in height or less at maturity are permitted within 20 feet of any overhead utilities. This includes the majority of the tree species classified as “small trees” in Section 10.12. Shrubs, grasses, vines, and other plant materials less than 25 feet in height are also permitted.
 - b. Any tree species taller than 25 feet at maturity, as classified in Section 10.12, must be planted at a setback from utility lines that is equal to or greater than the tree's height at maturity.

FIGURE 10-1: OVERHEAD UTILITY PLANTING ZONES



D. Minimum Planting Sizes

1. Shade trees, including broad-leaf evergreens, must have a minimum trunk size of three inches in diameter at breast height (DBH) at planting. For the purposes of this Code, where shade trees are required, broad-leaf evergreens are considered a shade tree.
2. Conifer evergreen trees must have a minimum height of six feet at planting.
3. Single stem ornamental trees must have a minimum trunk size of two inches in tree caliper at planting. Multiple stem ornamental trees must have a minimum height of eight feet at planting.

4. Large shrubs must have minimum height of three feet at installation. Small shrubs must have a minimum height of 18 inches at installation. Large shrubs are those shrubs that reach five or more feet in height at maturity. Small shrubs are those shrubs that may grow up to five feet in height if left unmaintained, but are generally maintained at heights of 18 to 36 inches.

E. Species Diversity

Diversity among required plant material is required for visual interest and to reduce the risk of losing a large population of plants due to disease. Table 10-1: Diversity Requirements indicates the percentage of diversity required based on the total quantity of species being used. For example, if a development requires 45 shade trees, no more than 18 trees (40%) and no less than five trees (10%) can be of one species, and there must be a minimum of five different species within the 45 trees. When the calculation of plant diversity requirements results in a fraction, said fraction is rounded up.

TABLE 10-1: DIVERSITY REQUIREMENTS			
Total Number of Plants per Plant Type	Maximum Number of One Species	Minimum Number of One Species	Minimum Number of Species
1-4	100%	N/A	1
5-10	60%	40%	2
11-15	45%	20%	3
16-75	40%	10%	5
76-500	25%	5%	8
500-1,000	30%	5%	10
1,000+	15%	4%	15

F. Existing Plant Materials

All plant materials existing on-site, including trees, may be counted toward any planting requirements of this Code so long as the location and type of plant material meets the intent of the specific planting requirements. Existing trees are credited according to the regulations of Section 10.6.B below.

G. Tree Protection During Development

During development, all precautions must be undertaken to prevent construction damage to existing trees. Protection includes prevention of injury to the trunk, branches, and root systems. No person may create a trench through the root system of an existing tree, expose the roots to the air overnight without a method for maintaining moisture, change the soil grade within the dripline of the tree, or cause soil compaction with the use of vehicles, machinery, or other method. The root systems of trees on adjacent lots must also be protected.

H. Underground Utilities and Utility Areas

1. Underground utilities, drain lines, and similar facilities which are located below landscape areas within parking lots must be installed as near to the edge of the planting area as possible, within the outer one-third of the available width of the planter, to minimize interference with tree installation.
2. Underground electric conduit, underground drain lines, communications cables, irrigation lines, and similar facilities must be installed within underground utility chases located within the first one-third of the available width of the planter, along the edge within medians, neutral grounds, peninsulas, divider islands, and interior islands. Offsets into the center of such spaces will be allowed if design dictates placement of light standards and other fixtures within the center of the space.

10.3 LANDSCAPE MAINTENANCE STANDARDS

Landscape material depicted on approved landscape plans is considered a required site element in the same manner as structures, parking, lighting, and other improvements. As such, the property owner is responsible for the maintenance, repair, and replacement of all landscape material, fences, walls, steps, retaining walls, and similar landscape elements.

- A. All plant material must be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed. Upon notice to the property owner, any dead, unhealthy, or missing plants must be replaced within 60 days, season permitting.

- B. Landscape areas must be kept free of trash, litter, weeds, and other such materials, and free of plants not a part of the landscape.
- C. An automatic irrigation system is required for all landscaping. The irrigation system must be designed with efficient water usage as an operational goal. The design must include appropriate shut-off devices, manual over-rides, and rain sensors. The irrigation system must be designed with zones to water plants based on similar water needs.
- D. Nothing in this section prohibits tree pruning to promote the health of a tree or for public safety purposes.

10.4 RIGHT-OF-WAY LANDSCAPE

- A. Any developer desiring to install and maintain landscape and irrigation facilities within the Parish right-of-way must first enter into and execute a "Median Right-of-Way Landscape and Irrigation Agreement."
- B. Entryway or amenity features within the Parish right-of-way may be developed under the responsibility of a homeowners association or commercial property owners association. Documents must be submitted as part of the preliminary plat review process for approval conditioned on Parish Public Works Department concurrence.

10.5 TREE PLANTING, MAINTENANCE AND REMOVAL ON STREET RIGHTS-OF-WAY AND OTHER PUBLIC GROUNDS

All electric transmission and distribution lines, wires, poles, lighting, along with any and all related facilities, in any way necessary for service by an electric public utility subject to the jurisdiction of the Louisiana Public Service Commission, shall be exempt from all of the limitations and requirements of this Code, except for requirements included in this section. Tree planting, maintenance and removal on street rights-of-way and other public grounds must meet the following standards:

A. Tree Planting

Trees may be planted within street rights-of-way or on other public grounds only after notification to the Parish Public Works Department and provided the selection and location of said trees are in accordance with the requirements of this Article.

B. Tree Removal

Trees shall not be removed from a street right-of-way or other public grounds unless approval is received from the Parish Public Works Department, with the exception that parish employees may remove trees when necessary to accomplish emergency repairs to sewer or water systems, or in order to alleviate flooding or other emergencies. A tree removal permit is required in order to remove any tree 30 inches or larger in caliper.

C. Damage to Trees

It shall be a violation of this section to damage, destroy or mutilate any tree in a public right-of-way or on other public grounds, or attach or place any rope or wire (other than one to support a young or broken tree or limb), sign, poster, handbill or any other thing to any such tree.

D. Top or Cutback to Stubs

It shall be unlawful for any person to top or cutback to stubs the crown of any tree in street rights-of-way or on other public grounds.

E. Reserved Rights

Caddo Parish reserves the right to plant, preserve, prune, maintain or remove any tree within the street rights-of-way, alleys, squares, and all public grounds when such interferes with the proper spread of light along the street from a street light, or interferes with visibility of any traffic control device or sign, or as may be necessary to preserve or enhance the symmetry and beauty of such public grounds.

F. Line of Sight

Trees shall not be planted to conceal a fire hydrant from the street or impede the line of sight on any street.

G. Storm Damage

Trees severely damaged by storms, or other accidental causes, where required pruning practices are impractical are exempt from this Article.

H. Public Utilities

Nothing in this section shall be construed to prohibit public utilities from pruning or removing trees that encroach upon electric, telephone, or cable television transmission lines, or gas, sewer or water pipes.

I. Pruning Plans

The utility provider, whether it be electric, telephone, cable television, or gas shall present yearly pruning plans for trees located within designated utility easements that cross public property. The applicable department, at their discretion, may follow-up with said utility provider to address any issues identified in the submitted plans.

J. Electric Utility Provider

The electric utility provider will provide a copy of its annual vegetation management plan submitted to the Louisiana Public Service Commission that addresses planned trimming of select electrical circuits. The applicable department, at their discretion, may follow-up with the electric utility provider to provide input regarding the plan. There will be no requirement to notify applicable departments of reactive vegetation management conducted outside of the annual vegetation management plan that is necessary to provide reliable electric service to the provider's customers.

10.6 TREE PRESERVATION INCENTIVE

The purpose of this section is to encourage the preservation and maintenance of the Parish's urban forest and rural character.

A. Applicability

1. The terms and provisions of the section apply to all new development and redevelopment for non-residential (including mixed-use), townhouse, and multi-family developments, including additions and alterations. Rights-of-way, streets, parks, and any other public property under the jurisdiction of Caddo Parish are governed by the requirements of this section. This section does not apply to lots where a site plan or preliminary site plan has been approved on the effective date of this Code.
2. This section does not apply to the maintenance of overhead or underground utility lines.

B. Tree Credit Option

1. Credit for tree preservation will be granted for only trees eight inches or greater in caliper within a property's landscape buffer or other Parish owned property. However, the applicant may select certain trees to be preserved elsewhere on the site and receive tree credits towards the landscape plan.
2. All property owners are encouraged to preserve as many existing mature trees as possible in the design and implementation of the landscape plan.
3. Each individual tree may be credited only once.
4. A tree proposed for use as a credit to satisfy a development's tree planting requirements must be shown on a tree preservation plan and approved as part of the underlying site plan review process.

- For each existing tree preserved, maintained in living and growing condition, and incorporated into the landscape design, the following credits are applied to the minimum tree requirements:

DBH* of Preserved Trees	Number of Trees Credited (Existing: Required)
8—11 inches	1:4
12—18 inches	1:5
19—24 inches	1:6
25—29 inches	1:7
Greater than 30 inches	1:8

* The DBH of a preserved tree is rounded to the nearest inch.

- Preserved trees included on the Tree and Plant Palette may provide up to 50% of the minimum tree requirement. Preserved trees may only be used as credit where adequate green area, as required herein, is provided to maintain the tree in a healthy condition.
- The landscape area surrounding a preserved tree must be located so that the trunk of the tree is as close to the center of the landscape area as possible. The applicant must incorporate generally accepted preservation practices that insure exchange of water and oxygen to the root system.

C. Tree Preservation Plan

In order to receive credit for preserved trees, the applicant must include as part of the landscape plan a Tree Preservation Plan.

- The Tree Preservation Plan must include the location, size and condition of each tree or grove to be preserved, along with an indication of proposed development features, which may impact such trees, and any other pertinent information as required by this Article to evaluate existing and proposed conditions.
- The Tree Preservation Plan must include a detailed description of all methods to be used to ensure the survival of all trees scheduled for preservation credit including information that may be required to interpret the intent and methodology proposed.
- All tree preservation methodology must conform to the standards of the Louisiana Department of Agriculture and Forestry, the Louisiana Horticulture Commission, and the International Society of Arboriculture.

D. Tree Protection During Construction

For existing trees that are to be preserved and credited, the following best practices should be followed:

- Existing trees to be preserved must be clearly tagged and have a barricade or fence along the tree's drip line prior to grading and construction. Areas to remain preserved are to be barricaded so that construction practices in the field will protect existing trees from compaction of soil, harmful grade changes, trenching, or injury from machines.
- Pavement or building foundations should not encroach into the critical root zone.
- Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may be located within the critical root zone.
- No wall, pavement, or porous pavement may be placed closer than one foot for every two inches in caliper or five feet, whichever is greater, to the trunk of the tree.
- Root pruning may be necessary when the critical root zone is to be disturbed.

E. Replacement of Preserved Trees Lost During Construction

Trees identified on the tree preservation plan (per item C above), but were damaged or destroyed during construction and removed, must be replaced. Replacement trees must meet the landscape design standards of Section 10.2 of this Article.

1. The following ratio for replacement trees are applied to the minimum tree requirements:

DBH* of Lost Tree	Tree Ratio (Existing: Replaced)
8—11 inches	1:2
12—18 inches	1:3
19—24 inches	1:4
25—29 inches	1:5
Greater than 30 inches	1:6

2. If the physical limitations of the subject property cannot accommodate all required replacement trees, the developer may locate the extra trees in public rights-of-way, medians, on private open space areas, or in public park land with the approval of the Director of Shreveport Public Assembly and Recreation Department (SPAR), or the Director of Public Works for the Parish.

10.7 REQUIRED SHADE TREE PLANTING

In order to restore and preserve the urban canopy, shade trees, including broad-leaf evergreens, are required to be planted both on-site and in the parkway of rights-of-way that are of a collector or higher street classification. Table 10-2: Required Shade Tree Planting lists the requirements for each district. Existing trees are counted toward this required minimum number as are any trees in required landscape areas. In certain cases, where a hardship is demonstrated, the Executive Director may waive these requirements. Such required shade tree plantings must be shown on the landscape plan, when such plan is required. Where a landscape plan is not required, the building permit application must show where required shade trees will be installed.

DISTRICT	On-Site Trees
R-A	4
R-E	4
R-1-12	1 *
R-1-10	1*
R-1-7	1 *
R-1-5	1 *
R-UC	1 *
R-HU	1 *
R-TH	Townhouse: 2 per building
R-2	Townhouse: 2 per building Multi-Family: 2 per building
R-3	Townhouse: 2 per building Multi-Family: 4 per building
R-4	Townhouse: 2 per building Multi-Family: 4 per building
R-MHS	None
R-MHP	2 per acre
C-1	None
C-2	None
C-3	2 per acre
C-4	2 per acre
C-UC	None
C-UV	2 per acre
D-1-CBD	None
D-1-E	None

TABLE 10-2: REQUIRED SHADE TREE PLANTING	
DISTRICT	On-Site Trees
D-1-CMU	None
D-1-RMU	None
D-1-AC	None
D-1-HC	None
OR	2 per acre
I-MU	None
I-1	None
I-2	None
IC	2 per acre
NA	None
OS	None

*Required on-site trees must be planted within the first ten feet of front yard.

10.8 LANDSCAPE REQUIREMENTS IN ALL DISTRICTS

All portions of a lot not covered by structures or paved surfaces must be landscaped with trees, shrubs, grass, live groundcover, and other plantings. The landscape design may also include the use of stone, mulch beds, or other pervious landscaping materials.

10.9 NON-RESIDENTIAL DISTRICT AND USE LANDSCAPE REQUIREMENTS

These landscape requirements standards apply to all non-residential districts and uses. Parking lots are subject to the requirements of this section, whether accessory or principal. A planned unit development that contains landscape standards is regulated by the standards of the planned unit development.

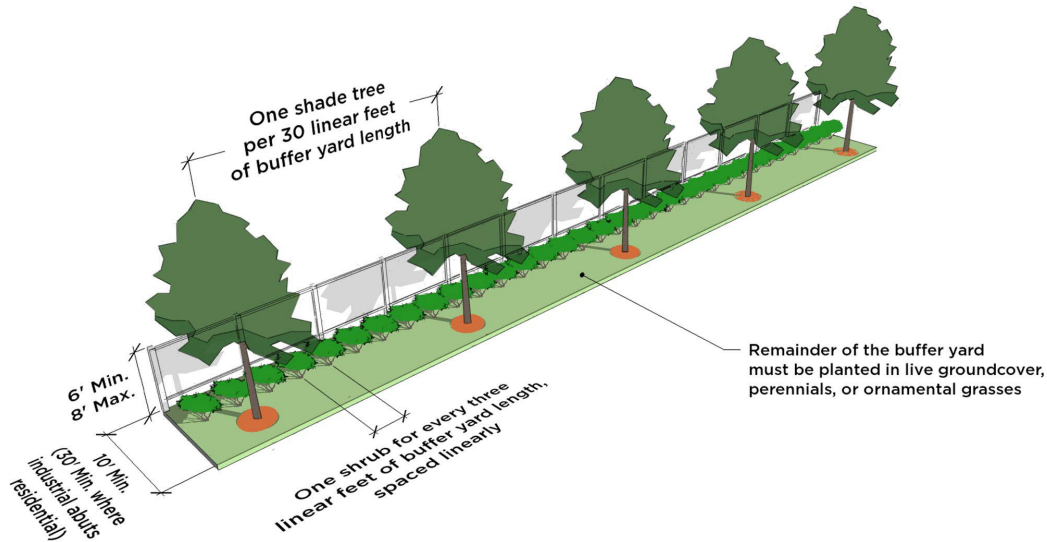
A. Landscape Buffer

Buffer yards are located within rear and interior side yards, including the required rear or interior side setbacks, and must be reserved for the planting of material and installation of screening as required by this section. No parking spaces or accessory structures are permitted within the required buffer yard.

1. As of the effective date of this Code, non-residential districts and uses require buffer along interior side and rear yards in the following cases:
 - a. Where a non-residential use is located within a residential district, excluding parks.
 - b. Where a non-residential district abuts a residential district. This does not apply to the D-1, NA, or OS Districts or to any public parks.
 - c. Where OR, I-MU, I-1, or I-2 District abuts a commercial district.
2. The minimum size and improvement of buffer yards is as follows (Figure 10-2). When the calculation of minimum buffer yard requirements results in a fraction, the fraction is rounded up to the nearest whole number.
 - a. A buffer yard must be a minimum of ten feet in width. A buffer yard must be a minimum 30 feet in width where any industrial district abuts a residential district.
 - b. One shade tree must be planted for every 30 linear feet of buffer yard length. As part of the landscape plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted must be no less than one per 30 linear feet of buffer yard length.
 - c. A solid fence or masonry wall a minimum of six feet and a maximum of eight feet in height must be erected along 100% of the yard length.

3. One shrub, measuring a minimum of 18 inches in height at planting and reaching a minimum of three feet in height at maturity, must be planted for every three linear feet of buffer yard length, spaced linearly.
4. The remainder of the buffer yard must be planted in live groundcover, perennials, or grass.

FIGURE 10-2: BUFFER YARD



B. Landscape Along Street Rights-of-Way

1. Applicability

- a. All parking lots, whether accessory or principal, require landscaping along that portion of the parking lot that abuts a street right-of-way. Street right-of-way does not include alleys.
- b. Non-residential structures that are set back from any lot line that abuts a street right-of-way by 20 feet or more are also required to provide landscape in accordance with this section in such area. This excludes all or a portion of such area when it is used for outdoor seating. This does not apply to the OS or NA Districts or to any public park use.

2. Planting Area Size

- a. The landscape planting area in the OR, I-1, I-2, and IC Districts must be a minimum of 15 feet in width. In all other districts, the landscape planting area must be a minimum of seven feet in width.
- b. The Executive Director or Caddo Parish Planning and Zoning Commission may reduce the width of the required landscape edge during site plan review when the reduction is required for public improvements.

3. General Planting Requirements

All landscape areas along street rights-of-way are required to meet these general requirements:

- a. One shade tree or three ornamental trees must be planted per 500 square feet of planting area. The number of required trees is calculated solely on the area of the planting area.

- b. Landscape areas outside of required plantings must be planted with live groundcover, perennials, or grass. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures must be planted with grass or other living groundcover. The landscape design may also include the use of stone, mulch beds, or other pervious landscaping materials.
- c. No site developed prior to the effective date of this Code is required to conform to the requirements of this section unless the site is being redeveloped. Redevelopment is considered to occur when a building is increased by 25% or more of the existing gross floor area and/or the addition of ten or more parking spaces to an existing parking lot.

4. Parking Lot Edge Planting Requirements

In addition to the general requirements of item 3 above, parking lot edges that abut street rights-of-way are required to meet these requirements:

- a. The planting area of a parking lot edge that abuts a street right-of-way requires ten shrubs per 500 square feet of planting area. The number of required shrubs is calculated solely on the area of the planting area. The shrub requirement is encouraged to be supplemented by an open fence of a maximum of five feet in height (Figure 10-3). Any one or more of the following alternatives to shrub plantings are also permitted:
 - i. A berm that effectively screens vehicle headlights. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm cannot exceed a 3:1 grade. Berms must be planted with grass or groundcover. Additional plantings are encouraged to provide visual interest and may be required by the Executive Director.
 - ii. A pedestrian wall a minimum of three feet to a maximum of four feet in height may be used instead of shrubs. Where feasible, plant materials should be installed between the sidewalk and the wall to provide a softening effect.
 - iii. Stormwater management techniques, such as rain gardens and bioswales, that provides screening of a minimum of three feet in height.
- b. Automobile bumpers cannot overhang into the planting area of a parking lot. If the parking stalls adjacent to the landscape edge are 18 feet deep, an additional two feet of landscape area is required. The additional two feet of landscape area will not be included in calculating the required number of plantings.

FIGURE 10-3: PARKING LOT PERIMETER LANDSCAPE

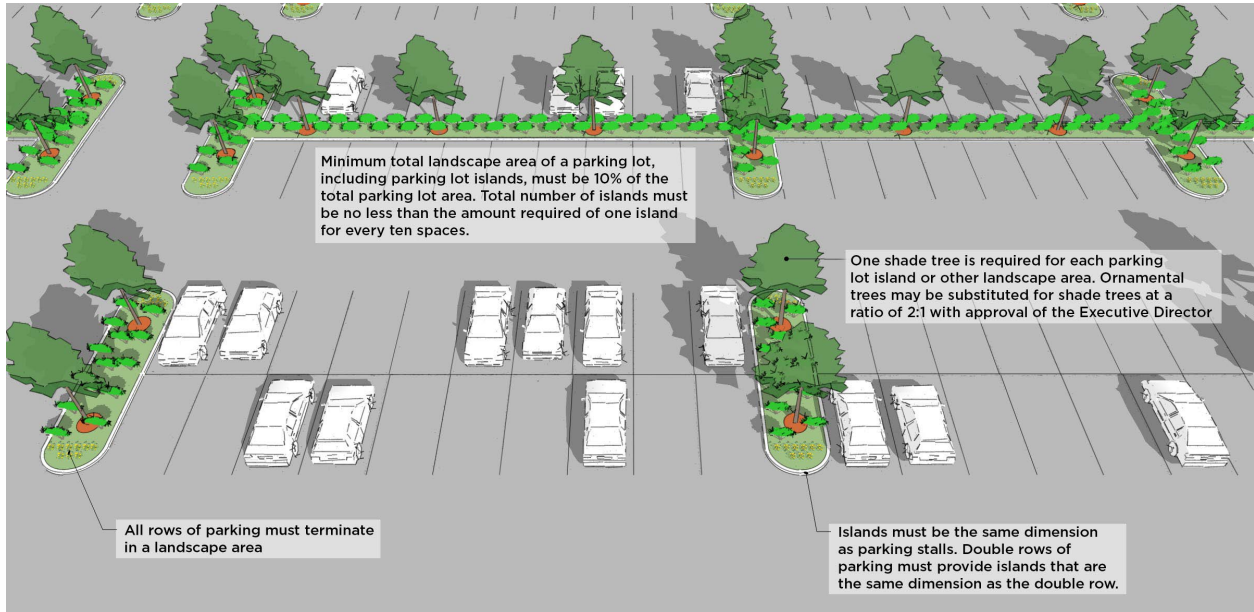


C. Interior Parking Lot Landscaping

Parking lots that abut street right-of-way, excluding alleys, of ten or more spaces must provide interior landscaping per this Section. Parking lots that do not abut street right-of-way and are not visible from the street right-of-way of 20 or more spaces must provide interior landscaping per this Section. When the calculation of interior parking lot landscape requirements results in a fraction, said fraction is rounded up to the nearest whole number.

1. The minimum total landscape area of a parking lot, including parking lot islands, must be 10% of the total parking lot area. Parking lot landscaping along a street lot line, as required above, is excluded from the calculation of total parking lot area.
2. One parking lot island is required between every ten parking spaces and all rows of parking spaces must terminate in a landscape area. As part of the landscape plan review and approval, parking lot island locations may vary from this requirement based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required of one island for every ten spaces. Parking lot islands must be the same dimension as the parking stall. Double rows of parking must provide parking lot islands that are the same dimension as the double row. One shade tree is required for each parking lot island or other landscape area. Ornamental trees may be substituted for shade trees at a ratio of 2:1 with approval of the Executive Director.
3. The use of stormwater management elements such as rain gardens and bioswales is encouraged in landscape areas. When a parking lot island is designed for stormwater management, the tree requirement may be exempted as part of landscape plan approval when such trees are not typically part of such design.
4. Unless designated as a stormwater conservation area on a stormwater management plan, landscape areas must be protected by a raised six inch concrete curb. Pavement cannot be placed closer than five feet from the trunk of a tree. In cases where a tree must be within five feet of a curb or pavement, an approved root barrier device is required. The root barrier must be a rigid material system; no chemicals or flexible mesh are permitted.
5. Where an existing parking area is altered or expanded to increase the number of spaces to more than 20 spaces, interior landscaping must be provided on the new portion of the lot in accordance with the above standards.

FIGURE 10-4: PARKING LOT INTERIOR LANDSCAPE



D. Landscaping for Below-Grade Open Parking Structures

Below-grade open parking structures located in the front setback must provide the following landscape:

1. An 18 foot wide planting area must be provided between the below-grade parking structure and the street right-of-way. The landscape edge is exclusive of street rights-of-way.
2. The planting area must include a minimum three foot tall berm, measured from the lot line after grading. The berm cannot exceed a 3:1 slope. One shade tree or an ornamental tree must be provided per 50 feet of street frontage within the landscape edge between the below-grade open parking and the street right-of-way. Berms must be planted with grass or groundcover. Additional plantings are encouraged to provide visual interest and may be required by the Executive Director.

E. Landscaping for Above-Ground and/or At-Grade Parking Structures

Above-ground and/or at-grade parking structures must provide the following landscape. This does not apply to parking structures that are fronted with non-residential uses.

1. When the structure is located 100 feet or less from the adjacent street right-of-way, landscape is required as follows:
 - a. A minimum ten foot landscape edge is required along the perimeter of the parking structure.
 - b. Within the required landscape edge, one shade tree is required provided for every 50 linear feet of parking structure frontage, exclusive of entry drives and pedestrian access points. Ornamental trees can be substituted for shade trees at a ratio of 2:1.
 - c. Additionally, ten shrubs are required per required shade tree. If a decorative trellis is used as part of the façade structure, vines meet the minimum shrub requirement.
2. When the structure is located more than 100 feet from the adjacent street right-of-way, one shade tree is required for every 50 linear feet of parking structure frontage, exclusive of entry drives and pedestrian access points, and must be planted within a maximum of 10 feet from the exterior perimeter of the parking structure. Ornamental trees can be substituted for shade trees at a ratio of 2:1.

10.10 RESIDENTIAL DISTRICT AND USE LANDSCAPE REQUIREMENTS

These landscape requirements standards apply to all residential districts and uses. Parking lots in residential districts are subject to the requirements of Section 10.9 above, whether accessory or principal. A planned unit development that contains landscape standards is regulated by the standards of the planned unit development.

A. Landscape Buffer

Buffer yards are located within rear and interior side yards, including the required rear or interior side setbacks, and must be reserved for the planting of material and installation of screening as required by this section. No parking spaces or accessory structures are permitted within the required buffer yard.

1. As of the effective date of this Code, buffer yards are required for new construction along interior side and rear yards in the following cases:
 - a. Where an R-2, R-3, or R-4 District abuts a R-A, R-E, R-1-12, R-1-10, R-1-7, R-1-5, R-UC, R-HU, or R-TH District. This does not apply to any single-family – detached or attached, and two-family dwellings.
 - b. Where a multi-family dwelling is located within a R-A, R-E, R-1-12, R-1-10, R-1-7, R-1-5, R-UC, or R-HU District.
2. The minimum size and improvement of buffer yards is as follows (Figure 10-2). When the calculation of minimum buffer yard requirements results in a fraction, the fraction is rounded up to the nearest whole number.
 - a. A buffer yard must be a minimum of ten feet in width.
 - b. One shade tree must be planted for every 30 linear feet of buffer yard length. As part of the landscape plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted must be no less than one per 30 linear feet of buffer yard length.
 - c. A solid fence or masonry wall a minimum of six feet and a maximum of eight feet in height must be erected along 100% of the yard length.
2. One shrub, measuring a minimum of 18 inches in height at planting and reaching a minimum of three feet in height at maturity, must be planted for every three linear feet of buffer yard length, spaced linearly.
3. The remainder of the buffer yard must be planted in live groundcover, perennials, or grass.

B. Multi-Family Dwelling Landscaping Requirements

Multi-family dwellings that are set back from any lot line that abuts a street right-of-way by 10 feet or more are also required to provide landscape in accordance with this section in such area.

1. One shade tree or an ornamental tree must be planted per 500 square feet of planting area. The number of required trees is calculated solely on the area of the planting area.
2. A variety of ornamental trees and flowers are encouraged in addition to the required plantings.
3. Any permeable surface not occupied by trees, shrubs, and plantings beds, signs or other permitted fixtures must be planted with grass or other living groundcover. Gravel, bark mulch, or other similar materials are not acceptable.

10.11 PLANNED UNIT DEVELOPMENT LANDSCAPING REQUIREMENTS

An approved planned unit development (PUD) that contains landscape standards is controlled by the regulations of the planned unit development. Where the planned unit development does not contain specific landscape standards, the landscape standards of the underlying zoning district, as described in this Article, apply. However, the following exceptions apply to planned unit developments. These do not apply to small planned unit developments (SPUD).

- A.** For all non-residential and multi-family PUDs, a minimum 30 foot wide buffer yard is required around the entire perimeter of a planned unit development whenever the lands abutting the planned unit development are zoned for residential purposes. Landscaping and other screening features such as berms and/or fencing must be established within the required buffer area to provide a solid screen separating the development site from adjoining properties. No structures, parking, or outdoor storage is permitted in a required buffer area, although trail systems and walkways may be allowed, provided that solid screening is in place within the remaining buffer area.
- B.** A minimum 20 foot wide buffer yard is required around the common perimeter of a planned unit development, whenever the lands abutting the PUD are zoned for non-residential purposes. The buffer must be continuous in nature, except in those locations where shared parking and/or shared access or utility connections are necessary, or when critical areas extend beyond the PUD boundaries to adjacent parcels.
- C.** Maintenance responsibilities for the buffer area must be clearly identified in the preliminary application. All buffer area restrictions must be clearly noted on the preliminary and final site plan, as well as on the preliminary and final plat, to advise potential lot purchasers/lessees of said buffer restrictions and their individual responsibilities.
- D.** During the preliminary site plan review process, the Caddo Parish Planning and Zoning Commission may reduce the width of the landscape edge upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

10.12 TREE AND PLANT PALETTE

- A.** The following list contains trees and shrubs that are approved for planting based upon growth habit, natural range, and aesthetic quality. This list is by no means comprehensive, and other species may be used if plant zone requirements are met according to the temperature ranges of the Shreveport/Caddo area, and if approved by the Executive Director.
- B.** The species included for Street/Parking Areas are tolerant of urban conditions, and are recommended for parkway or parking areas. Note that each species vary greatly in terms of size and appearance at maturity, and that not every tree is the right selection for every street. When selecting a street tree, it is critical to consider the physical conditions of the site, both natural and man-made. The species selected should be carefully considered for its ability to flourish while respecting functional requirements of the parkway where it is planted. These may include the accommodation of above-ground or underground utilities, vehicle clearances, solar access, and the placement of streetlights, among others. An appropriate species must be selected, and soil and hydrological conditions should be optimized, to ensure the health and longevity of the tree.

LARGE SHADE TREES (50+ FEET)														
Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Street / Parking Areas	Evergreen	Fall Color	Attractive Flowers	Showy Fruit	Unique Bark / Trunk	Fragrant	Streambank	Wildlife	Drought Tolerant	Comments / Notes
Ash, Green	<i>Fraxinus pennsylvanica</i>	50'+	20'-25'	•		•		•			•	•	H	Adaptable tree; transplants well; green to purple flowers.
Ash, White	<i>Fraxinus americana</i>	50'+	40'-50'	•		•		•				•	M	Purple in fall; larval plant for butterflies; seeds for birds.
Beech, American	<i>Fagus grandifolia</i>	50'+	40'-50'			•			•			•	M	Hard to grow plants under. Should be restricted to large area use for parks and estates.
Birch, River	<i>Betula nigra</i>	40'-70'	40'-60'						•		•	•	M	Often grown multistemmed. Handsome tree used as specimen in parks and lawns. Seeds attract birds.
Catalpa, Northern	<i>Catalpa speciosa</i>	40'-60'	20'-40'				•	•				•	H	Makes a good open lawn tree in parks and other public grounds. Heavy shade beneath the canopy of catalpa trees.
Catalpa, Southern	<i>Catalpa bignonioides</i>	40'-60'	20'-40'				•	•				•	H	Can be a messy tree in manicured landscapes, but makes a good open lawn specimen tree.
Cedar, Japanese	<i>Cryptomeria japonica</i>	50'+	20'-30'	•	•	•			•				H	They offer a wide range of color and texture choices.
Cottonwood, Eastern	<i>Populus deltoides</i>	40'-50'	20'-30'						•		•	•	M	This large tree is used in parks and playgrounds. Wind rushing through the foliage creates a fluttering sound. In autumn, the foliage turns yellow. It is pollution and salt tolerant.
Cypress, Bald	<i>Taxodium distichum</i>	50'+	25'-40'	•		•		•	•		•	•	H	Is very tolerant to typical urban conditions as well as wet areas. Its slender pyramidal form, beautiful leaf texture, attractive bark and fast growing habit make this a worthwhile tree to plant.
Cypress, Pond	<i>Taxodium ascendens</i>	30'-70'	15'-20'			•			•		•	•	H	The soft, green, fern-like foliage turns coppery and then brown in autumn. Flowers insignificant, fruit purple.
Elm, American	<i>Ulmus americana</i>	50'+	50'+	•		•					•	•	H	This large, graceful, spreading tree is well suited to lawns and urban landscapes.
Elm, Slippery	<i>Ulmus rubra</i>	50'+	30'-40'	•		•					•	•	H	The large red samara in very showy before the leaves emerge in the spring landscape.
Ginkgo (Male Only)	<i>Ginkgo biloba</i>	50'+	40'-50'	•		•				•			H	It is one of the best trees to produce yellow-gold autumn color.
Hackberry	<i>Celtis occidentalis</i>	50'+	50'+			•			•		•	•	H	Good tree for park or large area use. Fruit is popular with winter birds.
Hickory, Bitternut	<i>Carya cordiformis</i>	40'-80'	30'-50'			•						•	H	Can be planted as an ornamental.
Hickory, Black	<i>Carya texana</i>	50'+	32-35			•						•	H	The seeds of black hickory are thick-shelled but edible.
Hickory, Mockernut	<i>Carya tomentosa</i>	50'+	30'-40'			•						•	H	A medium sized to large tree capable of reaching over 100 feet tall with a straight stem and a rounded crown.
Hickory, Pignut	<i>Carya glabra</i>	50'+	30'-40'			•						•	H	Autumn color can be outstanding.
Hickory, Shagbark	<i>Carya ovata</i>	50'+	20'-30'			•			•			•	M	It has a number of landscape attributes such as autumn color, branching interest and textural contrast.
Hickory, Water	<i>Carya aquatica</i>	50'+	30'-40'			•					•	•	H	Large tree with tall straight trunk, slender upright branches, narrow crown, and bitter inedible nuts.
Kentucky Coffee-Tree	<i>Gymnocladus dioica</i>	50'+	40'-50'	•		•								Makes a good lawn specimen and does well in urban settings.

LARGE SHADE TREES (50+ FEET)														
Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Street / Parking Areas	Evergreen	Fall Color	Attractive Flowers	Showy Fruit	Unique Bark / Trunk	Fragrant	Streambank	Wildlife	Drought Tolerant	Comments / Notes
Magnolia, Southern	<i>Magnolia grandiflora</i>	50'+	30'-40'		•		•	•		•	•	•	M	Should be planted where lowest branches reach ground.
Magnolia, Sweet Bay	<i>Magnolia virginiana</i>	40'-60'	20'-30'	•	•		•	•		•	•	•	M	Used as specimen tree.
Mulberry, Red	<i>Morus rubra</i>	50'+	30'-40'					•			•	•	M	The ripened fruit turn from red to black and are edible and birds readily consume them.
Oak, Black	<i>Quercus velutina</i>	30'-40'	40'-50'	•		•						•	M	Wildlife enjoy the acorns of this red oak.
Oak, Bur	<i>Quercus macrocarpa</i>	50'+	50'+			•		•	•			•	H	Tolerant of urban conditions and drought. Can be used as a shade and specimen tree in home grounds and in public areas.
Oak, Cherry Bark	<i>Quercus falcata var. pagodifolia</i>	50'+	50'+	•		•						•	M	Absent from pinelands, except along streams. It is well adapted to growing in the heavy soils found in major river bottoms.
Oak, Chinkapin	<i>Quercus muehlenbergii</i>	50'+	40'-50'	•		•						•	M	In autumn the yellow-green leaves may turn yellow, red or brown.
Oak, Laurel	<i>Quercus laurifolia</i>	50'+	40'-60'	•		•						•	M	Transplants well; shiny leaves; acorns.
Oak, Live	<i>Quercus virginiana</i>	50'+	50'+		•			•				•	H	It has a commanding presence in the landscape and should only be used on very large properties or public grounds.
Oak, Nuttall	<i>Quercus nuttallii</i>	50'+	30'-40'	•		•						•	M	This member of the red oak group is an outstanding, long-lived shade tree.
Oak, Overcup	<i>Quercus lyrata</i>	30'-50'	30'-40'			•		•				•	M	A very slow growing species that is found in heavy, wet soils that may be covered by flood waters each winter and spring. It is seldom grown as an ornamental.
Oak, Sawtooth	<i>Quercus acutissima</i>	40'-50'	40'-50'	•		•		•				•	H	This drought tolerant tree from China is a clean, pest free species that makes an excellent shade tree.
Oak, Shumard Red	<i>Quercus shumardii</i>	+50'	+50'	•		•						•	H	Excellent landscape or street tree. Bright red autumn color and is reliable for color in the deep South. Its acorns, every two years, are eaten by wildlife.
Oak, Southern Red	<i>Quercus falcata</i>	+50'	+50'	•		•						•	M	Makes an excellent shade tree that is very durable; acorns are a source of food for wildlife.
Oak, Swamp Chestnut	<i>Quercus michauxii</i>	+50'	+50'	•		•		•	•			•	M	An outstanding shade with excellent fall color with leaves turning a reddish-maroon color. Wildlife eat the large acorns which may be produced on an annual basis.
Oak, Water	<i>Quercus nigra</i>	+50'	+50'	•		•						•	H	Provide wildlife food, but only produce acorns every two years.
Oak, White	<i>Quercus alba</i>	+50'	40'-50'	•		•		•				•	M	Avoid planting near paved areas; red to wine fall color.
Oak, Willow	<i>Quercus phellos</i>	+50'	+50'	•		•						•	H	Yellow fall color; not as messy as some oaks. Good shade tree. Acorns offer an abundant source for wildlife.
Pecan	<i>Carya illinoensis</i>	+50'	+50'			•		•				•	H	Nuts eaten by a number of species of wildlife. Are subject to aphids, caterpillars and other insects as well as the fungus disease, scab.
Pine, Loblolly	<i>Pinus taeda</i>	+50'	40'-50'	•	•			•	•	•	•	•	M	6-10" dark green leaves; most rapid growth of all pines.
Pine, Shortleaf	<i>Pinus echinata</i>	+50'	30'-40'	•	•			•	•	•	•	•	H	Dark, blue-green needles; seeds eaten

LARGE SHADE TREES (50+ FEET)														
Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Street / Parking Areas	Evergreen	Fall Color	Attractive Flowers	Showy Fruit	Unique Bark / Trunk	Fragrant	Streambank	Wildlife	Drought Tolerant	Comments / Notes
														by birds.
Sugarberry	<i>Celtis laevigata</i>	+50'	+50'			•			•	•	•		H	Orange to blue-black, fruit attracts birds; yellow in fall.
Sweetgum	<i>Liquidambar styraciflua</i>	+50'	40'-50'			•					•		M	Seeds eaten by birds; spiny fruit litters the ground.
Sweetgum, Fruitless	<i>Liquidambar styraciflua</i> 'Rotundiloba'	+50'	30'-50'	•		•					•		M	This cultivar does not set fruit (gum balls) and consequently the lawn is not covered with infamous gum balls in fall and winter.
Sycamore, American	<i>Platanus occidentalis</i>	+50'	30'-40'	•		•		•	•		•		H	Used for watershed protection - it can be planted on wet sites.
Tulip Poplar (Yellow Poplar)	<i>Liriodendron tulipifera</i>	+50'	30'-40'	•		•	•			•		•	M	Cup-shaped, fragrant flowers in spring; attracts birds.
Tupelo, Black (Blackgum)	<i>Nyssa sylvatica</i>	+50'	30'-40'	•		•					•	•	M	Spectacular fall colors make it a fine choice as a street tree in residential areas.
Tupelo, Water	<i>Nyssa aquatica</i>	30'-50'	20'-30'	•		•					•	•	M	The nectar from the flowers makes a fine honey and wildlife eat the seeds produced in fall and winter.
Walnut, Black	<i>Juglans nigra</i>	30'-60'	30'-60'					•			•	•	M	Roots produce toxins which are poisonous to many plants so do not plant near fruit trees or gardens. Nuts are eaten by woodpeckers, foxes, and squirrels.

MEDIUM TREES (26-49 FEET)														
Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Street / Parking Areas	Evergreen	Fall Color	Attractive Flowers	Showy Fruit	Unique Bark / Trunk	Fragrant	Streambank	Wildlife	Drought Tolerant	Notes
Bois D'arc (Osage Orange)	<i>Maclura pomifera</i>	20'-30'	20'-30'		•		•	•			•	•	H	A native tree produces a low, mounding canopy with very large fruit in autumn. This tree will grow under adverse conditions.
Cedar, Atlas	<i>Cedrus atlantica</i>	30'-50'	15'-20'		•		•						H	Bold, pyramidal form. One of the most popular evergreen conifers. A spectacular specimen for large landscape areas. Drought tolerant, when established.
Cedar, Deodar	<i>Cedrus deodara</i>	30'-50'	20'-30'		•		•						H	Large, pyramidal form with attractive foliage and graceful, arching branches.
Cedar, Eastern Red	<i>Juniperus virginiana</i>	30'-50'	15'-20'	•	•			•	•			•	H	Good ornamental that is also useful for windbreaks, shelter belts, hedges and topiary work.
Cherry, Black	<i>Prunus serotina</i>	50'+	30'-35'			•	•	•	•	•		•	M	Provides food for migratory birds in April. The white, fragrant flowers are always abuzz with insects, including honeybees.
Cherry, Laurel	<i>Prunus caroliniana</i>	30'-50'	15'-20'	•	•		•			•		•	H	Makes a nice evergreen screen or hedge.
Chinese Parasol	<i>Firmiana simplex</i>	25'	10'			•		•					H	Distinctive smooth green trunks and branches. Excellent for narrow spaces.
Chokecherry	<i>Prunus virginiana</i>	25'-30'	15'-20'			•	•	•	•	•	•	•	H	This tough, hardy and colorful ornamental is perfect for difficult spots, tolerating heat, cold, wind and poor soil.
Cypress, Leyland	<i>x Cupressocyparis leylandii</i>	20'-30'	10'-15'	•	•			•					H	Very fast growth, 3+ feet per year in youth, makes a quick solution to problem views or lack of privacy, though best reserved for estates or large commercial sites.
Elm, Cedar	<i>Ulmus crassifolia</i>	30'-50'	20'-30'	•		•					•		H	Native tree that is often found along sandy streams.
Elm, Lacebark	<i>Ulmus parvifolia</i>	30'-50'	20'-30'	•		•		•					H	Trees grow rapidly for the first few years and provide quick shade. This tree can tolerate urban conditions and a wide range of soil conditions.
Elm, Water	<i>Planera aquatica</i>	25'-35'	20'-30'	•		•		•		•	•		M	This tree is attractive to bees, butterflies and/or birds.
Elm, Winged	<i>Ulmus alata</i>	30'-50'	20'-30'	•		•					•		H	This native is an excellent shade tree for both residential sites as well as larger more open spaces.
Holly, American	<i>Ilex opaca</i>	30'-50'	20'-30'	•	•			•	•	•	•	•	H	Red berries into winter; must have both sexes for berries.
Honey Locust	<i>Gleditsia triacanthos</i>	20'-30'	25'	•		•		•				•		Excellent lawn and street tree. Picturesque form and branching. Winter character
Hombam, American (Ironwood)	<i>Carpinus caroliniana</i>	30'-50'	20'-30'	•		•		•				•	M	Good street tree; scarlet fall color. Common understory tree.
Kentucky Yellowwood	<i>Cladrastis kentuckea</i>	30'-50'	30'-40'	•		•	•	•	•	•			M	An excellent, easy to grow, shade tree. Turf grows reasonably well under canopy.
Magnolia, Southern	<i>Magnolia grandiflora</i> spp.	30'-50'	10'-15'	•	•		•	•	•	•	•	•	M	Naturally a small tree or large shrub. Attractive when trained as an espalier against a wall or fence. gardens.
Maple, Florida (Southern Sugar Maple)	<i>Acer barbatum</i>	20'-30'	20'-35'	•		•		•					H	Not as much fall color as sugar maple; seeds eaten by birds.
Maple, Red	<i>Acer rubrum</i>	20'-30'	20'-30'	•		•	•	•			•	•	M	Excellent tree as specimen for lawn and park settings. Excellent fall color. Good shade tree. Buds, flowers and leaves provide food for many birds.
Oak, Bluejack	<i>Quercus incana</i>	20'-30'	20'-25'	•	•	•		•				•	H	Makes a good candidate for use as a street tree or for parking lot situations. It is very tolerant of drought and should make a great addition to urban landscapes.

MEDIUM TREES (26-49 FEET)

Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Street / Parking Areas	Evergreen	Fall Color	Attractive Flowers	Showy Fruit	Unique Bark / Trunk	Fragrant	Streambank	Wildlife	Drought Tolerant	Notes
Persimmon, Common	<i>Diospyros virginiana</i>	30'-50'	30'-40'			•		•	•		•	•	H	Produces fruit that is a valued wildlife food.
Pine, Spruce	<i>Pinus glabra</i>	30'-50'	20'-30'		•			•				•	M	Used for windbreaks, screening, and background massing. Seeds serve as a source of food for birds and mammals.
Pistache, Chinese (Male Only)	<i>Pistacia chinensis (male only)</i>	30'-50'	30'-40'	•		•			•				H	Desirable ornamental tree with attractive umbrella-like crown that turns a brilliant crimson in fall. Dependable tree for street or lawn, patio or garden corner planting. Pest resistant.
Sassafras	<i>Sassafras albidum</i>	30'-50'	20'-30'	•		•	•	•	•	•		•	H	Yellow, orange, pink, scarlet fall color; attracts birds.
Silverbell, Carolina	<i>Halesia carolina</i>	20'-30'	15'-20'	•			•	•	•		•		M	Similar culture to dogwood; white, bell-shaped flowers.
Soapberry, Western	<i>Sapindus saponaria var. drummondii</i>	20'-30'	20'-30'	•				•					H	It is a relatively clean tree. Autumn color is outstanding.
Tickle-Tongue (Prickly Ash)	<i>Zanthoxylum clava-herculis</i>	20'-30'	15'-30'						•	•	•	•	H	Best used as a border tree or with massing.

SMALL TREES (10-25 FEET)														
Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Street / Parking Areas	Evergreen	Fall Color	Attractive Flowers	Showy Fruit	Unique Bark / Trunk	Fragrant	Streambank	Wildlife	Drought Tolerant	Notes
Buckeye, Red	<i>Aesculus pavia</i>	10'-20'	10'-20'	•			•	•				•	M	Salmon/red flwrs in spring; attracts humming birds and bees.
Crabapple	<i>Malus spp.</i>	20'-25'	15'-20'			•	•	•		•		•	M	Can be used in many types of landscape settings as they tolerate urban conditions well.
Crape Myrtle	<i>Lagerstroemia indica</i>	15'-20'	15'-20'	•		•	•		•				H	Ornamental tree that comes in many flower colors, heights, widths, autumn color of foliage and growth habits.
Devil's Walking Stick	<i>Aralia spinosa</i>	15'-20'	5'-10'			•	•				•	•	M	Excellent for woodland gardens and other naturalistic sites.
Dogwood, Flowering	<i>Cornus florida</i>	40'	15'-20'	•		•	•	•					M	4" white bracts in April; fruit attracts birds; red fall color.
Dogwood, Rough-Leaf	<i>Cornus drummondii</i>	20'	20'	•		•	•	•					H	A large specimen tree can be quite attractive in flower and for sure in the fall when there is a heavy fruit set.
Dogwood, Stiff	<i>Cornus foemina</i>	15'	10'	•		•	•	•	•		•	•	M	A reasonably attractive specimen and very easy to grow.
Fringetree, American	<i>Chionanthus virginicus</i>	15'-20'	12'-20'	•		•	•			•		•	M	Excellent specimen tree or in groups, borders or near large buildings.
Hawthorn, Mayhaw	<i>Crataegus opaca</i>	15'-20'	15'-20'				•	•	•		•	•	M	Tolerates a wide variety of moisture, drainage and light conditions. Fruit is highly prized for making jelly.
Holly, Dahoon	<i>Ilex cassine</i>	15'-20'	10'-15'		•								M	This native makes a nice specimen, particularly in a tub or container, is good in naturalistic plantings.
Holly, Deciduous (Possumhaw)	<i>Ilex decidua</i>	20'	20'	•		•		•				•	M	White flwrs in spring; orange berries into winter (female).
Holly, Yaupon (Female)	<i>Ilex vomitoria</i>	20'-25'	10'-15'		•			•			•	•	H	Grows in a wide range of soil conditions from wet to dry. This easy to grow, deer resistant plant has few insect and disease pests.
Magnolia, Pyramid	<i>Magnolia pyramidata</i>	30'-40'	15'-20'				•	•	•	•	•	•	L	The flowers are fragrant, showy, creamy-white and exude a strong turpentine scent.
Magnolia, Saucer	<i>Magnolia x soulangiana</i>	20'-25'	10'-15'	•		•	•		•				M	The most widely grown and easiest to grow of the oriental magnolias. Can be used as a specimen, accent, in group or mass plantings. Deer resistant.
Magnolia, Sweetbay	<i>Magnolia virginiana</i>	10'-20'	10'-20'	•	•		•	•		•	•	•	M	This elegantly shaped flowering tree is a great choice for a specimen or patio tree.
Maple, Japanese	<i>Acer palmatum</i>	15'-20'	15'-20'	•		•			•				M	An excellent landscape choice. There are hundreds of different cultivars that vary greatly in height, spread and leaf types.
Pawpaw	<i>Asimina triloba</i>	15'-20'	10'-15'			•	•					•	M	A shrub or small tree that tolerates shade. Flowers open greenish-brown and become deep red.
Plum, American	<i>Prunus americana</i>	10'-15'	10'-15'				•	•		•		•	M	Attractive masses of white flowers are present in late winter or early spring.
Plum, Mexican	<i>Prunus mexicana</i>	15'-20'	15'-20'			•	•	•	•	•		•	M	An excellent tree for natural settings and in woodland edges.
Redbud, Eastern	<i>Cercis canadensis</i>	15'-20'	15'-20'	•		•	•	•					H	Rosy-pink flowers in spring; drought-tolerant; yellow in fall.
Serviceberry, Shadblow	<i>Amelanchier arborea</i>	15'-20'	15'-20'	•		•	•	•				•	M	Well adapted for naturalistic plantings adjacent to ponds, lakes and other bodies of water, even in damp soils.
Silverbell, Two-Winged	<i>Halesia diptera</i>	20'-35'	20'-25'	•			•	•			•	•	M	White to pink, bell-shaped flowers in spring.

SMALL TREES (10-25 FEET)														
Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Street / Parking Areas	Evergreen	Fall Color	Attractive Flowers	Showy Fruit	Unique Bark / Trunk	Fragrant	Streambank	Wildlife	Drought Tolerant	Notes
Snowbell, American	<i>Styrax americanus</i>	8'-10'	3-5'	•			•			•		•	M	Fragrant white flowers mid-spring; rounded form.
Snowbell, Bigleaf	<i>Styrax grandifolius</i>	15'-20'	20-25'	•			•			•		•	M	
Southern Wax Myrtle	<i>Myrica cerifera</i>	15'-20'	10'-15'	•	•			•		•	•	•	M	Useful as screening, for hedges, and birds eat the fruit.
Sparkleberry	<i>Vaccinium arboreum</i>	10'-15'	5-10'	•		•	•	•	•	•		•	H	Tree-like shrub; white flowers; dark berries in fall.
Stewartia, Virginia	<i>Stewartia malacodendron</i>	8'-10'	5'-10'				•	•	•				M	Waxy white flowers; cinnamon colored bark; slow grower.
Sumac, Shining	<i>Rhus copallina</i>	8'-10'	5'-10'	•		•	•	•				•	H	Used as an ornamental; many birds and mammals eat seeds.
Sumac, Smooth	<i>Rhus glabra</i>	8'-10'	5'-10'	•		•	•	•				•	H	Common tree used in open fields, along roadways, and other disturbed sites.
Sumac, Stagmom	<i>Rhus typhina</i>	15'-20'	15-20'	•		•	•	•	•			•	M	This sumac tolerates a wide range of growing conditions.
Viburnum, Arrowwood	<i>Viburnum dentatum</i>	8'-10'	5-10'	•		•	•	•				•	M	An excellent shrub for naturalistic settings growing in shade to full sunlight.
Viburnum, Possumhaw	<i>Viburnum nudum</i>	5'-8'	3-5'	•		•	•	•			•	•	M	An excellent viburnum for shaded gardens and other naturalistic sites.
Viburnum, Rusty Blackhaw	<i>Viburnum rufidulum</i>	15'-20'	10-15'	•		•	•	•	•			•	H	An excellent selection for naturalistic sites planted as an understory shrub to tall pines and other trees.
Witch Hazel, Common	<i>Hamamelis virginiana</i>	15'-20'	15'-20'	•		•	•			•			M	Creamy to bright yellow flowers in fall; golden fall color.
Witch Hazel, Vernal	<i>Hamamelis vernalis</i>	10'-15'	10'-15'	•		•	•			•	•		M	Easy to grow in a wide variety of garden soils and situations; best in sun to part shade and fertile, well drained soils.

VINES				
Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Notes
American Wisteria	<i>Wisteria frutescens</i>	15'-20'	20'-30'	American wisteria is often used as an ornamental planting. The 'Dam B' cultivar has blue flowers in racemes and flowers late May to June and sporadically throughout the summer and fall.
Coral Honeysuckle	<i>Lonicera sempervirens</i>	15'-20'	5'-10'	Trumpet-shaped flowers mid-spring that will attract humming birds.
Creeping Fig	<i>Ficus pumila</i>			Climbs on walls made of almost any material.
Cross Vine	<i>Bignonia capreolata</i>	30'-50'	15'-20'	Long-lived; slow to establish; self-seeds; orange in fall.
Jasmine, Confederate	<i>Trachelospermum jasminoides</i>	10'-15'	10'-15'	This vine is noted for its highly fragrant, star-shaped flowers that can virtually cover a mass of foliage when in bloom.
Leatherflower	<i>Clematis crispa</i>	8'-10'	5'-10'	Blue, pink, lavender or white; dies to ground each year.
Passionflower	<i>Passiflora incarnata</i>	15'-20'	15'-20'	Lavender flowers; edible fruit; attracts butterflies.
Trumpet Creeper	<i>Campsis radicans</i>	25'-40'	5'-10'	Vigorous climber that produces beautiful orange, trumpet-shaped blooms, attractive to hummingbirds. Provide support such as trellis, fence or arbor for excellent colorful accent to patio, pathways or garden perimeter.
Virginia Creeper	<i>Parthenociss quinquefolia</i>	50'+	15'-20'	Fast-growing vine clings to walls and other surfaces for a quick cover. Dark-green leaves turn brilliant orange-red in fall. Good groundcover.
Virgin's Bower	<i>Clematis virginiana</i>	12'-15'	12'-15'	White flowers in late summer to early fall.
Yellow Jessamine	<i>Gelsemium sempervirens</i>	15'-20'	15'-20'	Foliage bronzes in winter; all parts of plant are toxic.

SHRUBS				
Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Notes
Abelia	<i>Abelia x grandiflora</i>	5'-8'	3'-5'	No common insect or disease problems. Drought tolerant. White flowers in May until frost; fragrant. 'Edward Goucher' abelia has lavender flowers.
Althea	<i>Hibiscus syriacus</i>			This hardy, deciduous, vase-shaped, woody shrub blooms for several weeks beginning in midsummer.
Amazon Series Dianthus	<i>Dianthus 'Amazon Series'</i>	1'-2'	1'-2'	A wonderful plant for display in the garden and for use as a cut flower.
American Beautyberry	<i>Callicarpa americana</i>	8'-10'	5'-10'	Excellent native shrub for naturalistic sites like the edges of woodlands and other places where natives are featured. This shrub is quite drought tolerant.
Arborvitae	<i>Arborvitae sp.</i>			A very hardy arborvitae with dark green foliage that retains its color through the winter.
Arrowwood Viburnum	<i>Viburnum dentatum</i>	8'-10'	5'-10'	This is an excellent shrub for naturalistic settings growing in shade to full sunlight.
Aspidistra	<i>Aspidistra elatior</i>	2'-5'	2'-3'	Purple flowers near base of plant not often seen. Often used as a groundcover under live oaks. Do not use in sun.
Aucuba	<i>Aucuba japonica</i>	5'-8'	5'-10'	Dark green and yellow variegation. Needs well-drained soil. Other varieties available 'variegata' such as 'Goldieana' with a variegated spot in center of foliage and 'Nana,' a dwarf variety.
Azalea	<i>Rhododendron spp.</i>	Varies		Many different cultivars exist of this very popular flowering shrub. Although most bloom in spring, many cultivars that bloom at other times of the year are becoming more popular.
Banana Shrub	<i>Michelia figo</i>	15'-20'	5'-10'	Has an upright, positive form and used as accent, specimen, and in shade gardens.
Barberry, Japanese	<i>Berberis thunbergii</i>	2'-5'	3'-5'	Tolerant of pollutants in urban environment. Drought resistant. Will not grow in wet, poorly drained soils.
'Belinda's Dream' Rose	<i>Rosa 'Belinda's Dream'</i>	2'-5'	3'-5'	This is a shrub rose that has been compared to hybrid tea roses. It is noted for its outstanding fragrance and the foliage is bluish-green.
Boxwood, Common	<i>Buxus sempervirens</i>	3'-4'	3'-4'	A favorite plant for topiary and other speciality pruning as would be the case in pattern gardens.
Boxwood, Japanese	<i>Buxus microphylla japonica</i>			Tolerates heat, humidity and nematodes better than most boxwoods. Foliage may bronze in cold winters.
Boxwood, Korean	<i>Buxus sinica var. insularis 'Wintergreen'</i>	2'-5'	2'-3'	An excellent choice for hedges of moderate heights. It produces dark green, dense foliage and holds its color well during the winter months when some boxwood turn a bronze color due to cold temperatures.
Boxwood, Littleleaf	<i>Buxus microphylla</i>	5'-8'	3'-5'	Very popular boxwood for parterre work. Takes pruning quite well, although several prunings may be required annually to maintain a crisp hedge or strong pattern in the garden.
Camellia	<i>Camellia japonica</i>	10'	10'	There are many varieties of Camellia japonicas, and they come in many shapes, sizes, and colors of flowers.
Camelot White Foxglove	<i>Digitalis purpurea 'Camelot White'</i>	2'-5'	1'-2'	Best grown in part shade in the hot, sunny South. Flowers are good for cuts and butterflies are attracted to them.
Chinese Holly	<i>Ilex cornuta</i>	10'-15'	5'-10'	Excellent as a screen or barrier plant.
Chinese Mahonia	<i>Mahonia fortunei</i>	5'-8'	3'-5'	While the foliage texture is coarse, visually it appears softer than most other mahonias.
Chinese Witchhazel	<i>Loropetalum chinense</i>	8'-10'	5'-10'	Used as specimen, in mass plantings, shrubs, and in containers. It is almost pest free and easy to grow in most garden soils and shade situations.
Cleyera	<i>Temstroemia gymnanthera</i>	8'-10'	5'-10'	This evergreen can be used as a small specimen evergreen tree standing alone and is equally effective used in mass as a privacy hedge.
Daylily	<i>Hemerocallis fulva</i>	2'-5'	2'-3'	There are over 60,000 registered varieties and the flowers come in many colors, shapes, sizes and forms.
'Diamonds Blue' Delphinium	<i>Delphinium chinensis</i>	2'-4'	1'-2'	Delphiniums may be annuals, biannuals or perennials.
Drift Rose Series	<i>Rosa 'Meijococ'</i>	1'-2'	2'-3'	Small, low, spreading roses are invaluable for use in confined areas as a long blooming selection that is also a good groundcover and growing in containers.

SHRUBS				
Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Notes
Dwarf Nandina	<i>Nandina domestica</i> 'Purpurea Nana'	2'-3'	2'-3'	Does not flower or fruit. Tolerates drought, sun and shade.
Dwarf Palmetto	<i>Sabal minor</i>	5'	5'	Palm-like appearance. Fan-shaped leaves. Naturalistic settings. Understory plantings.
Elaeagnus, Thorny	<i>Elaeagnus pungens</i>	10'-15'	15'-20'	This huge, sprawling shrub grows well in a wide range of soil conditions, including fairly dry ones.
False Indigo	<i>Baptisia australis</i>	2'-5'	3'-5'	Beautiful indigo blue flowers followed by seed pods that turn an attractive black when mature. Plants may be sheared after flowering to keep height down and encourage a more rounded growth of specimen. Clumps slowly develop over time and plants appear more shrub-like.
Fatsia	<i>Fatsia japonica</i>	5'-8'	3'-5'	This shrub cannot tolerate wet, heavy soils nor bright sunlight or sub-freezing temperatures. One of the best broadleaf plants for shady areas.
Florida Jasmine	<i>Jasminum floridum</i>	2'-5'	3'-5'	It tolerates high temperatures and humidity. It blooms over a period of several months, but never has a big flush of flowers.
Flowering Quince	<i>Chaenomeles speciosa</i>	8'-10'	5'-10'	Many cultivars with broad color range of flowers. Mature plants can stand drought.
Forsythia	<i>Forsythia x intermedia</i>	8'-10'	5'-10'	It makes a good accent or specimen plant and adapts well to being planted on slopes.
Fortune's Osmanthus	<i>Osmanthus x fortunei</i>	10'-15'	5'-10'	This osmanthus can be used as a screen, a clipped hedge, in containers and as a specimen plant.
Frostproof Gardenia	<i>Gardenia augusta</i> 'Frostproof'	5'-8'	5'-10'	A bit hardier than the species. Has peak bloom in spring followed by sporadic blooming in summer.
Fuzzy Deutzia	<i>Deutzia scabra</i>	8'-10'	3'-5'	Easy to grow in the average garden soil, needs full sun and annual pruning after spring flowering to remove weak, broken, or dead branches.
Garden Hydrangea	<i>Hydrangea macrophylla</i>	5'-8'	3'-5'	Plants may be regular size and up to 8-10 feet, while the dwarf varieties are only 2-3 feet.
Gardenia	<i>Gardenia jasminoides</i>	2'-5'	3'-5'	Gardenias make a nice moderately low privacy hedge and also are especially nice in the shrub border growing as specimen plants.
Holly Fern	<i>Cyrtomium falcatu</i>	2'-3'	2'-3'	Needs shade, moisture, humidity shade and a well-drained soil. Can be used as a ground cover.
Holly Osmanthus	<i>Osmanthus heterophyllus</i>	10'-15'	5'-10'	A small tree or large shrub lends itself well to pruning and can be used as sheared hedge, barrier plant, it also makes a good screen and can be grown in containers.
Huckleberry	<i>Gaylussacia dumosa</i>	8'-10'	3'-5'	Native, semi-evergreen shrub has highly irregular, spreading branches that often give it a sculptured effect.
Indian Hawthorn	<i>Raphiolepis indica</i>	4'-6'	4'-6'	Needs full sun or will develop a fungal leaf spot. 'Clara' and 'Snow' are recommended cultivars.
Japanese Holly	<i>Ilex crenata</i>	8'-10'	5'-10'	Has dense, compact growth on a rounded plant. Best used in mass plantings, along walks, or as tall ground covers.
Japanese Pieris	<i>Pieris japonica</i>	8'-10'	5'-10'	It is excellent for woodland gardens, in a container, and in the shade garden.
Japanese Privet (Wax Leaf Ligustrum)	<i>Ligustrum japonicum</i>	10'-15'	10'-15'	Commonly used as a clipped or unclipped hedge, as a topiary, and in large containers.
Juniper	<i>Juniperus spp.</i>	Varies		This is a large group of evergreen plants of varying sizes and growth patterns.
Lanceleaf Tickseed	<i>Coreopsis lanceolata</i>	2'-5'	1'-2'	This is an excellent bedding plant for summer color.
Leatherleaf Mahonia	<i>Mahonia bealei</i>	5'-8'	3'-5'	It is very good for shady areas and can be used in foundation plantings, and in masses or groups.
Little Suzy Black Eyed Susan	<i>Rudbeckia fulgida</i> var. <i>speciosa</i> 'Viette's Little Suzy'	2'-5'	2'-3'	Bright, daisy-like, golden yellow flowers with brownish-purple centers. Sturdy, compact, upright habit which makes it a wonderful bedding plant for mixed borders and wildflower gardens. Very drought tolerant.
Mock Orange	<i>Philadelphus coronarius</i>	10'-15'	5'-10'	Used as specimen, in shrub border, and in screens.
Nandina	<i>Nandina domestica</i>	5'-8'	5'-10'	Easy to grow almost anywhere.
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	5'-8'	5'-10'	Has distinctive, deeply lobed, oak-like leaves that turn reddish in fall.
Oleander	<i>Nerium oleander</i>	15'-20'	10'-15'	Used in screening, containers, mass plantings and as specimen plant.

SHRUBS				
Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Notes
Penny Mac Hydrangea	<i>Hydrangea macrophylla</i> 'Penny Mac'	4'-6'	3'-4'	This wildly popular selection requires minimal care, yet provides a prolific display of fantastic mop-head flowers repeatedly throughout summer. Blooms tend to be blue in acid soils and pink in more alkaline soils. Mass for a dramatic effect or combine with perennials and shrubs in beds and borders.
Pinnate Prairie Coneflower	<i>Ratibida pinnata</i>	2'-3'	1'-2'	A slender, hairy-stemmed plant bearing flower heads with drooping, yellow rays surrounding a roundish to ellipsoid, grayish central disk darkening to brown as rays drop off.
Pittosporum, Japanese	<i>Pittosporum tobira</i>	6'-8'	6'-8'	Creamy white fragrant flowers in the spring. This drought-tolerant plant is poisonous to animals, particularly cattle. Also tolerant of salt. A variegated variety has a white leaf margin.
Podocarpus	<i>Podocarpus macrophyllus</i>	15'-20'	5'-10'	It is used as a hedge, clipped hedge, topiary and for wildlife food. The arils of the fruit have been reported edible by humans. When established, it is drought tolerant.
Possumhaw	<i>Ilex decidua</i>	15'-20'	5'-10'	A narrow, upright, rounded cultivar whose leaves are narrow, turn yellow and hang on the plant into the fall.
Primrose Jasmine	<i>Jasminum mesnyi</i>	4'-6'	4'-6'	Drought tolerant. Used to stabilize banks on road cuts.
Privet	<i>Ligustrum spp.</i>	Varies		A very versatile landscape plant for hedges, foundation plantings, topiary or screens. Hard to beat for adding form, adaptability and color contrast to the landscape. Evergreen.
Purple Coneflower	<i>Echinacea purpurea</i>	2'-5'	1'-2'	This is a wonderful perennial that blooms during the summer months. The flowers are more pink than purple.
Pyracantha	<i>Pyracantha sp.</i>	10'-15'	10'-15'	Used for espalier, screening, barrier planting and specimen plant. This pyracantha has drought tolerance.
Red Leaf Photinia	<i>Photinia fraseri</i>	8'-10'	8'-12'	Excellent medium shrub for hedge or screens. New growth explodes in bright bronze-red in early spring, maturing to large, dark green leaves. Evergreen, can be used as espalier or as a patio tree.
Sago Palm	<i>Cycas revoluta</i>	8'-10'	5'-10'	very desirable evergreen plant displaying a stout trunk and long leaves with many narrow stiff leaflets. The leaves of this palm-like tree form an open rosette.
Sasanqua	<i>Camellia sasanqua</i>	15'-20'	5'-10'	Easy to grow and rewarding with abundant flowers in fall and winter. They may be used as specimens, espaliers, and screening.
Shishi Gashira Camellia	<i>Camellia sasanqua</i> 'Shishi Gashira'	4'-5'	6'-8'	A versatile performer displaying profuse, hot pink, semi-double blooms with golden yellow stamens in the center and glossy, dark green foliage. Excellent choice for a colorful low hedge or high profile groundcover.
Southern Arrowwood	<i>Viburnum recognitum</i>	5'-15'	5'-10'	<i>Spiraea tomentosa</i> grows to up to four feet high, and prefers moist to wet soil and full sun.
Spirea	<i>Spirea spp.</i>	Varies		Although many species and varieties of spirea are available, all have small leaves less than 2" long, showy flowers, are drought tolerant and were widely used around homes in antebellum days.
Sweet Osmanthus	<i>Osmanthus fragrans</i>	15'-20'	10'-15'	This large shrub or small tree may be used as a screen, hedge or in containers.
Sweet Shrub	<i>Calycanthus floridus</i>	10'-15'	5'-10'	Flowers are very fragrant and the leaves are aromatic when crushed. Produces nice autumn color. Well adapted for naturalistic sites where natives are featured. Normally produces multiple stems.
Sweet Viburnum	<i>Viburnum spp.</i>	Varies		Most have white clusters of flowers in the spring. Tolerant of drought but must be grown in well-drained soils.
Texas Mountain Laurel	<i>Sophora secundiflora</i>	8-10'	10'-15'	This is an excellent small evergreen tree and large shrub for the residential scale where conditions are favorable for their use.
Upright Prairie Coneflower	<i>Ratibida columnifera</i>	2'-3'	1'-2'	A colorful addition to natural-looking, easy-care borders. The drooping petals and columnar center have the effect of a Mexican sombrero.
Virginia Willow, Sweetspire	<i>Itea virginica</i>	4'	4'	Understory flowering shrub. Red fall color. Native shrub. Naturalistic settings. Detail plantings.
Wax Leaf Viburnum	<i>Viburnum japonicum</i>	8'-10'	5'-10'	This viburnum produces large glossy foliage and upright plant form that is ideal for use as a privacy hedge.
Weigela	<i>Weigela florida</i>	5'-8'	5'-10'	This flowering shrub is well adapted for a mixed border of shrubs.

GRASSES & GRASS-LIKE

Common Name	Scientific Name	Height (feet)	Width / Spread (feet)	Notes
Big Blue Lilyturf	<i>Liriope muscari</i> 'Big Blue'	1'-2'	1'-2'	Abundant blue flower spikes rise above the attractive, tufted arching, grasslike foliage followed by clusters of black berries. Superior edging, border or groundcover.
Butterfly Iris	<i>Dietes bicolor</i>	2'-5'	3'-5'	Flowers over extended period. Mass planting. Detail design.
Common Periwinkle	<i>Vinca minor</i> 'Variegata'	> 1'	1'-2'	Evergreen perennial displays profusion of lilac blue flowers. Terrific groundcover for flower beds. Creamy white margin to dark green leaves. Use on banks and steep slopes. Roots as it spreads.
Fountain Grass	<i>Pennisetum alopecuroides</i> spp.	1'-3'	1'-3'	Graceful mounding form. Excellent in masses. Winter character.
Liriope, Variegated	<i>Liriope muscari</i> 'Variegata'	1'-2'	1'-2'	A clump forming plant of strap-like, arching, medium green leaves which are variegated with creamy yellow margins. Used as a ground cover, in borders, as edging and in containers. Has lavender flowers.
Moss Phlox	<i>Phlox subulata</i>	>1"	12"	This is an old fashioned perennial that is well adapted to dry rocky soils and other places with shallow soils. Provide a well-drained soil and full sunlight.
Pampas grass	<i>Cortaderia selloana</i>	10'-15'	5'-10'	Ornamental grass with showy, white 30-inch plumes held above narrow, sharp-edged foliage that forms large clumps. Good, natural-looking screen/windbreak or landscape accent.
Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	2'-5'	2'-3'	This is a showy clump forming grass that can get to 4 feet tall and wide. Pink plumes in late summer, early fall.
Purple Poppy Mallow	<i>Callirhoe involucrata</i>	> 1'	1'-2'	This trailing, native perennial looks good trailing over walls and makes an excellent ground cover. It flowers from late spring until frost. It is drought tolerant and grows best in a well drained soil.
Sea Myrtle	<i>Baccharis halimifolia</i>	6"-10"	5'-10'	Female plant covered with shiny white "clouds" in fall.
Wild Blue Phlox	<i>Phlox divaricata</i>	>1"	12"	Semi-evergreen foliage.
Yellow Flag Iris	<i>Iris pseudacorus</i>	2'-5'	2'-5'	Mass plantings. Yellow flowers. Wetland plant. Naturalistic settings.

ARTICLE 11. STORMWATER MANAGEMENT

11.1 STORMWATER MANAGEMENT PLAN

11.2 DRAINAGE AND STORMWATER MANAGEMENT

11.1 STORMWATER MANAGEMENT PLAN

A stormwater management plan must be submitted for new development when required by the City Engineer. In the case of sites over one acre, where the Louisiana Department of Environmental Quality requires submittal of a stormwater management plan, a copy of such plan may be substituted in place of the plan required by this section.

11.2 DRAINAGE AND STORMWATER MANAGEMENT

Within the Caddo Parish, drainage ditches, storm sewers, storm drainage courses, and stormwater detention facilities must comply with the design standards established per Chapter 46 of the Caddo Parish Code of Ordinances.

ARTICLE 12. RIGHT-OF-WAY AND ACCESS STANDARDS

- 12.1 BLOCKS**
- 12.2 GENERAL RIGHT-OF-WAY STANDARDS**
- 12.3 SIDEWALK DESIGN STANDARDS**
- 12.4 BICYCLE LANE DESIGN STANDARDS**
- 12.5 RIGHT-OF-WAY DIMENSIONS**

12.1 BLOCKS

A. Block Length

Residential blocks must not exceed 1,000 feet in length, unless otherwise approved by the Caddo Parish Public Works Department.

B. Block Design

1. The shape of a new block must be generally rectangular, but may vary to conform to natural features, highway and rail rights-of-way, park boundaries, or site constraints. Where blocks curve, they must generally maintain their cardinal orientation over their entire trajectory.
2. New rights-of-way must connect to and extend the existing block network where possible. This requirement does not apply when connections cannot be made because of a natural or man-made barrier, such as existing structures, steep slopes, wetlands and waterbodies, railroad and utility rights-of-way, and parks and dedicated open space.
3. All rights-of-way must terminate at other rights-of-way forming a network. The Caddo Parish Public Works Department may grant an exception for cul-de-sacs and dead-end streets when they meet the following criteria:
 - a. No connection is available to an existing adjacent subdivision or a natural or man-made barrier, such as a waterway, railroad, limited-access expressway, or unusual topography, exists that prevents connection.
 - b. The cul-de-sac or dead-end street is no more than 600 feet in length, as measured along the centerline from the closest intersection. The length of the cul-de-sac or dead-end street may be more than 600 feet in length if necessitated by topographic and geometric limitations or other circumstances beyond the subdivider's control. Any cul-de-sac or dead end street must be approved by the Caddo Parish Public Works Department.
4. Where adjoining areas are not developed, rights-of-way in new subdivisions should be extended to the project boundary line where feasible to make provision for the future projection of rights-of-way into the adjoining areas.
5. Alleys may be required for new or reconfigured blocks. Where blocks have an existing alley, such alley must be maintained.

12.2 GENERAL RIGHT-OF-WAY STANDARDS

All new construction, reconstruction, and reconfiguration of rights-of-way must comply with this section. This does not apply to limited access expressways. Rights-of-way must be designed in relation to topographic and drainage conditions, public safety, and the development served by the right-of-way.

A. Right-of-Way Construction

1. All right-of-way construction and repair must be in accordance with standards and specifications set forth by the Caddo Parish Public Works Department.

2. Vertical alignment must be in accordance with standards and specifications set forth by the Caddo Parish Public Works Department.
3. For horizontal alignment, the minimum radius of curvature of streets on the centerline must be as follows:
 - a. Major street: 750 feet
 - b. Collector streets: 200 feet
 - c. Minor streets: 100 feet
4. Unless approved by the Caddo Parish Public Works Department, all streets must have a centerline tangent of 100 feet between reversed curves.
5. Street grades must conform in general to the terrain and the minimum grade will be based on surface type of the roadway as determined by the Caddo Parish Public Works Department. Generally, street grades should not be less than 3/10 of 1% nor more than 5% for major street and collector streets and not less than 3/10 of 1% nor more than 10% for minor streets unless steeper grades are permitted by the Caddo Parish Public Works Department.

B. Access and Intersection Requirements

1. All public and private rights-of-way must be improved as complete streets. A complete street is defined as right-of-way facilities that are designed and operated to enable safe access for all users. Persons with disabilities, pedestrians, bicyclists, motorists, and transit riders are able to safely move along and across a right-of-way designed as a complete street.
2. If a new subdivision involves frontage on a major street, the street layout should be planned to avoid, to the extent possible, any private residential driveways from having direct access to such streets. In such cases, if such access must be provided by means of a frontage road, the centerline of which must be 75 feet from the centerline of the major street right-of-way with motor access at suitably spaced points.
3. Street intersections must be at right angles. If, because of topography or other natural or man-made barriers, an intersection cannot be at right angles, the intersection may use an alternate design that ensures safety.
4. Street jogs with centerline offsets of less than 100 feet will not be permitted except where the intersected street has a divided roadway without a median break at either intersection.

C. Property Line and Curb Radius

1. Curb radii cannot be less than 25 feet and must be increased proportionately where the angle of intersection is less than 50 degrees.
2. These minimums may be increased where the Caddo Parish Public Works Department finds that larger arcs or radii are necessary for the proper design of the intersection.

D. Clearing and Grubbing

The entire area indicated for public use must be cleared and grubbed as directed by the Caddo Parish Public Works Department. In the areas designated to be cleared and grubbed, all stumps, roots, brush, and other unsatisfactory materials must be removed to a minimum depth of two feet below the subgrade, then backfilled and compacted with suitable material.

E. Drainage

Proper drainage is the responsibility of the subdivider. The type of drainage system (e.g., subsurface, open ditch, inverted crown, etc.) and its design must be approved by the Caddo Parish Public Works Department. Green infrastructure designs are encouraged.

F. Utility Installation

Prior to paving of streets or sidewalks, water and sewer mains and services must be in place, or the developer must provide necessary casing for utilities. No pavement may be cut without the approval of the Caddo Parish Public Works Department. No boring of new pavement is allowed for the installation of new service lines mains or other facilities unless approved by the Caddo Parish Public Works Department.

G. Street Lighting

Prior to approval of the final plat, a plan for the installation of streetlights on all new streets within the subdivision must be approved. The street lighting plan must include the type, location, and mounting of all fixtures and poles, and evidence that the system must be designed to yield, at 80% efficiency, a minimum of 0.2 footcandles at the centerline of the street with a uniformity ratio of four to one (average to minimum).

12.3 SIDEWALK DESIGN STANDARDS

- A.** Sidewalks must be provided on both sides of all rights-of-way, with the exception of a rural right-of-way type per Section 12.5. However, sidewalks are not required where one side of the right-of-way is a steep vertical wall, railroad, or other feature to which the public does not require access.
- B.** Sidewalks must be paved with a permanent, fixed, non-slip material.
- C.** Sidewalks are encouraged to be as straight and direct as possible.
- D.** Where sidewalks cross driveways, the sidewalk zone must remain level, with no change in cross-slope.

12.4 BICYCLE LANE DESIGN STANDARDS

Where bicycle lanes are included in right-of-way construction, reconstruction, and reconfiguration projects, appropriate designs include, but are not limited to, the design types of this section. Where installed, bicycle facilities, should be constructed in accordance with the Manual on Uniform Traffic Control (MUTCD) and the Urban Bikeway Design Guide published by the National Association of City Transportation Officials (NACTO).

- A.** Shared: A marking placed in a vehicular travel lane to indicate that a bicyclist may use the full lane. Also called a shared-lane marking.
- B.** Bike Lane: A portion of the roadway that has been designated by striping, signs, and pavement markings for the preferential or exclusive use of bicyclists, typically located adjacent to motor vehicle travel lanes and flowing in the same direction as motor vehicle traffic.
- C.** Buffered Bike Lane: A conventional bicycle lane paired with a designated buffer space separating the bicycle lane from the adjacent motor vehicle travel lane and/or parking lane.
- D.** Contra-Flow Bike Lane: A bicycle lane designed to allow bicyclists to ride in the opposite direction of motor vehicle traffic, typically used to convert a one-way traffic street into a two-way street, one direction being for motor vehicles and bikes, and the other being for bikes only.
- E.** Left-Side Bike Lane: A conventional bike lane placed on the left side of one-way streets or two-way median divided streets.
- F.** Cycle Track: An exclusive bike facility that combines the user experience of a separated path with the on-street infrastructure of a conventional bike lane. A cycle track is physically separated from motor traffic and distinct from the sidewalk.

- G. Raised Cycle Track: A bicycle facility that is vertically separated from motor vehicle traffic, typically paired with a furnishing zone between the cycle track and motor vehicle travel lane and/or pedestrian area, and allowing for one-way or two-way travel by bicyclists.
- H. Two-Way Cycle Track: A physically separated cycle track that allows bicycle movement in both directions on one side of the road.

12.5 RIGHT-OF-WAY DIMENSIONS

All rights-of-way must match one of the right-of-way types of this section, which may be modified as needed by the Caddo Parish Public Works Department to address specific site conditions.

A. Right-of-Way Types

The classifications of rights-of-way are divided into the following:

1. Major streets carry the majority of trips entering and leaving Caddo Parish, as well as the majority of through movements.
2. Collector streets provide both access to and traffic circulation within residential neighborhoods, commercial and industrial areas. Collector streets differ from major streets in that collector streets enter residential neighborhoods, distributing trips from arterials through the area to destinations. Collector streets also collect traffic from local streets in residential neighborhoods and channel into the arterial system.
3. Minor streets primarily provide direct access to abutting land and access to the higher order street.
4. A frontage road is a secondary road running parallel to a major street or highway that provides access to houses and businesses
5. Alleys are a paved vehicular drive located to the rear of lots providing access to service areas, parking, and outbuildings, and often containing utility easements.
6. Rural roads provide access and circulation through portions of Caddo Parish that are largely undeveloped or rural in character.

B. Right-of-Way Dimensional Requirements

Minimum dimensions are provided for each right-of-way type. The illustrative examples are also provided to illustrate a potential configuration of a right-of-way type. Variations to these configurations may be approved by the Caddo Parish Public Works Department. All dimensions indicated are minimums, unless otherwise noted.

C. Right-of-Way Design Requirements

Figures 12-1 through 12-14 provides right-of-way dimensions. Rights-of-way must be designed and constructed in accordance with the standards of Section 13.5.

FIGURE 12-1: MINOR STREET: NEIGHBORHOOD YIELD STREET



MINOR STREET: NEIGHBORHOOD YIELD STREET

(A)	Minimum Right-of-Way Width	49'	(D)	Minimum Parkway Width	6'
(B)	Minimum Travel Lane Width	11'	(E)	Minimum Sidewalk Width	5'
(C)	Minimum Parking Lane Width	7'	(F)	Minimum Maintenance Strip	1'

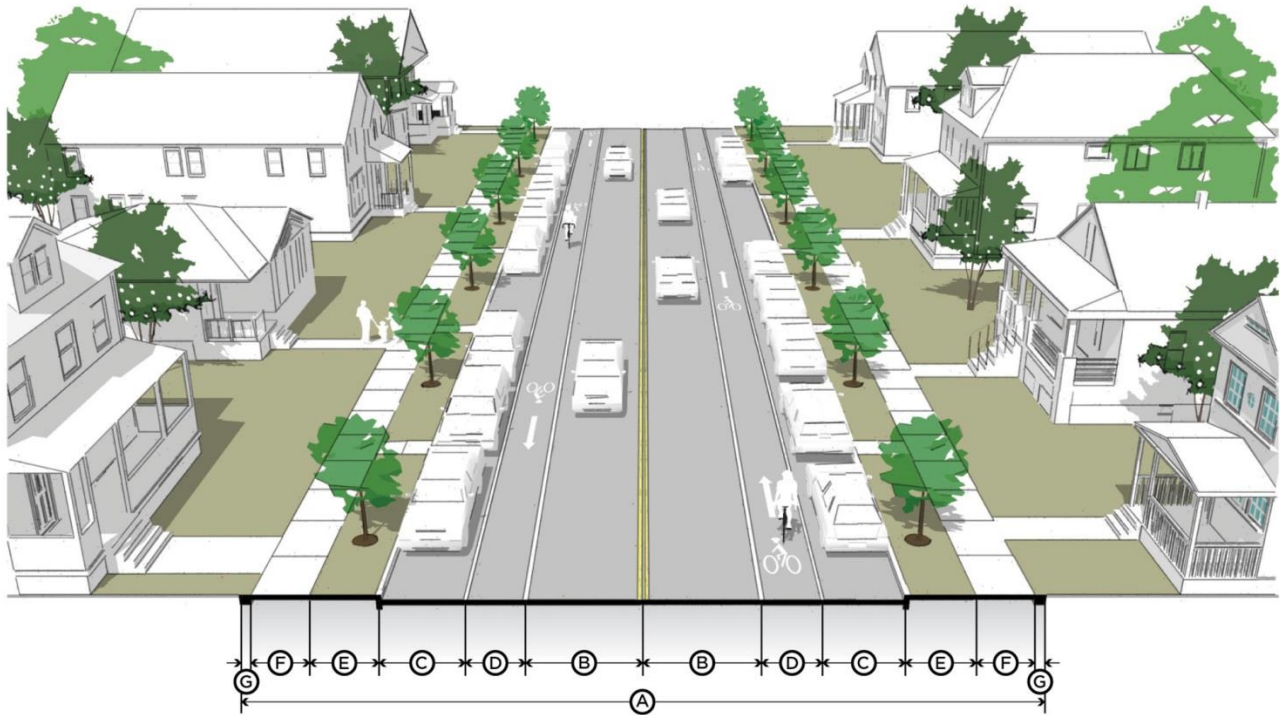
FIGURE 12-2: MINOR STREET: NEIGHBORHOOD TWO-LANE LOCAL STREET



MINOR STREET: NEIGHBORHOOD TWO-LANE LOCAL STREET

(A)	Minimum Right-of-Way Width	58'	(D)	Minimum Parkway Width	6'
(B)	Minimum Travel Lane Width	10'	(E)	Minimum Sidewalk Width	5'
(C)	Minimum Parking Lane Width	7'	(F)	Minimum Maintenance Strip	1'

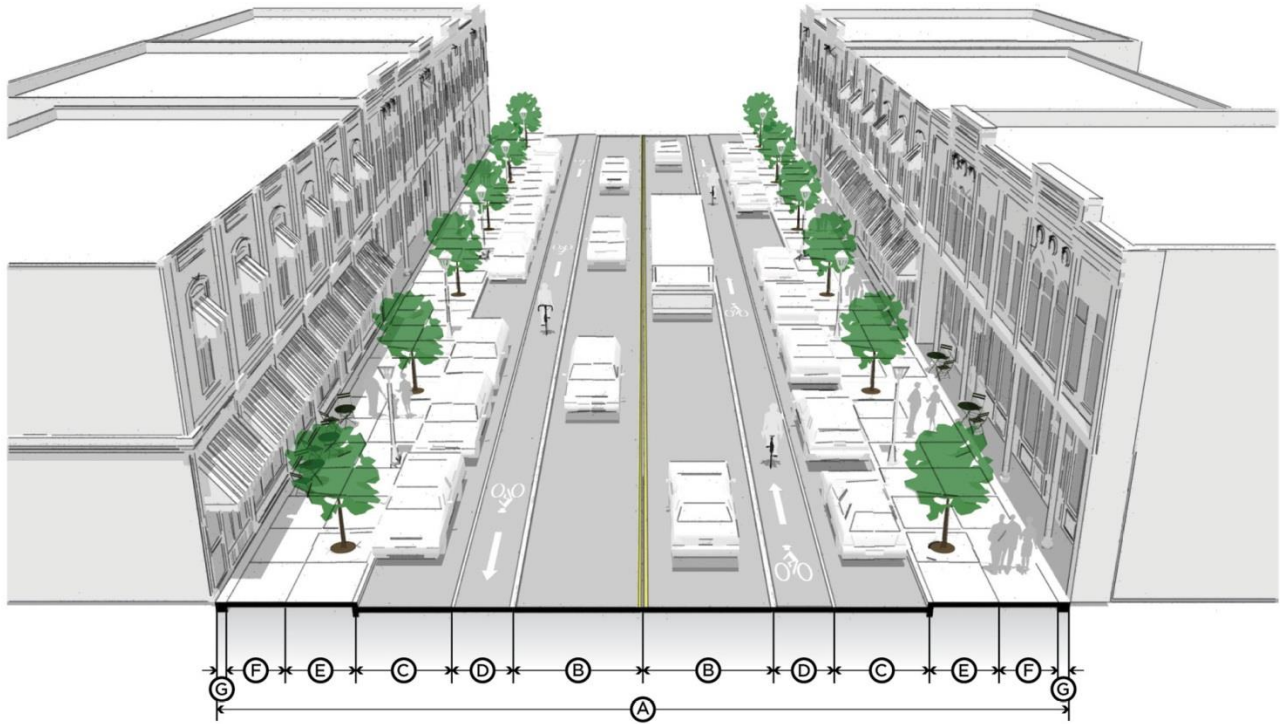
FIGURE 12-3: MINOR STREET: NEIGHBORHOOD TWO-LANE STREET



MINOR STREET: NEIGHBORHOOD TWO-LANE STREET

Ⓐ	Minimum Right-of-Way Width	68'	Ⓔ	Minimum Parkway Width	6'
Ⓑ	Minimum Travel Lane Width	10'	Ⓕ	Minimum Sidewalk Width	5'
Ⓒ	Minimum Parking Lane Width	7'	Ⓖ	Minimum Maintenance Strip	1'
Ⓓ	Minimum Bike Lane Width	5'			

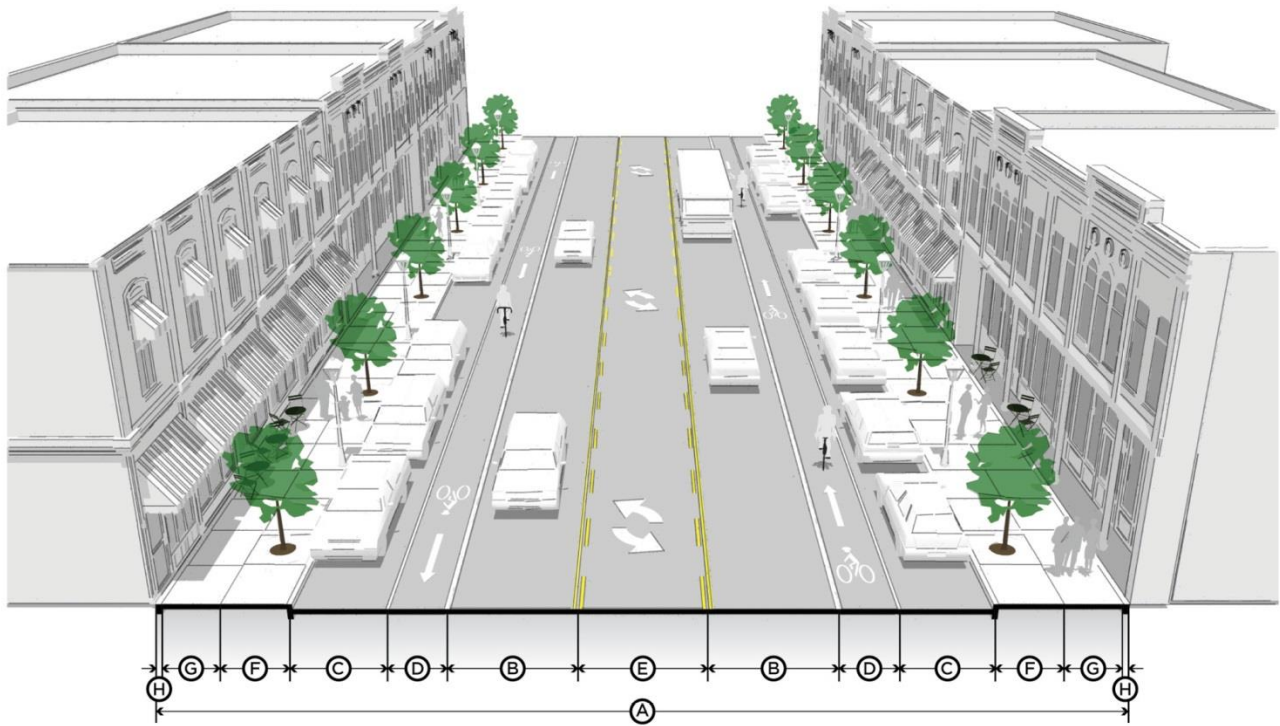
FIGURE 12-4: COLLECTOR: TWO-LANE UNDIVIDED



COLLECTOR: TWO-LANE, UNDIVIDED

Ⓐ	Minimum Right-of-Way Width	72'	Ⓔ	Minimum Parkway Width	6'
Ⓑ	Minimum Travel Lane Width	11'	Ⓕ	Minimum Sidewalk Width	5'
Ⓒ	Minimum Parking Lane Width	8'	Ⓖ	Minimum Maintenance Strip	1'
Ⓓ	Minimum Bike Lane Width	5'			

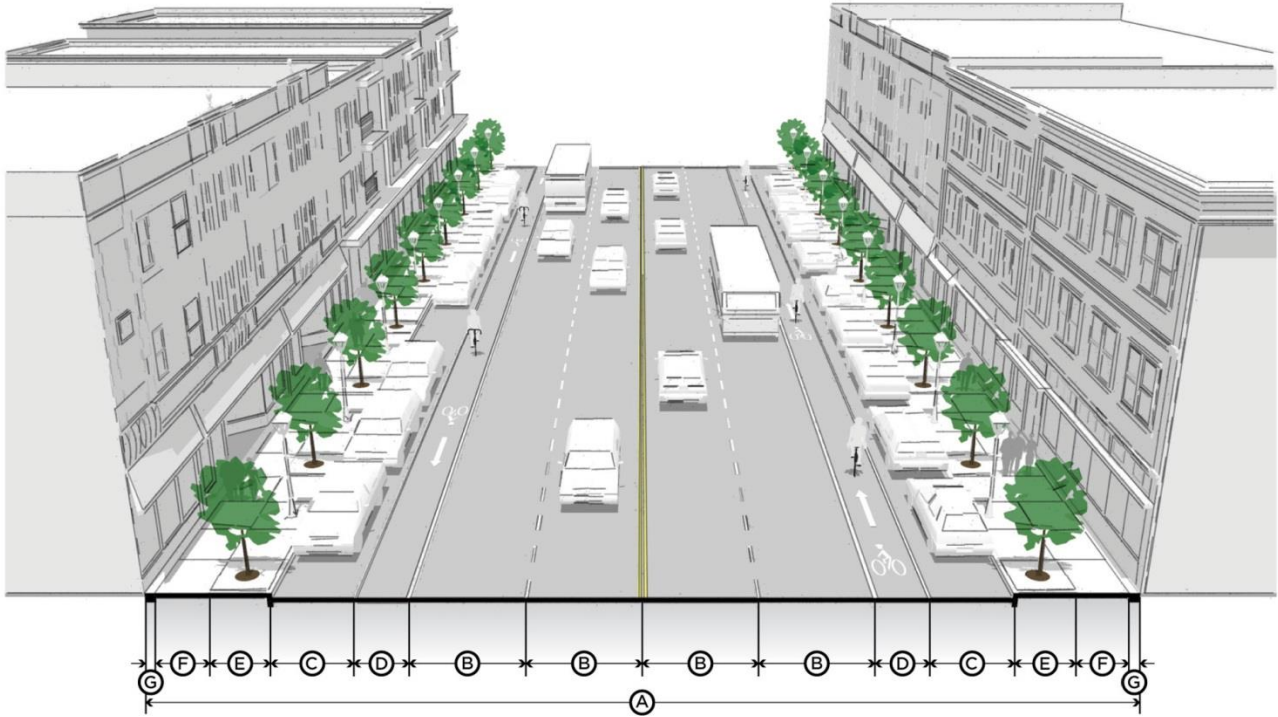
FIGURE 12-5: COLLECTOR: TWO-LANE DIVIDED



COLLECTOR: TWO-LANE, DIVIDED

Ⓐ	Minimum Right-of-Way Width		Ⓔ	Minimum Center Lane Width	
	Median	76'		Median	4'
	Turning Lane	82'		Turning Lane	11'
Ⓑ	Minimum Travel Lane Width	11'	Ⓕ	Minimum Parkway Width	6'
Ⓒ	Minimum Parking Lane Width	8'	Ⓖ	Minimum Sidewalk Width	5'
Ⓓ	Minimum Bike Lane Width	5'	Ⓗ	Minimum Maintenance Strip	1'

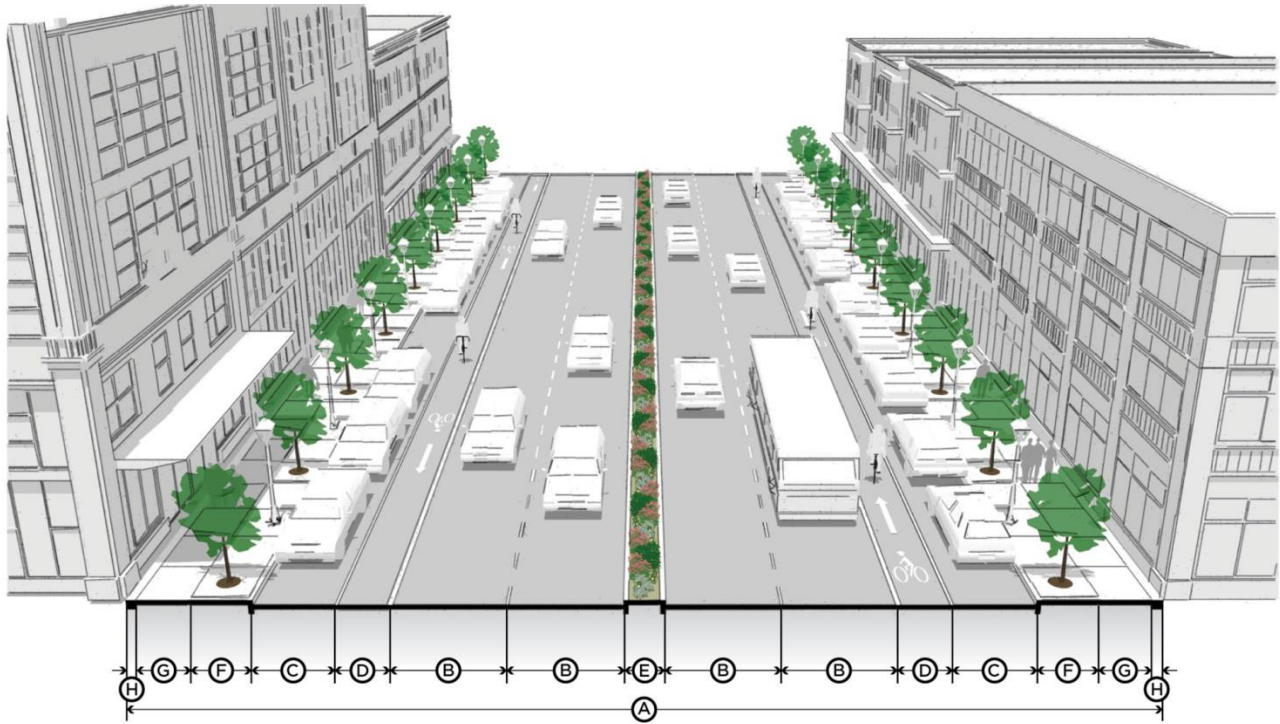
FIGURE 12-6: COLLECTOR: FOUR-LANE UNDIVIDED



COLLECTOR: FOUR-LANE, UNDIVIDED

Ⓐ	Minimum Right-of-Way Width	94'	Ⓔ	Minimum Parkway Width	6'
Ⓑ	Minimum Travel Lane Width	11'	Ⓕ	Minimum Sidewalk Width	5'
Ⓒ	Minimum Parking Lane Width	8'	Ⓖ	Minimum Maintenance Strip	1'
Ⓓ	Minimum Bike Lane Width	5'			

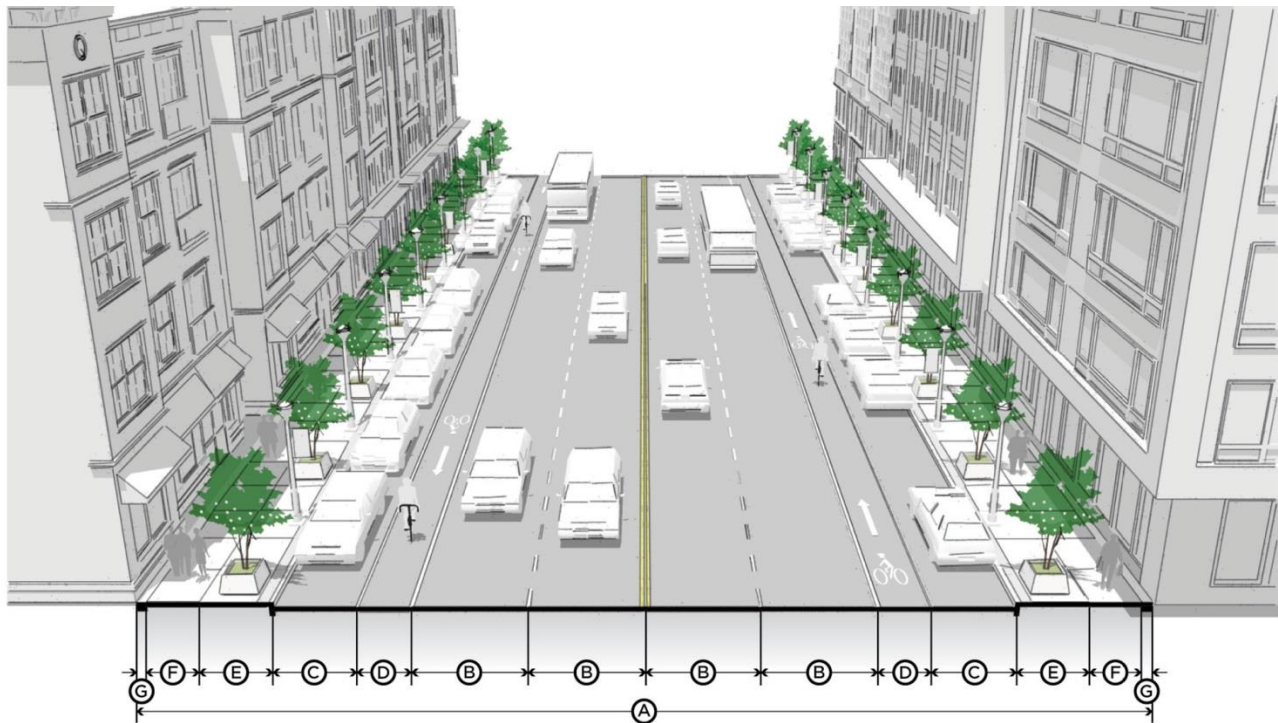
FIGURE 12-7: COLLECTOR: FOUR-LANE DIVIDED



COLLECTOR: FOUR-LANE, DIVIDED

Ⓐ	Minimum Right-of-Way Width		Ⓔ	Minimum Center Lane Width	
	Median	98'		Median	4'
	Turning Lane	105'		Turning Lane	11'
Ⓑ	Minimum Travel Lane Width	11'	Ⓕ	Minimum Parkway Width	6'
Ⓒ	Minimum Parking Lane Width	8'	Ⓖ	Minimum Sidewalk Width	5'
Ⓓ	Minimum Bike Lane Width	5'	Ⓗ	Minimum Maintenance Strip	1'

FIGURE 12-8: MAJOR STREET: FOUR-LANE UNDIVIDED



MAJOR STREET: FOUR-LANE, UNDIVIDED

Ⓐ	Minimum Right-of-Way Width	96'	Ⓔ	Minimum Parkway Width	7'
Ⓑ	Minimum Travel Lane Width	11'	Ⓕ	Minimum Sidewalk Width	5'
Ⓒ	Minimum Parking Lane Width	8'	Ⓖ	Minimum Maintenance Strip	1'
Ⓓ	Minimum Bike Lane Width	5'			

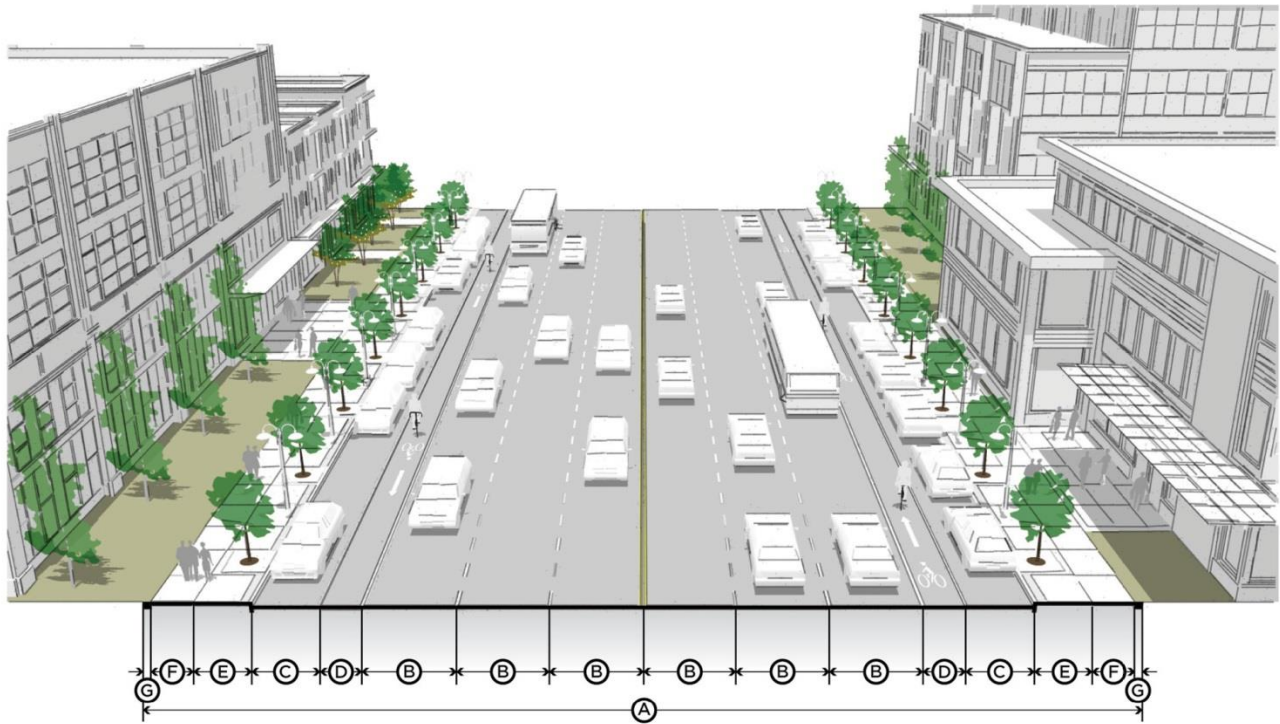
FIGURE 12-9: MAJOR STREET: FOUR-LANE DIVIDED



MAJOR STREET: FOUR-LANE, DIVIDED

Ⓐ	Minimum Right-of-Way Width		Ⓔ	Minimum Center Lane Width		
	Median	100'		Ⓕ	Median	4'
	Turning Lane	107'		Ⓖ	Turning Lane	11'
Ⓑ	Minimum Travel Lane Width	11'	Ⓗ	Minimum Parkway Width	7'	
Ⓒ	Minimum Parking Lane Width	8'	Ⓙ	Minimum Sidewalk Width	5'	
Ⓓ	Minimum Bike Lane Width	5'	Ⓚ	Minimum Maintenance Strip	1'	

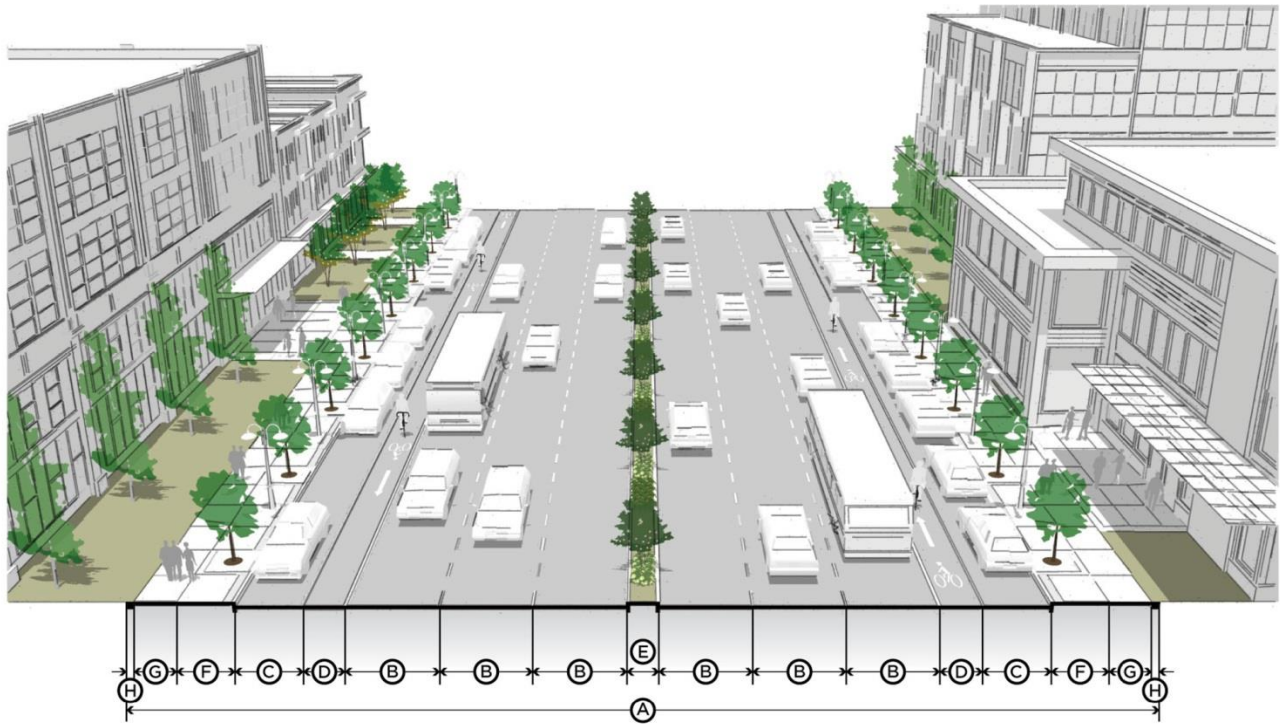
FIGURE 12-10: MAJOR STREET: SIX-LANE UNDIVIDED



MAJOR STREET: SIX-LANE, UNDIVIDED

Ⓐ	Minimum Right-of-Way Width	118'	Ⓔ	Minimum Parkway Width	7'
Ⓑ	Minimum Travel Lane Width	11'	Ⓕ	Minimum Sidewalk Width	5'
Ⓒ	Minimum Parking Lane Width	8'	Ⓖ	Minimum Maintenance Strip	1'
Ⓓ	Minimum Bike Lane Width	5'			

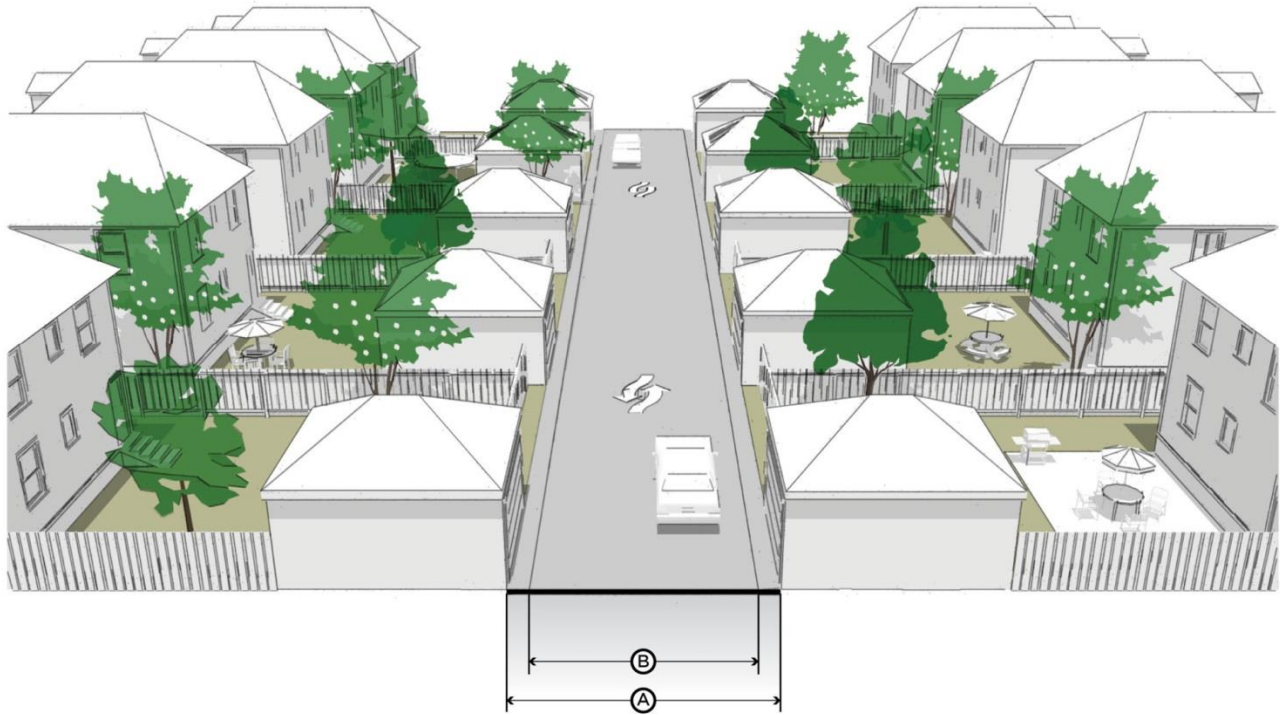
FIGURE 12-11: MAJOR STREET: SIX-LANE DIVIDED



MAJOR STREET: SIX-LANE, DIVIDED

Ⓐ	Minimum Right-of-Way Width		Ⓔ	Minimum Center Lane Width	
	Median	122'		Median	4'
	Turning Lane	129'		Turning Lane	11'
Ⓑ	Minimum Travel Lane Width	11'	Ⓕ	Minimum Parkway Width	7'
Ⓒ	Minimum Parking Lane Width	8'	Ⓖ	Minimum Sidewalk Width	5'
Ⓓ	Minimum Bike Lane Width	5'	Ⓗ	Minimum Maintenance Strip	1'

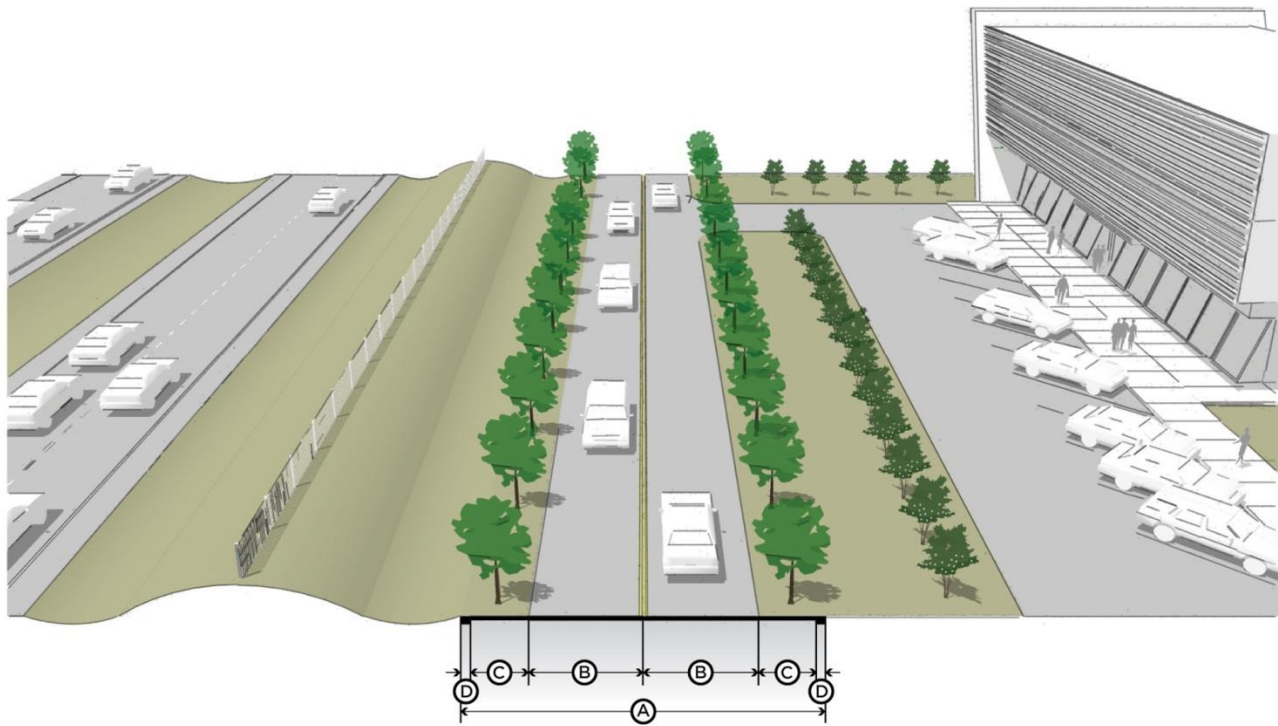
FIGURE 12-12: ALLEY



ALLEY

Ⓐ	Minimum Right-of-Way Width	24'	Ⓑ	Minimum Travel Lane Width	20'
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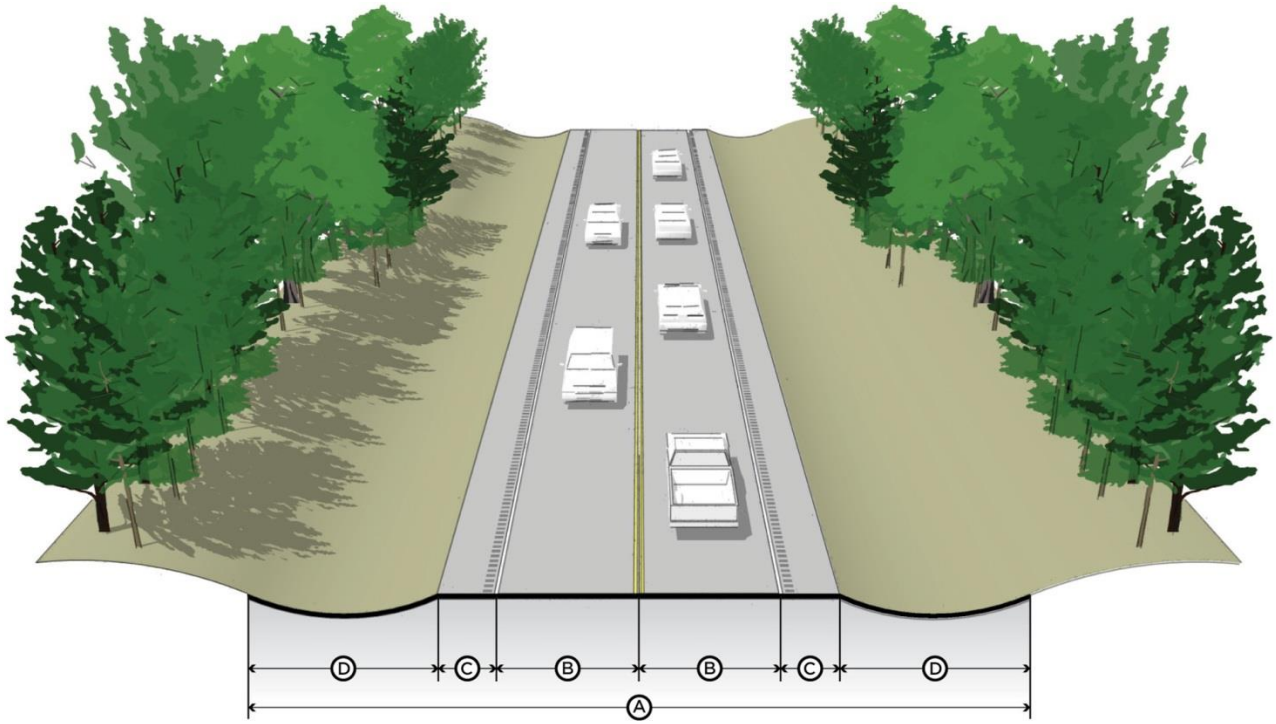
FIGURE 12-13: FRONTAGE ROAD: TWO-LANE



FRONTAGE ROAD: TWO-LANE

Ⓐ	Minimum Right-of-Way Width	38'	Ⓒ	Minimum Parkway Width	6'
Ⓑ	Minimum Travel Lane Width	12'	Ⓓ	Minimum Maintenance Strip	1'

FIGURE 12-14: RURAL ROAD: TWO-LANE



RURAL ROAD: TWO-LANE

Ⓐ	Minimum Right-of-Way Width	66'	Ⓒ	Minimum Shoulder Width	5'
Ⓑ	Minimum Travel Lane Width	12'	Ⓓ	Minimum Drainage Area	16'

ARTICLE 13. SUBDIVISION REQUIREMENTS

- 13.1 PURPOSE**
- 13.2 PUBLIC FACILITY REQUIREMENTS**
- 13.3 LOT CONFIGURATION**
- 13.4 SERVITUDES**
- 13.5 RIGHT-OF-WAY DESIGN**
- 13.6 SANITARY SEWERS**
- 13.7 WATER SUPPLY**
- 13.8 UTILITIES**
- 13.9 STORMWATER**

13.1 PURPOSE

The purpose of these subdivision requirements is:

- A.** To establish reasonable design standards for subdivision of land.
- B.** To establish an adequate street system, a means of water supply, sewage disposal and other utilities, surface drainage and stormwater control, and other services related to the use of subdivided land.
- C.** To protect and provide for the public health, safety, and welfare of the citizens of Caddo Parish.
- D.** To provide for the conservation design of subdivisions to promote the following purposes:
 - 1.** To conserve open space and sensitive natural features.
 - 2.** To preserve and restore natural areas and provide for their long-term ecologic management.
 - 3.** To preserve the hydrologic condition and infiltrative capability of the soil by minimizing mass grading and impervious surfaces.
 - 4.** To protect the quality of surface water and groundwater.

13.2 PUBLIC FACILITY REQUIREMENTS

Land proposed for subdivision must be served adequately by essential public facilities and services. Land will not be approved for subdivision unless and until public facilities exist or provision has been made for water facilities, wastewater facilities, drainage facilities, and transportation facilities necessary to serve the proposed development, whether such facilities are located within the land being platted or outside of the site. The size, depth, location, etc. of such facilities must be adequate for future expansion to service the area beyond the proposed development. The subdivider is responsible for all such costs. For the purposes of this section and this Code, the term "subdivider" includes any subsequent property owners and/or developers who assume the development of the land that has been subdivided in the case where the original applicant who subdivides the property sells the land following development.

A. Conformance to Plans

Proposed land division and public improvements must be consistent with the Master Plan and any applicable public facilities and capital improvements plans.

B. Water

All platted lots must be connected to a public water system or properly permitted to ensure water for health purposes.

C. Wastewater

All platted lots must be served by public sewer system or an alternate approved means of wastewater collection and treatment.

D. Streets

All streets must provide a safe, convenient and functional system for vehicular and pedestrian circulation. All streets must be appropriate for the traffic characteristics and impacts of the proposed development. All rights-of-way must meet the right-of-way standards of Article 12.

E. Drainage

Drainage improvements must accommodate potential runoff from upstream drainage areas and designed to prevent overloading the capacity of the downstream drainage system. This may require the phasing of development, the use of control methods such as retention, detention, or pumping systems, and/or the construction of off-site drainage improvements to mitigate the impacts of the proposed development. All developments must meet the stormwater management requirements of Article 11 and innovative stormwater management methods are encouraged.

F. Phasing

Phasing of development or improvements may be required as part of subdivision approval to maintain current levels of service for existing public services and facilities or for other reasons based upon protecting the health, safety, and welfare of residents.

13.3 LOT CONFIGURATION

- A.** Lot width and area, and all setback lines, must conform to all requirements of the zoning district standards of this Code, with the following exceptions:
 - 1. Where no public or community sanitary sewers exist, the minimum area of residential lots must meet the requirements of the State Board of Health and the Caddo-Shreveport Health Unit, unless a larger area is required by the zoning district.
 - 2. The subdivision is a conservation design development subject to the regulations of conservation design.
- B.** All lots must front directly upon and take access from a public or private road.
- C.** Every lot created by subdivision must be substantially similar in shape to those lots on the same block, unless the contours of an adjacent street or previously established lot render such shape impractical. Every lot or parcel of land that is subdivided must contain a relatively straight boundary line between each lot. Side lot lines must be approximately at right angles or radial to the street line.
- D.** Through lots must be avoided, except where essential to provide separation of residential development from major thoroughfares or to overcome specific disadvantages of topography and orientation.

13.4 SERVITUDES

- A.** Servitudes must be provided for utility services and drainage including, but not limited to, sanitary sewer, storm sewer, water, gas, telecommunication, cable television, and electric. The location of a utility easement is determined by developer and/or the appropriate utility company, and to be reviewed and approved by the Caddo Parish Public Works Department. These servitudes must be marked on the plat.
- B.** Servitudes are reserved for the performance of municipal and governmental services, including water, storm, and sanitary sewer service and maintenance, and to those utility companies that operate within the Caddo Parish.
- C.** The Parish and utility companies have the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain, and operate the variety of utility transmission and distribution systems within such servitudes, together with right of access across the property for necessary personnel and equipment to do work.

- D. Principal buildings, overhangs, accessory structures, and temporary structures or obstructions are prohibited within the servitude. For quasi-permanent structures, fences, plantings, and temporary obstructions see below.
- E. Quasi-permanent structures may be constructed in the required servitude only if:
 - a. Location of the quasi-permanent structure is reviewed and approved by MPC staff.
 - b. Any damage incurred by the structure during maintenance or improvement of the facility is the responsibility of the property owner.
- F. The property owner may place fences, plantings, or temporary obstructions in the public servitudes if, upon request, the fences, plantings or temporary obstructions will be removed by the property owner. If the property owner fails to remove the obstructions, the appropriate authority using the utilities servitude may remove them and upon removal, the property owner is not entitled to damages and may not recover any cost of replacing the objects removed from the servitude.

13.5 RIGHT-OF-WAY DESIGN

- A. All rights-of-way must meet the right-of-way standards of Article 12.
- B. In the case of public roads, the plat must indicate that the Caddo Parish Public Works Department, as applicable, will take responsibility for maintaining the rights-of-way after final acceptance. In the case of a private road, the plat must state that the Parish will not accept any private road in the future. Within the Caddo Parish, curb and gutter are required as part of right-of-way design.
- C. The subdivider must furnish and erect all necessary traffic control and directional signs, including street signs, as designated by the Caddo Public Works Department. All signs must be of a type approved by the Caddo Parish Public Works Department.
- D. Shoulders are required along all streets not provided with curbs and gutters. Green infrastructure design is encouraged for shoulders. Curbs and shoulders must be designed to meet the American Association of State Highway and Transportation Officials (AASHTO) standards.
- E. All street construction within the Caddo Parish must meet the standards of Chapter 48, Streets and Drainage Specifications, of the Caddo Parish Code of Ordinances.
- F. The following must be complied with during construction:
 - 1. During construction of streets with curb and gutter, the subdivider is prohibited from partially installing pavement below the gutter elevation during construction operations. The subdivider is required to maintain positive drainage throughout construction and install pavement up to the finished gutter elevation on a temporary basis. A temporary cross slope of less than 2% is allowed during construction operations to match the gutter elevation. At the conclusion of construction, the subdivider must remove the appropriate thickness of the pavement surface in order to establish the final approved cross section of the roadway.
 - 2. The subdivider is responsible for maintaining and repairing all roads in the subdivision until the roads are accepted by the Caddo Parish Public Works Department.
 - 3. Subdivision roads will not be accepted by the Caddo Parish Public Works Department until all construction detailed in the plans is completed. It is the responsibility of the subdivider to consult with the Caddo Parish Public Works Department before the work has begun to afford the Caddo Parish Public Works Department an opportunity to inspect the work as construction progresses.
 - 4. The asphalt surface course may only be applied after the subdivider has received written approval from the Caddo Parish Public Works Department.

13.6 SANITARY SEWERS

- A. A public sanitary sewer is required for all subdivisions within Caddo Parish.

- B. The location of sanitary sewers must be approved by the Caddo Parish Public Works Department. Whenever possible, they should be located within the right-of-way. Sanitary sewers must not be located within seven feet of the edge of pavement.
- C. Where sanitary sewer is provided, sewer service lines must be installed to serve all lots within the subdivision at the time they are constructed. Sewer service lines must extend to the lot line and the preferred location is the low side of the lot.
- D. In Caddo Parish, the design and construction of sanitary sewers must conform to the Water and Wastewater Design Standards, Standard Specifications for Infrastructure Improvements and Chapter 52 of the Caddo Parish Code of Ordinances.
- E. In Caddo Parish, gravity sewer facilities must be constructed where physically practicable. Lift stations require approval of the Director of the Caddo Parish Public Works Department.

13.7 WATER SUPPLY

- A. Where a connection to a public water system is present at the boundary of the subdivision, water distribution facilities, including fire hydrants, must be installed to serve all properties within the subdivision in addition to any additional requirements for public sewer in state law.
- B. Where a connection to a public water system is present, it must be extended for and throughout the entire subdivision in such a manner that each lot within a subdivision is serviced by means of a connection to the water system within its own frontage.
- C. In Caddo Parish, the design and construction of public water systems must conform to the Water and Wastewater Design Standards, Standard Specifications for Infrastructure Improvements and Chapter 52 of the Caddo Parish Code of Ordinances.

13.8 UTILITIES

- A. Utility services should be clustered within a single servitude when practical. Prior to the installation of such utilities, drawings must be submitted to the Caddo Parish Public Works Department.
- B. The developer must provide underground utilities unless specific site conditions make the installation of underground utilities impractical.

13.9 STORMWATER

- A. All developments must meet the stormwater management requirements of Article 11.
- B. A drainage study is required and must be approved by the Caddo Parish Public Works Department identifying the lot number and drainage pipe size.
- C. Storm drainage improvements consisting of storm sewers and/or open channels must adequately drain the area being developed and also all of that area which naturally drains through the area being developed. The design of drainage improvements must be coordinated with present and probable future improvements so as to form part of an integrated system. Appropriate grading may be required. In Caddo Parish, drainage infrastructure must consist of pipe systems. If a pipe system is not physically possible, an exception can be made by the Caddo Parish Public Works Department.
- D. Drainage servitudes must have a minimum width of 20 feet and must be sodded or seeded at the developer's expense. This requirement is waived when stormwater management methods are used.
- E. Where the character or topography of the land in a subdivision is such that it is impossible or impractical to place streets so that they carry off the surface water, the appropriate servitudes along lot lines must be provided and improved, where necessary, to carry off surface water in storm sewers. This should only be for regional drainage. Caddo Parish does not maintain lot to lot drainage.
- F. All publicly dedicated drainage servitudes must be approved by the Caddo Parish Public Works Department.

ARTICLE 14. CODE ADMINISTRATORS

- 14.1 DESIGNEES**
- 14.2 CADDO PARISH PLANNING AND ZONING COMMISSION**
- 14.3 PARISH COMMISSION**
- 14.4 EXECUTIVE DIRECTOR**
- 14.5 ZONING ADMINISTRATOR**
- 14.6 HISTORIC PRESERVATION COMMISSION**

14.1 DESIGNEES

Certain officials within this section are cited as having powers that may also be administered by a designee, indicated in this section by the language “designee.” The ability to direct powers to a designee applies to the actions of such officials throughout this Code.

14.2 CADDO PARISH PLANNING AND ZONING COMMISSION

The Caddo Parish Planning and Zoning Commission has the following specific powers pursuant to this Code:

- A.** To make recommendations on zoning text and map amendment applications.
- B.** To make final decisions on special use applications.
- C.** To make recommendations on planned unit development applications.
- D.** To make final decisions on site plan reviews when required by this Code.
- E.** To make final decisions on appeals of site plan reviews conducted by the Executive Director.
- F.** To make final decisions on subdivisions.
- G.** To make final decisions on variance applications.
- H.** To make final decisions on zoning appeals.

14.3 PARISH COMMISSION

The Parish Commission has the following specific powers pursuant to this Code:

- A.** To make final decisions on zoning map amendment applications for lots within Caddo Parish.
- B.** To make final decisions on zoning text amendment applications.
- C.** To make final decisions on appeals of the approval or denial of special use applications for lots within Caddo Parish.
- D.** To make final decisions on planned unit development applications for lots within Caddo Parish.

14.4 ZONING BOARD OF APPEALS

The Zoning Board of Appeals has the following powers pursuant to this Code:

- A.** To make final decisions on variance applications.
- B.** To make final decisions on zoning appeals.

14.5 EXECUTIVE DIRECTOR

The Executive Director may designate one or more staff persons to act as the Executive Director; however, a zoning decision may only be rendered once. The Executive Director, or his/her designee, has the following powers pursuant to this Code:

- A. To review and make final decisions on administrative exception applications.
- B. To review and make final decisions on site plan review applications when required by this Code.
- C. To review and make final decisions on zoning interpretation applications.
- D. To receive and forward zoning applications as required by this Code to the appropriate administrative bodies.

14.6 ZONING ADMINISTRATOR

The Zoning Administrator may designate one or more staff persons to act as the Zoning Administrator; however, a zoning decision may only be rendered once. The Zoning Administrator, or his/her designee, has the following powers, with the concurrence of the Executive Director, pursuant to this Code:

- A. To review and make final decisions on temporary use permit applications.
- B. To review and make final decisions on sign permit applications.
- C. To conduct inspections of structures or the use of land to determine whether there is compliance with this Code, and, in case of any violation, order corrective action.

ARTICLE 15. APPLICATION PROCEDURES

- 15.1 APPLICATION**
- 15.2 NOTICE**
- 15.3 PUBLIC HEARING**
- 15.4 NEIGHBORHOOD PARTICIPATION PLAN**

15.1 APPLICATION

A. Filing and Pre-Application Meeting

1. All zoning and subdivision applications must be filed with the Executive Director, unless otherwise specified. The application must be on forms provided by the Executive Director and filed in such quantity as required by the instructions.
2. Prior to formal submittal of an application, the applicant may request a pre-application meeting with the Executive Director and/or the Metropolitan Planning Commission staff. The purpose of the pre-application meeting, which does not require a formal application or fees, is to provide informal advice and assistance to the applicant. Any opinions or advice provided are not binding with respect to any official action that may be taken on the application. Certain applications per Article 16 require a pre-application meeting as part of the approval process.

B. Completeness

1. The application must include all information, plans, and data as specified in the application requirements. Any required plans must be at a scale sufficient to permit a clear and precise understanding of the proposal, unless specifically required to be at a set scale.
2. The Executive Director will examine all applications within 30 days of filing to determine completeness. If the application does not include all the submittal requirements for the application, the Executive Director will reject the application and provide the applicant with the reasons for the rejection. The Executive Director will take no further steps to process the application until all deficiencies are remedied.
3. If any application submittal requirement is not applicable or inappropriate to determine the nature of the development, a submission waiver may be requested with justification for such a waiver.
4. After an application is determined to be complete, any substantive change made by the applicant to the application requires resubmittal of the entire application and a new completeness review. However, such revisions do not require an additional payment of fees.
5. Once the application is under consideration by the appropriate body, additional information or revisions requested during review do not constitute a substantive change to the application.

C. Fees

Each application must be accompanied by the required filing fee as established and modified in the Code of Ordinances. The failure to pay such fee when due is grounds for refusing to process the application and renders the application incomplete. If an application is submitted by the Parish Commission or Caddo Parish Planning and Zoning Commission, then fee requirements are waived.

D. Withdrawal of Application

An applicant has the right to withdraw an application at any time prior to the final decision, including the ability to withdraw the application if it has been tabled by the Parish Commission, or Caddo Parish Planning and Zoning Commission. The applicant must submit a request for withdrawal in writing. There will be no refund of fees. Receipt of a written withdrawal request by the Executive Director will officially terminate the application.

E. Consideration of Successive Applications

1. Within one year of the date of denial, a subsequent application for the same zoning approval will not be reviewed or heard unless there is substantial new evidence available, or if a significant mistake of law or fact affected the prior denial.
2. If the application is resubmitted earlier than one year from the date of denial, the subsequent application must include a detailed statement of the grounds justifying its consideration.
3. The Executive Director will make a determination as to whether the subsequent application is appropriate for resubmittal prior to the expiration of the one year wait requirement. If the Executive Director finds that there are no new grounds for consideration of the subsequent application, he/she will summarily, and without hearing, deny the request.

F. Stay of Enforcement Proceedings

Any application submittal that remedies an existing violation, as determined by the Zoning Administrator, shall stay all enforcement proceedings unless the Zoning Administrator certifies that, by reason of the facts stated as a part of the violation, a stay would in his or her opinion cause imminent peril to life or property. When such determination is made, enforcement proceedings shall not be stayed except by a restraining order granted, after due notice, to the Zoning Administrator, by the Caddo Parish Planning and Zoning Commission or a court of proper jurisdiction.

G. Summary of Application Actions

Table 15-1: Summary of Application Actions describes the responsibilities and actions taken in the processing and approval of the applications of the Code. This is provided for reference purposes and in the case of any conflict with Article 16, Article 16 controls.

TABLE 15-1: SUMMARY OF APPLICATION ACTIONS							
APPLICATIONS	ADMINISTRATORS						
	Zoning Administrator	Historic Preservation Commission (HPC)	Executive Director	Caddo Parish Planning and Zoning Commission (PZC)	Parish Commission	Caddo Parish Civil District Court	Unified Development Code Source Cited
Parish Commission							
Code Text Amendment			RR	PH & RR	D	A	Section 16.1
Zoning Map Amendment (Zoning Change)			RR	PH & RR	D	A	Section 16.2
Planned Unit Developments (PUD & SPUD)			RR	PH & RR	D	A	Section 16.8
Variance to Zoning			RR	PH & D		A	Section 16.4
Special Exception Use			RR	PH & D	A		Section 16.5
Appeal to Staff Administrative Decisions				R & D		A	Section 16.13
Caddo Parish Planning and Zoning Commission							
Special Use Permit			RR	PH & D	A	A	Section 16.3
Site Plan Review – MPC			RR	D		A	Section 16.7
Subdivision – Major			RR	PH & D	A	A	Article 17
Subdivision – Minor			RR	D	A	A	Article 17
Executive Director							
Administrative Exception to Zoning			R & D	A			Section 16.6
Site Plan Review – Administrative			R & D	A			Section 16.7
Zoning Interpretation	R		R & D	A			Section 16.10
Subdivision – Administrative			R & D		A	A	Article 17
Zoning Administrator							
Sign Permit	R & D			A			Section 16.9
Temporary Use Permit	R & D		R	A			Section 16.11
Certificate of Occupancy (CO)	R & D			A			Section 16.12
Short-Term Rental Permit	R & D			A	A	A	Article 23
KEY							
R = Review RR = Review & Recommendation PH – Public Hearing D = Decision A = Appeal							

15.2 NOTICE

A. Required Notice

Table 15-2: Required Notice indicates the types of notice required for public hearings on the zoning and subdivision applications.

TABLE 15-2: REQUIRED NOTICE			
Application	Notice Type		
	Published	Mailed	Posted
Code Text Amendment	•		
Zoning Map Amendment	•	•	•
Special Use	•	•	•
Variance to Zoning	•	•	•
Special Exception Use	•	•	•
Planned Unit Developments (PUD & SPUD) – Preliminary Site Plan	•	•	•
Appeal to Staff Administrative Decisions	•		
Subdivision Application (Major) – Preliminary Plat	•		
Annexation	•		

B. Published Notice

When published notice is required, the Executive Director will publish notice in a newspaper of general circulation within Caddo Parish. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. Notice must be published no less than 14 days and no more than 30 days in advance of the scheduled hearing date.

C. Mailed Notice

1. General Requirements

- a. Written notice will be mailed by the Executive Director no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within 1500 feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the Caddo Parish Planning and Zoning Commission or the Parish Commission, notification must also be mailed to the owner of the subject property.
- b. Nothing in this section is intended to prevent the applicant from giving additional notice as he/she may deem appropriate.

2. Mailed Notice for Administrative Exceptions

- a. For administrative exceptions, written notice will be mailed by the Executive Director to property owners abutting the subject property as well as the property owner(s) located directly across the street no less than 15 and no more than 30 days in advance of the date of when he/she will make a decision.
- b. If a noticed property owner objects to the administrative exception prior to the date indicated on the notice, the application is then considered a variance and subject to the variance notice requirements.

D. Posted Notice

When posted notice is required, it must be located on the subject property in accordance with the following provisions:

1. The required posting period must be no less than 15 days and no more than 30 days in advance of the scheduled hearing date. The sign must be posted at a prominent location on the property, near the sidewalk or public right-of-way so that it is visible to pedestrians and motorists. Properties with more than one street frontage are required to post one sign visible on each street frontage. Posted signs may be removed the day following the scheduled hearing date.
2. The Zoning Administrator will erect the sign and the property owner must maintain the sign during the required posting period.

15.3 PUBLIC HEARING

A. Pre-Hearing Examination

Once required notice is given, any person may examine the application and material submitted in support of or in opposition to the application during normal business hours, subject to the exceptions set forth in the Freedom of Information Act. Upon reasonable request, any person is entitled to copies of the application and related documents. A fee may be charged for such copies.

B. Conduct of the Public Hearing

The public hearing must be conducted in accordance with all applicable requirements of Louisiana law and the rules and regulations of the body conducting the hearing.

C. Continuances

The body conducting the hearing may continue a public hearing. No new notice is required to reopen the public hearing if the hearing is continued to a date specific, provided that a public announcement of the future date, time, and place of the continued hearing is made at the current hearing and recorded in the minutes. If the hearing is adjourned, rather than continued to a date specified, in order to reopen the hearing all notice must be given that would have been required for the initial public hearing.

15.4 NEIGHBORHOOD PARTICIPATION PLAN

A. Purpose and Intent

1. Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood;
2. Ensure that the citizens and property owners of Caddo Parish have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, planning staff, and elected officials throughout the application review process.
4. The neighborhood participation plan is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan may not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of this subsection to guarantee or require that an application will be approved with or without any particular conditions.

B. Applicability

1. A neighborhood participation plan shall be completed as part of the application submittal process for any land development application the Executive Director, or his/her designee, deems necessary due to its sensitive nature, proximity to the neighborhood or where unusual circumstances, common sense and good judgment dictate. The Executive Director will evaluate each application on a case-by-case basis.
2. A neighborhood participation plan is not required for any application for a Code text amendment.

C. Waiver of Neighborhood Participation Plan Requirements

If a neighborhood participation plan is required by the Executive Director of the MPC, the affected applicant may submit a written request for waiver citing rationale therefore. The Executive Director will document his or her decision and rationale of all waiver requests.

D. Participants

Participants in the neighborhood participation plan shall consist of the following:

1. Applicants and property owners or their duly authorized representatives listed on the development or variance application.
2. Homeowners associations, neighborhood associations, or any equivalent local group, and individuals. An inventory of all homeowners associations, neighborhood associations, or any equivalent local group, may be kept and made available for distribution at the Office of the Metropolitan Planning Commission.

E. Target Area

The level of citizen interest and area of involvement will vary depending on the nature of the application and the location of the Site. The target area may include the following:

1. Individuals located within five hundred (500) feet of the subject property;
2. The head of homeowners association, neighborhood association, or equivalent local group located within five hundred (500) feet of the subject property. In the case where there are no homeowners associations within the five hundred (500) foot radius, planning staff will provide the applicant a list of the five (5) nearest homeowners associations' contact information outside of the five hundred (500) foot radius line;
3. Other potentially affected property owners outside of the outside of the five hundred (500) foot radius line as determined by planning staff; and
4. Other interested parties who have requested that they be placed on a list of interested parties maintained by the Office of the MPC.
5. The applicant may not submit a neighborhood participation plan until after a pre-application meeting and consultation with planning staff.

F. Neighborhood Participation Meeting

If a neighborhood participation plan is required, the applicant shall schedule one meeting with the target area homeowners association, neighborhood association, or individuals as part of the submission of their land-use development or variance application. The meeting(s) shall include a presentation and a discussion about the proposed project, or request, subject to review by the appropriate body (depending on the type of application). Additional meetings may be scheduled by the applicant, if desired. Any scheduled neighborhood participation meeting shall be held at a reasonable time and at a reasonable location.

G. Neighborhood Participation Report

If a neighborhood participation plan is required, the applicant shall provide a written report on the results of its neighborhood participation meeting efforts. At a minimum, the neighborhood participation report shall include the following items:

1. Dates and locations of all meetings where entities and individuals were invited to discuss the applicant's proposal or a statement indicating the reasons if no meeting was held. No information pertaining to any meeting held more than one hundred eighty (180) days prior to the submittal of the application may be accepted as part of the neighborhoods participation report;
2. Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, publications, and petitions received in support of or in opposition to the proposed project, and any other materials pertaining to the notification process;
3. A list of individuals and entities that were invited and contacted to the meeting;
4. Copy of the meeting sign-in sheet showing the names, addresses, and contact information of the participants of the meeting.
5. A summary of the concerns and issues discussed during the meeting and how the applicant intends to address them. If the concern, issue, or problem is not being addressed, the applicant may state the reasons.

ARTICLE 16. ZONING APPLICATION APPROVAL PROCESSES

- 16.1 CODE TEXT AMENDMENT**
- 16.2 ZONING MAP AMENDMENT**
- 16.3 SPECIAL USE PERMIT**
- 16.4 VARIANCE TO ZONING**
- 16.5 SPECIAL EXCEPTION USE**
- 16.6 ADMINISTRATIVE EXCEPTION TO ZONING**
- 16.7 SITE PLAN REVIEW**
- 16.8 PLANNED UNIT DEVELOPMENT AND SMALL PLANNED UNIT DEVELOPMENT**
- 16.9 SIGN PERMIT**
- 16.10 ZONING INTERPRETATION**
- 16.11 TEMPORARY USE PERMIT**
- 16.12 CERTIFICATE OF OCCUPANCY**
- 16.13 APPEAL OF STAFF ADMINISTRATIVE DECISIONS**

16.1 CODE TEXT AMENDMENT

A. Purpose

The regulations imposed and the districts created by this Code may be amended from time to time in accordance with this section. This process for amending the Code is intended to allow modifications in response to omissions or errors, changed conditions including subdivision of land, or changes in land use policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

B. Initiation

The Parish Commission, the Caddo Parish Planning and Zoning Commission, a property owner in Caddo Parish, or person expressly authorized in writing by the property owner, may propose a Code text amendment. Code text amendments initiated by the Parish Commission also require an application, but are exempt from fees.

C. Authority

The Parish Commission, after receiving a recommendation from the Caddo Parish Planning and Zoning Commission, shall take formal action on requests for Code text amendments.

D. Process

1. Action by Executive Director

All applications for a Code text amendment must be filed with the Executive Director in accordance with Section 15.1 (Application). The Executive Director shall take the following actions upon submittal of an application.

- a.** Once it is determined that the application is complete, the Executive Director shall review and provide a summary of the issue to be addressed by the proposed Code text amendment, and shall also include staff comments and a recommendation regarding the application and proposed Code text amendment.
- b.** The Executive Director shall obtain a resolution from the Caddo Parish Planning and Zoning Commission that authorizes the preparation of the proposed Code text amendment for review by the Caddo Parish Planning and Zoning Commission.
- c.** The Executive Director will prepare a draft of the proposed Code text amendment.
- d.** The Executive Director may consult with appropriate Caddo Parish staff and/or community stakeholders groups in the course of drafting the proposed Code text amendment.
- e.** The Executive Director will assign a case number and place the proposed Code text amendment in ordinance draft form on the official agenda for the Caddo Parish Planning and Zoning Commission.

2. Action by Caddo Parish Planning and Zoning Commission

- a.** After receipt of a complete application, summary, and staff comments, including a recommendation from the Executive Director, the Caddo Parish Planning and Zoning Commission will consider the proposed Code text amendment at a public hearing in accordance with Section 15.3 (Public Hearing). Notice for the public hearing must be in accordance with Section 15.2 (Notice).
 - i.** The Parish Commission must act on the application within 90 days of receipt of the Caddo Parish Planning and Zoning Commission recommendation unless the Parish Commission grants additional consideration time before the 90 day period has expired.
 - ii.** If the Parish Commission does not act upon the application within 90 days of receipt of the Caddo Parish Planning and Zoning Commission recommendation, the application is deemed denied unless the Parish Commission grants additional consideration time before the 90 day period has expired.
- b.** The Caddo Parish Planning and Zoning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section and shall recommend any of the following actions: recommendation of approval, recommendation of approval with modifications, or recommendation of denial of the application for a Code text amendment.
- c.** Within 60 days of the close of the date that the recommendation is rendered, the Caddo Parish Planning and Zoning Commission must forward its recommendation to the Parish Commission.

3. Action by Parish Commission

- a.** Upon receipt of a copy of the filed application, the Shreveport Metropolitan Planning Commission Staff Report and the Caddo Parish Planning and Zoning Commission's recommendation, the Parish Commission will follow this Code and the Parish Commission Rules of Procedure in review and action on the proposed Code text amendment.
 - i.** The Parish Commission must act on the application within 90 days of receipt of the Caddo Parish Planning and Zoning Commission recommendation unless the Parish Commission grants additional consideration time before the 90 day period has expired.
 - ii.** If the Parish Commission does not act upon the application within 90 days of receipt of the Caddo Parish Planning and Zoning Commission recommendation, the application is deemed denied unless the Parish Commission grants additional consideration time before the 90 day period has expired.
- b.** Decisions on a Code text amendment are not final until the Parish Commission takes action on the proposed Code text amendment in one of the following ways: approval, approval with modifications, or denial. Modifications for a Code text amendment are only allowed to clarify the intent of the proposed amendment, to resolve contradictions under the Code or to correct errors such as grammatical mistakes, labeling, numbering or formatting issues. The Parish Commission may also return the application or request for a Code text amendment to the Caddo Parish Planning and Zoning Commission with instructions for further review and consideration.
 - i.** Simple Majority Vote. If the Caddo Parish Planning and Zoning Commission recommended approval of the Code text amendment then the Parish Commission may render its decision to approve the amendment with a simple majority vote. (State law reference: La. R.S. 33:140.30)
 - ii.** Two-Thirds Vote. If the Caddo Parish Planning and Zoning Commission recommended denial of the Code text amendment then the Parish Commission shall render its decision to approve the amendment with a two-thirds vote. (State law reference: La. R.S. 33:140.30)
- c.** Decisions on a Code text amendment are not final until the Parish Commission acts concerning the recommended Code text amendment.

E. Approval Standards

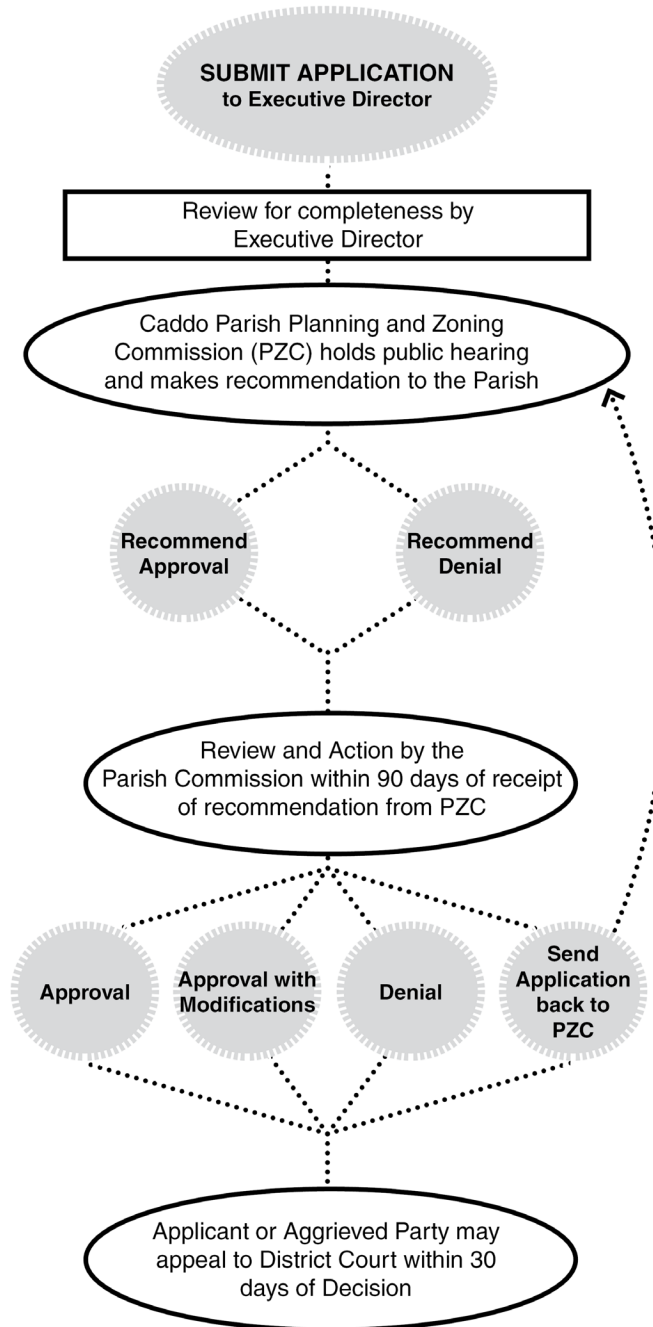
In making their recommendation and decision, the Caddo Parish Planning and Zoning Commission and Parish Commission must consider the following standards. The approval of Code text amendments is based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare.
2. The consistency of the proposed amendment with the Master Plan and any adopted land use policies.
3. The consistency of the proposed amendment with the intent of this Code.
4. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
5. The extent to which the proposed amendment creates nonconformities.

F. Appeals

Within 30 days after the date of the decision, the applicant or any aggrieved party may appeal a Parish Commission decision on a Code text amendment to Caddo Parish Civil District Court.

FIGURE 16-1: CODE TEXT AMENDMENT



16.2 ZONING MAP AMENDMENT

A. Purpose

The regulations imposed and the districts created by this Code may be amended from time to time in accordance with this section. This process for amending the Zoning Map is intended to allow modifications in response to omissions or errors, changed conditions including subdivision of land, or changes in land use policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

B. Initiation

The Parish Commission, the Caddo Parish Planning and Zoning Commission, a property owner in Caddo Parish, or person expressly authorized in writing by the property owner, may propose zoning map amendments. Zoning map amendments initiated by the Parish Commission also require an application, but are exempt from fees.

C. Authority

For zoning map amendments proposed within the boundaries of Caddo Parish, the Parish Commission, after receiving a recommendation from the Caddo Parish Planning and Zoning Commission, shall take formal action on requests for zoning map amendments.

D. Process

1. Action by Executive Director

All applications for a zoning map amendment must be filed with the Executive Director in accordance with Section 15.1 (Application). The Executive Director shall take the following actions upon submittal of an application.

- a. Once it is determined that the application is complete, the Executive Director shall review and provide a summary of the proposed zoning map amendment and shall also include staff comments and a recommendation regarding the application and proposed zoning map amendment.
- b. The Executive Director shall then schedule the application for consideration by the Caddo Parish Planning and Zoning Commission.

2. Action by Caddo Parish Planning and Zoning Commission

- a. After receipt of a complete application, summary, and comments including a recommendation from the Executive Director, the Caddo Parish Planning and Zoning Commission will consider the proposed zoning map amendment at a public hearing in accordance with Section 15.3 (Public Hearing). Notice for the public hearing must be in accordance with Section 15.2 (Notice).
- b. The Caddo Parish Planning and Zoning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section and shall recommend any of the following actions: recommendation of approval, recommendation of approval with modifications, or recommendation of denial of the application.
- c. Within 60 days of the close of the date that the recommendation is rendered, the Caddo Parish Planning and Zoning Commission must forward its recommendation to the Parish Commission.

3. Action by Parish Commission

- a. Upon receipt of a copy of the filed application, the Caddo Parish Planning and Zoning Commission Staff Report and the Caddo Parish Planning and Zoning Commission's recommendation the Parish Commission will follow this Code and the Parish Commission Rules of Procedure in review and action on the proposed zoning amp amendment.

- i. The Parish Commission must act on the application within 90 days of receipt of the Caddo Parish Planning and Zoning Commission recommendation unless the Parish Commission grants additional consideration time before the 90 day period has expired.
 - ii. If the Parish Commission does not act upon the application within 90 days of receipt of the Caddo Parish Planning and Zoning Commission recommendation, the application is deemed denied unless the Parish Commission grants additional consideration time before the 90 day period has expired.
- b. Decisions on a zoning map amendment are not final until the Parish Commission takes action on the proposed zoning map amendment for properties within the boundaries of the City of Shreveport, Louisiana in one of the following ways: approve or deny. The Parish Commission may also return the application or request for a zoning map amendment to the Caddo Parish Planning and Zoning Commission with instructions for further review and consideration.
- i. Simple Majority Vote. If the Caddo Parish Planning and Zoning Commission recommended approval of the zoning map amendment then the Parish Commission may render its decision to approve the amendment with a simple majority vote. (State law reference: La. R.S. 33:140.30)
 - ii. Two-Thirds Vote. If the Caddo Parish Planning and Zoning Commission recommended denial of the zoning map amendment then the Parish Commission shall render its decision to approve the amendment with a two-thirds vote. (State law reference: La. R.S. 33:140.30)

E. Approval Standards

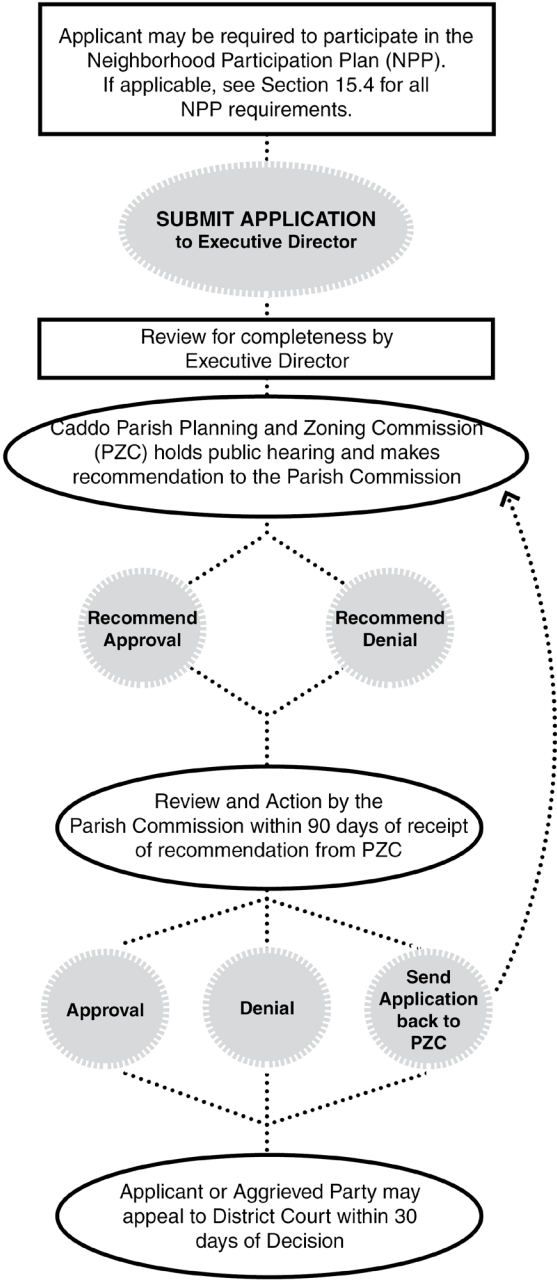
In making their recommendation and decision, the Caddo Parish Planning and Zoning Commission and Parish Commission must consider the following standards. The approval of zoning map amendments is based on a balancing of these standards:

1. The compatibility with the existing use and zoning of nearby property.
2. The extent to which the proposed amendment promotes the public health, safety, and welfare.
3. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses allowed under the existing zoning classification.
4. The consistency of the proposed amendment with the Master Plan and any adopted land use policies.
5. That the proposed amendment will benefit Caddo Parish as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.
6. The extent to which the proposed amendment creates nonconformities.
7. The trend of development, if any, in the general area of the property in question.
8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

F. Appeals

Within 30 days after the date of the decision, the applicant or any aggrieved party may appeal a Parish Commission decision on a zoning map amendment to Caddo Parish Civil District Court.

FIGURE 16-2: ZONING MAP AMENDMENT



16.3 SPECIAL USE PERMIT

A. Purpose

This Code is based upon the division of Caddo Parish into districts. Within each district the use of land and structures are substantially uniform. It is recognized, however, that there are certain uses that, because of their unique characteristics, must be considered individually in a district or districts to address the impact of those uses upon neighboring land and of the need for that use at the particular location.

B. Initiation

A property owner in Caddo Parish, or person expressly authorized in writing by the property owner, may file an application to use his/her land for one or more of the special uses authorized within the zoning district. A property owner may only propose a special use for property under his/her control.

C. Authority

The Caddo Parish Planning and Zoning Commission shall take formal action on requests for special use permits.

D. Process

1. Action by Executive Director

All applications for a special use permit must be filed with the Executive Director in accordance with the requirements in Section 15.1 (Application). The Executive Director shall take the following actions upon submittal of an application:

- a. Once it is determined that the application is complete, the Executive Director shall review and provide a summary of the proposed special use permit and shall also include staff comments and a recommendation regarding the application and proposed special use permit.
- b. The Executive Director shall then schedule the application for consideration by the Caddo Parish Planning and Zoning Commission.

2. Action by Caddo Parish Planning and Zoning Commission

- a. After receipt of a complete application, summary, and staff comments including a recommendation from the Executive Director, the Caddo Parish Planning and Zoning Commission shall consider the special use permit at a public hearing in accordance with Section 15.3 (Public Hearing). Notice for the public hearing must be in accordance with Section 15.2 (Notice).
- b. The Caddo Parish Planning and Zoning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section and shall take any of the following actions: approval, approval with conditions, or denial of the application.
- c. Within ten days of the date the action is taken, the applicant or any aggrieved person may appeal the decision to the Parish Commission.

3. Action by Parish Commission

- a. The Parish Commission will affirm, overrule, or modify any action of the Caddo Parish Planning and Zoning Commission on the appeal of an action with respect to a special use permit for properties within the boundaries of Caddo Parish.
 - i. The Parish Commission must act on the application within 90 days unless the City Council grants additional consideration time before the 90 day period has expired.

- ii. If the Parish Commission does not act upon the application within 90 days, the application is deemed denied unless the Parish Commission grants additional consideration time before the 90 day period has expired.
- iii. Any action by the Parish Commission on an appeal will be by motion or resolution and does not require an ordinance.

b. Conditions

The Caddo Parish Planning and Zoning Commission may impose, and, on appeal, the Parish Commission may impose, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use permit as may be deemed necessary for the protection of the public health, safety, and welfare.

E. Approval Standards

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use permit must be evaluated on an individual basis, in relation to all applicable standards of this Code. Such evaluation will determine whether approval of the special use permit is appropriate at the particular location and in the particular manner proposed. The Caddo Parish Planning and Zoning Commission or, on appeal, the Parish Commission must make findings to support their decision, regarding a special use permit, based on the following criteria:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with this Code.
4. The special use conforms to the regulations of the zoning district where it will be located.

F. Modifications to Approved Special Uses

1. Administrative Modifications

The Executive Director may approve the following administrative modifications to an approved special use permit when it is determined by the Executive Director that such changes are in substantial conformance with the approved special use. Any changes considered a minor or major modification, as defined in this section, cannot be approved as an administrative modification. No notice is required for an administrative modification. Administrative modifications are as follows:

- a. A change of ownership or name of the business.
- b. Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, or structural safety.
- c. Changes in building design, including building materials that continue to meet the requirements of this Code and any conditions of the final plan approval.
- d. Any additions or enlargements to a structure where the area devoted to a special use is increased by less than 10%.
- e. The modification of existing accessory structures or the addition of new accessory structures related to the special use when in conformance with the requirements of this Code. This does not include the addition or modification of any outdoor service components, which are considered a minor modification.
- f. A reduction in the amount of bicycle or vehicle parking spaces so long as the remaining number of spaces is in conformance with the requirements of this Code.

- g. The modification of existing signs or the addition of new signs related to the special use when in conformance with the requirements of the sign regulations.

2. Minor Modifications

The Caddo Parish Planning and Zoning Commission, at a public meeting, may approve the following minor modifications to an approved special use permit when it is determined by the Metropolitan Planning Commission that such changes are in substantial conformance with the approved special use.

- a. Any additions or enlargements to a structure where the area devoted to a special use is increased by 10% up to a maximum of 25%.
- b. The addition or modification of new outdoor service components, such as seating or dining areas.
- c. Modifications to the approved landscape plan that result in a reduction of the total amount of plant material from that shown on the approved special use permit.

3. Major Modifications

The Caddo Parish Planning and Zoning Commission or, on appeal, the Parish Commission may approve any other changes to an approved special use permit that do not qualify as an administrative modification or minor modification. Proposed major modifications to an approved special use permit must follow the process for approval of a special use permit of this section.

G. Expiration

A special use permit approval expires if any one of the following conditions occurs and no request for an extension of the special use permit approval is pending.

- 1. When an approved special use is changed to or replaced by another use.
- 2. For new construction or additions or enlargements to an existing structure, the special use permit approval expires within 180 days of the date of approval if a building permit has not been issued.
- 3. For special uses within existing structures or on lots where no structure is planned, the special use permit approval expires within 180 days of the date of approval if the licenses or permits required for the operation or maintenance of the use have not been obtained.

H. Appeals

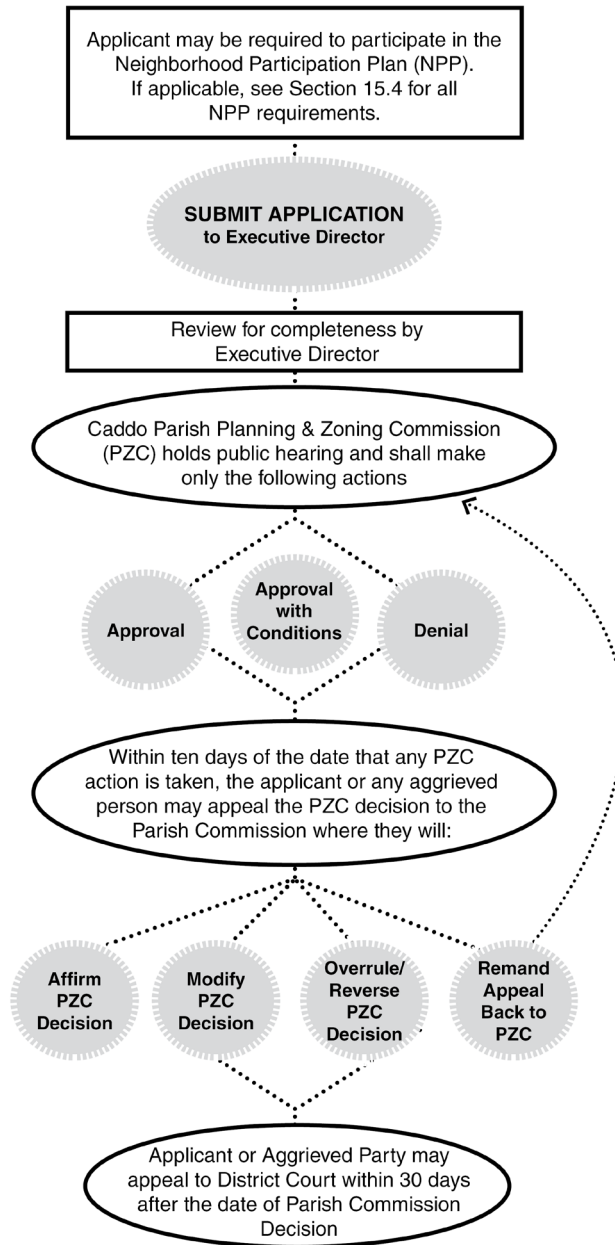
1. Appeals of Caddo Parish Planning and Zoning Commission Decision

Within ten days after the date of the decision for a special use permit by the Caddo Parish Planning and Zoning Commission, the applicant or any aggrieved party may appeal to the Parish Commission.

2. Appeals of City Council Parish Commission

Within 30 days after the date of the decision by the Parish Commission, the applicant or any aggrieved party may appeal the Parish Commission decision regarding the special use permit to Caddo Parish Civil District Court.

FIGURE 16-3: SPECIAL USE PERMIT



16.4 VARIANCE TO ZONING

A. Purpose

Zoning variances are intended to address unnecessary hardships or practical difficulties resulting from the strict application of zoning-related standards. The purpose of the variance process is to provide a narrowly limited means by which relief may be granted from unforeseen applications of this Code.

B. Initiation

A property owner in Caddo Parish, or person expressly authorized in writing by the property owner, may file an application for a variance. A property owner, or his/her designee, may only propose a variance for property under his/her control.

C. Authority

1. The Caddo Parish Planning and Zoning Commission shall take formal action on variance applications. However, the Executive Director is authorized to grant certain administrative exceptions, as described in Section 16.5 (Administrative Exception).
2. Use variances are prohibited. A use variance is a request for a variance to allow a use that is not listed as a permitted or special use within a zoning district in Article 5.

D. Process

1. Action by the Executive Director

All applications must be filed with the Executive Director in accordance with Section 15.1 (Application). The Executive Director shall take the following actions upon submittal of an application:

- a. Once it is determined that the application is complete, the Executive Director shall review and provide a summary of the proposed variance and shall also include staff comments and a recommendation regarding the application and proposed variance to zoning.
- b. The Executive Director shall then schedule the application for consideration by the Caddo Parish Planning and Zoning Commission.

2. Action by the Caddo Parish Planning and Zoning Commission

- a. After receipt of a complete application, summary, staff comments, and recommendation from the Executive Director, the Caddo Parish Planning and Zoning Commission shall consider the proposed variance at a public hearing in accordance with Section 15.3 (Public Hearing). Notice for the public hearing must be in accordance with Section 15.2 (Notice).
- b. The Caddo Parish Planning and Zoning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Caddo Parish Planning and Zoning Commission must act on the application within 90 days of receipt of the complete application unless the Caddo Parish Planning and Zoning Commission grants additional consideration time before the 90 day period has expired. The Caddo Parish Planning and Zoning Commission shall take action in one of the following ways: approval, approval with conditions, or denial.
- c. If the Caddo Parish Planning and Zoning Commission does not act upon the application within 90 days of receipt of the complete application, the application is deemed denied unless the Caddo Parish Planning and Zoning Commission grants additional consideration time before the 90 day period has expired.
- d. The Caddo Parish Planning and Zoning Commission may impose such conditions and restrictions upon the variance as may be deemed necessary for the protection of the public health, safety, and welfare.

- e. The Caddo Parish Planning and Zoning Commission may grant a variance that is less than that requested in the submitted application when it has been decided that the applicant is entitled to some relief, but not to the entire relief requested in the variance application.

E. Approval Standards

1. The Caddo Parish Planning and Zoning Commission must make findings to support the following criteria:
 - a. The strict application of the terms of this Code will result in undue hardship unless the specific relief requested is granted.
 - b. The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner.
 - c. The variance, if granted, will not alter the essential character of the locality.
2. The Caddo Parish Planning and Zoning Commission, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:
 - a. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
 - b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
 - c. The granting of the variance will not be detrimental to the public health, safety, and welfare.
 - d. The proposed variance is consistent with this Code.

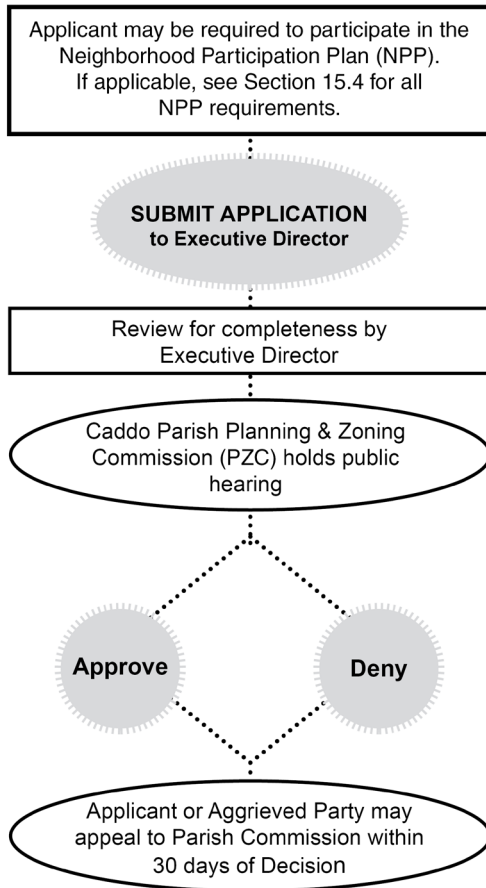
F. Expiration of Variance

An approved variance will expire 180 days from the date of approval unless a building permit is obtained before the expiration of such period. The Caddo Parish Planning and Zoning Commission may grant an extension of time for a period of validity longer than 180 days. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.

G. Appeals

Within 30 days after the date of the decision, the applicant or any aggrieved party may appeal a Caddo Parish Planning and Zoning Commission decision on a variance to the Parish Commission.

FIGURE 16-4: VARIANCE TO ZONING



16.5 SPECIAL EXCEPTION USE

A. Purpose

1. This Code currently allows certain uses to be approved with a Special Use Permit. It is recognized, however, that there are certain uses that, because of their unique characteristics, can be more appropriately evaluated by different approval standards. These uses are known as a Special Exception Use.
2. Under this provision, a use or structure may be authorized by the Caddo Parish Planning and Zoning Commission that would not be appropriate generally or without restriction throughout a district but which, if controlled could be appropriate within that district. Uses may be authorized with appropriate conditions and safeguards as may be determined by the Caddo Parish Planning and Zoning Commission

B. Initiation

A property owner whose property falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission's planning area, but outside of the corporate limits of the City of Shreveport, or person expressly authorized in writing by the property owner, may file an application to use his/her land for one or more of the special exception uses authorized within the zoning district. A property owner may only propose a special exception use for property under his/her control.

C. Authority

The Caddo Parish Planning and Zoning Commission shall take formal action on requests for special exception use approvals.

D. Application Process

1. Action by Executive Director

All applications for a special exception use must be filed with the Executive Director in accordance with the requirements in Section 15.1 (Application). The Executive Director shall take the following actions upon submittal of an application:

- a. Once it is determined that the application is complete, the Executive Director shall review and provide a summary of the proposed special exception use and shall also include staff comments and a recommendation regarding the application and proposed special exception use.
- b. The Executive Director shall then schedule the application for consideration by the Caddo Parish Planning and Zoning Commission.

2. Action by the Zoning Board Appeals

- a. After receipt of a complete application, summary, and staff comments, including a recommendation from the Executive Director, the Caddo Parish Planning and Zoning Commission shall consider the special exception use application at a public hearing in accordance with Section 15.3 (Public Hearing). Notice for the public hearing must be in accordance with Section 15.2 (Notice).
- b. The Caddo Parish Planning and Zoning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section and shall take any of the following actions: approval, approval with conditions, or denial of the application for a special exception use.
- c. Decisions on a special exception use are not final until the Caddo Parish Planning and Zoning Commission acts concerning the special exception use application.

E. Approval Standards

1. The listing of a use as a special exception use within a zoning district does not constitute an assurance or presumption that such special exception use will be approved. Rather, each special exception use permit must be evaluated on an individual basis, in relation to all applicable standards of this Code. In considering each special exception use permit application, the Caddo Parish Planning and Zoning Commission or, on appeal, the Parish Commission will review the overall compatibility of the proposed special exception use with surrounding property as well as such specific items, including but not limited to, screening, parking, and landscaping to make sure that the impact of the special exception use is minimal and that little or no adverse effects occur to nearby property.
2. The Caddo Parish Planning and Zoning Commission or, on appeal, the Parish Commission must consider the following development standards and design specifications. The approval of a special exception use is based on a balancing of these development standards and design specifications:
 - a. The design, location, and operating plans must be such that the public health, safety and/or welfare is protected.
 - b. The proposed special exception use is compatible with the general land use of adjacent properties and other property within 300 feet.
 - c. The special exception use conforms to the regulations of the zoning district where it will be located except where allowed under Article 18.
 - d. The special exception use in the specific location proposed is consistent with this code.

F. Conditions

1. The Caddo Parish Planning and Zoning Commission or, on appeal, the Parish Commission may impose conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special exception use as may be deemed necessary with the intent of minimizing the impact on nearby properties for the protection of the public health, safety, and welfare.
2. All conditions required for a special exception use permit must be complied with before any part of the use can be occupied.

G. Violations

Violation of any term, condition, requirement, or duration of a special exception use approved under this division is unlawful, and will constitute a violation of this Code, and will subject the violator to the penalties set forth in Article 19 (Enforcement). In addition, the special exception use may be revoked or suspended following public hearings by the Caddo Parish Planning and Zoning Commission and the Parish Commission, if appealed.

H. Modifications to Approved Special Exception Uses

1. Administrative Modifications to Approved Special Exception Uses

The Executive Director may approve the following administrative modifications to an approved special exception use when it is determined by the Executive Director that such changes are in substantial conformance with the approved special exception use. Any changes considered a minor or major modification, as defined in this section, cannot be approved as an administrative modification. No notice is required for an administrative modification. Administrative modifications are as follows:

- a. A change of ownership or name of the business.
- b. Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, or structural safety.
- c. Changes in building design, including building materials that continue to meet the requirements of this Code and any conditions of the final plan approval.

- d. Any additions or enlargements to a structure where the area devoted to a special exception use is increased by less than 10%.
- e. The modification of existing accessory structures or the addition of new accessory structures related to the special exception use when in conformance with the requirements of this Code. This does not include the addition or modification of any outdoor service components, which are considered a minor modification.
- f. A reduction in the amount of bicycle or vehicle parking spaces so long as the remaining number of spaces is in conformance with the requirements of this Code.
- g. The modification of existing signs or the addition of new signs related to the special exception use when in conformance with the requirements of the sign regulations.

2. Minor Modifications to Approved Special Exception Uses

The Caddo Parish Planning and Zoning Commission at a public meeting, may approve the following minor modifications to an approved special exception use when it is determined by the Caddo Parish Planning and Zoning Commission that such changes are in substantial conformance with the approved special exception use.

- a. Any additions or enlargements to a structure where the area devoted to a special exception use is increased by 10% up to a maximum of 25%.
- b. The addition or modification of new outdoor service components, such as seating or dining areas.
- c. Modifications to the approved landscape plan that result in a reduction of the total amount of plant material from that shown on the approved special exception use.

3. Major Modifications to Approved Special Exception Uses

The Caddo Parish Planning and Zoning Commission or, on appeal, the Parish Commission may approve any other changes to an approved special exception use permit that do not qualify as an administrative modification or minor modification. Proposed major modifications to an approved special exception use permit must follow the process for approval of a new special exception use of this section.

I. Term and Expiration of Special Exception Use

1. Term

A special exception use is approved indefinitely unless otherwise specified by the Caddo Parish Planning and Zoning Commission or, on appeal, the Parish Commission.

2. Expiration

A special exception use approval expires if any one of the following events or circumstances occurs.

- a. When an approved special exception use is changed to or replaced by another use.
- b. For new construction or additions or enlargements to an existing structure, the special exception use approval expires within 180 days of the date of approval if a building permit has not been issued.
- c. For special exception uses within existing structures or on lots where no structure is planned, the special exception use approval expires within 180 days of the date of approval if the licenses or permits required for the operation or maintenance of the use have not been obtained.

J. Appeals

1. Appeals of Caddo Parish Planning and Zoning Commission Decision

Within 10 days after the date of the decision for a special exception use by the Caddo Parish Planning and Zoning Commission, the applicant or any aggrieved party may appeal to the Parish Commission.

2. Appeals of the Parish Commission

Within 30 days after the date of the decision by the Parish Commission on the appeal, regarding a special exception use permit, the applicant or any aggrieved party may appeal the Parish Commission decision to Caddo Parish Civil District Court.

K. Appeal Process

1. Initiation

a. Applicant or Any Aggrieved Party

The applicant or any aggrieved party may appeal a Caddo Parish Planning and Zoning Commission decision regarding a special exception use. All appeal documents and fees must be filed with the Office of the Shreveport Metropolitan Planning Commission.

b. Fees

- i. The applicant, if appealing the decision, shall be responsible for payment of an appeal fee in accordance with Article 21 (Fees).
- ii. Any other aggrieved party, if appealing the decision, shall not be required to pay an appeal fee.

c. Deadline

The applicant or any aggrieved party who wants to appeal the decision must file the appeal documents and pay the associated fees with the Office of the Shreveport Metropolitan Planning Commission no later than 5:00 p.m. on the 10th calendar day following the date of decision by the Caddo Parish Planning and Zoning Commission.

2. Action by Executive Director

The Executive Director shall forward any filed appeal along with the Shreveport Metropolitan Planning Commission's Staff Report and the Caddo Parish Planning and Zoning Commission decision regarding the special exception use permit to the Clerk of Council no later than the next business day following the receipt of said appeal.

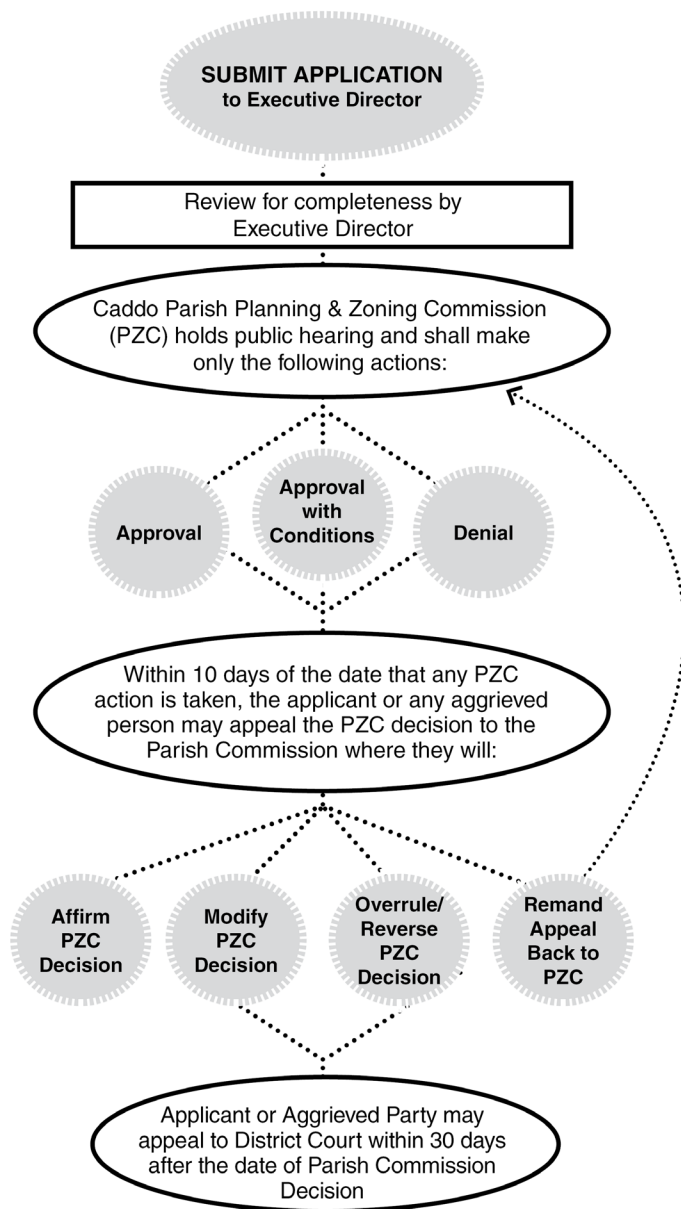
3. Action by Clerk of the Parish Commission

- a. The clerk of council shall acknowledge in writing the receipt of any appeal from an applicant or any aggrieved party.
- b. Upon receipt of an appeal the Clerk of Council shall place the appeal on the Parish Commission's agenda pursuant to Parish Commission Rules of Procedure.
- c. The Clerk of Council shall mail notice not less than three calendar days before the Parish Commission meeting to the following:
 - i. Applicant filing an appeal,
 - ii. Any aggrieved party filing an appeal,
 - iii. Caddo Parish Planning and Zoning Commission through its Executive Director, and
 - iv. Any person requesting in writing notice of the appeal.

4. Action by the Parish Commission

- a. Upon the receipt of a copy of the filed appeal via placement on the Parish Commission's Agenda, the Parish Commission will follow this Code and the Parish Commission Rules of Procedure in review and action on the appeal. This Code prevails over any conflicting provisions in the Parish Commission Rules of Procedure.
 - i. The Parish Commission must act on the appeal within 90 days unless the Parish Commission grants additional consideration time before the 90-day period has expired.
 - ii. If the Parish Commission does not act upon the appeal within 90 days or grant the additional consideration time before the 90-day period has expired, the appeal is deemed denied and the Caddo Parish Planning and Zoning Commission decision is affirmed.
- b. The Parish Commission shall take action on the appeal of a Caddo Parish Planning and Zoning Commission decision in one of the following ways: affirm, modify, overrule/reverse or remand to the Caddo Parish Planning and Zoning Commission.
- c. Any action by the Parish Commission on an appeal will be by motion or resolution and does not require an ordinance.
 - i. **Simple Majority Vote.** The Parish Commission may render its decision on an appeal of a special exception use with a simple majority vote by a quorum of its members.
 - ii. **Tie Vote.** In the event of a tie vote by a quorum of the Parish Commission members the Zoning Board of Appeal's decision shall be deemed affirmed.

FIGURE 16-5: SPECIAL EXCEPTION USE



16.6 ADMINISTRATIVE EXCEPTION TO ZONING

A. Purpose

Zoning variances, under Section 16.4, are intended to address unnecessary hardships or practical difficulties resulting from the strict application of zoning-related standards. The variance process, under Section 16.4, provides a narrowly limited means by which relief may be granted from unforeseen applications of this Code and the Caddo Parish Planning and Zoning Commission shall take formal action on all variance applications. However, the Executive Director is authorized to grant certain administrative exceptions as described in this Section. The purpose of the administrative exception is to provide relief from carrying out a requirement of this Code that may cause a minor practical difficulty.

B. Initiation

A property owner in Caddo Parish, or person expressly authorized in writing by the property owner, may file an application for an administrative exception. A property owner, or his/her designee, may only propose an administrative exception for property under his/her control.

C. Authority

Only the items listed below are eligible for an administrative exception; all other requests for relief are considered variances under Section 16.4. The Executive Director is authorized to grant administrative exceptions as follows:

1. A reduction in a required setback of the district of no more than 15%.
2. A reduction in the required setbacks for accessory structures of no more than one foot.
3. A reduction of required off-street parking spaces by no more than 10% of that required or two spaces, whichever is greater.
4. Provision of additional off-street parking spaces above any parking maximums when applicable.
5. A reduction in required bicycle parking of up to 50%.
6. A density increase of no more than 10% of the total number of residential units.
7. An increase in building height of six feet or less.
8. A hardship exists in the landscaping or screening requirements because of lot topography, size, shape, or location.

D. Process

1. Action by Executive Director

All applications for an administrative exception must be filed with the Executive Director in accordance with Section 15.1 (Application). The Executive Director shall take the following actions upon submittal of an application.

- a. Once it is determined that the application is complete, the Executive Director will consider an application for an administrative exception.
- b. Notice is required, in accordance with Section 15.2 (Notice).
- c. If a noticed property owner objects to the administrative exception application in writing, prior to the date indicated on the notice that the Executive Director may render a decision, the application must be resubmitted as a variance, in accordance with the requirements of Section 16.4 (Variance).

- d. The Executive Director must review and evaluate the complete administrative exception application, pursuant to the approval standards of this section. The Executive Director must render a decision within 30 days of the date listed on the required notice, and either approve, approve with conditions, or deny the application.
- e. If the Executive Director fails to act within 30 days of the date listed on the required notice, the administrative exception will be resubmitted to the Caddo Parish Planning and Zoning Commission as a variance, in accordance with the requirements of Section 16.4 (Variance).
- f. The Executive Director may impose such conditions and restrictions upon the administrative exception as may be deemed necessary for the protection of the public health, safety, and welfare.
- g. The Executive Director may grant an administrative exception that is less than that requested, in the submitted application, when it has been decided that the applicant is entitled to some relief of the hardship, but not to the entire relief requested in the application.

E. Approval Standards

The decision of the Executive Director must make findings to support the following criteria:

- 1. The strict application of the terms of this Code will result in undue hardship unless the specific relief requested is granted.
- 2. The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner.
- 3. The variance, in the form of an administrative exception, if granted, will not alter the essential character of the locality.

F. Expiration

An approved administrative exception will expire 180 days from the date of approval unless a building permit is obtained within such period. The Executive Director may grant an extension of time for a period of validity longer than 180 days. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.

G. Appeals

Within 30 days after the date of the decision, the applicant or any aggrieved party may appeal an Executive Director decision on an administrative exception to the Caddo Parish Planning and Zoning Commission.

16.7 SITE PLAN REVIEW

A. Purpose

1. Intent

The site plan review process is intended to promote orderly development and redevelopment in the City of Shreveport, and to assure that such development or redevelopment occurs in a manner that is harmonious with surrounding properties, is consistent with the Master Plan and adopted land use policies, and promotes the public health, safety, and welfare. This section provides standards by which to determine and control the physical layout and design to achieve compatibility of land uses and structures, efficient use of land, minimization of traffic and safety hazards, and incorporation of stormwater management and sustainable design techniques.

2. Exclusion of Detached Single Family and Two Family Uses

The Site Plan process establishes a procedure for coordinating improvements to properties zoned other than detached single family or two family uses.

3. Multifamily, Townhome and Nonresidential Uses

Through Site Plan review, zoning regulations and other applicable standards or ordinances that may apply to specific site development can be uniformly implemented by this Code for multifamily, townhome and nonresidential uses.

4. Results

This procedure is intended to promote, among other items, the efficient and harmonious use of land, safe and efficient vehicular and pedestrian circulation, parking and loading, lighting, screening, open space, landscaping, and natural features.

B. Authority

The Executive Director shall review and issues final approval of site plans, unless a use and/or development is required to undergo site plan review by the Caddo Parish Planning and Zoning Commission; in such case the Caddo Parish Planning and Zoning Commission has final site plan approval.

C. Applicability

1. Uses Requiring Site Plan Review

- a. All special uses require site plan review by the Caddo Parish Planning and Zoning Commission.
- b. Certain permitted uses are identified in the use standards as requiring site plan review. These uses are reviewed by the Executive Director unless the standards require review by the Caddo Parish Planning and Zoning Commission.
- c. Bus transfer stations.
- d. Food truck parks, major or minor.

2. Developments Requiring Site Plan Review

Site plan review and approval is required for the following types of developments described in this section. These developments are reviewed by the Executive Director, unless the Code specifically requires review by the Caddo Parish Planning and Zoning Commission.

- a. New townhouse, multi-family, and non-residential (including mixed-use) construction.
- b. Additions to existing townhouse, multi-family, and non-residential (including mixed-use) development that increases the total floor area by 10% or more.
- c. New construction of parking lots of 10 or more spaces.
- d. New construction of parking structures.
- e. Any development with a drive-through facility, including a freestanding automated teller machine.
- f. Residential conversions per Section 4.2.F.
- g. Non-residential uses permitted by the RP Overlay District.

D. General Process

Site Plan Review involves a series of two plans, progressing from a generalized evaluation of a site and development concept, being a Preliminary Site Plan, to approval of a detailed development plan, being a Final Site Plan. All applications for site plan review must be submitted to the Executive Director in accordance with the requirements in Section 15.1 (Application).

1. Preliminary Site Plan

- a. The first plan in the series is the Preliminary Site Plan. A Preliminary Site Plan presents general information on building layout, parking, drives, landscaping, screening and other site improvements.
- b. Preliminary Site Plan approval assures the applicant that the general layout is acceptable prior to proceeding with detailed engineering and design work.

2. Final Site Plan

- a. A Final Site Plan is a detailed, scaled drawing of all surface improvements, structures and utilities proposed for development.
- b. Final Site Plan approval is required prior to the issuance of building permits.

3. Preliminary Site Plan and Final Site Plan Approval

- a. Preliminary Site Plans require review and approval by the Executive Director, unless otherwise specified by ordinance.
- b. Final Site Plans require review and approval by the Executive Director, unless the standards require review by the Caddo Parish Planning and Zoning Commission. All special use permits require final site plan review and approval by the Caddo Parish Planning and Zoning Commission.

E. Procedures, Forms and Standards

The Executive Director shall establish procedures, forms and standards with regard to the content, format and information constituting an application for Preliminary Site Plans and Final Site Plans. The Executive Director may amend and update the application materials from time to time.

F. Approval Criteria/Standards

The following must be evaluated in the review of site plans:

- 1. Conformity with the regulations of this Code, and any other applicable regulations within the Code of Ordinances, and the Master Plan and other adopted land use policies.
- 2. The location, arrangement, size, design and general site compatibility of structures, lighting, and signs to ensure:
 - a. Efficient use of land that responds to the existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities, and infrastructure.
 - b. Compatibility with, and mitigation of, any potential impact upon adjacent property.
 - c. Illumination designed and installed to minimize adverse impact on adjacent properties.
 - d. Signs in conformance with this Code.
- 3. Landscape and the arrangement of open space or natural features on the site should:
 - a. Create a desirable and functional open space environment for all site users, including pedestrians, bicyclists, and motorists.
 - b. Preserve unique natural resources, including measures to preserve and protect existing healthy plantings.
 - c. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.

- d. Utilize plant materials suitable to withstand the climatic conditions of the Caddo Parish and microclimate of the site. The use of species native and naturalized to Louisiana is encouraged.
 - e. Use of screening to minimize the impact of the development on adjacent uses and impact of incompatible uses and certain site elements, and creating a logical transition to adjoining lots.
4. Circulation systems and off-street parking designed to:
- a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians, bicyclists, and public transit users.
 - b. Eliminate dangerous traffic movements.
 - c. Minimize curb cuts by using cross-access servitudes and shared parking.
 - d. Clearly define a network of pedestrian connections in and between parking lots, street sidewalks, open spaces, and structures that is visible, identifiable, and safe.

G. Preliminary Site Plan

1. Preliminary Site Plan General Information

A Preliminary Site Plan is the first plan in the Site Plan approval process. A Preliminary Site Plan is less detailed and specific than a Final Site Plan in terms of exact arrangement of buildings, parking areas, open spaces, access points and any other site design features. A checklist of all required information to be depicted on a Preliminary Site Plan shall be maintained by the Executive Director.

2. Preliminary Site Plan Application Procedure and Requirements

A preliminary site plan shall be submitted in accordance with the following requirements:

a. Pre-Application Review

- i. The purpose of the pre-application review is to provide an opportunity for an informal evaluation of an applicant's proposal and to become familiar with the MPC's submittal requirements, development standards, and approval criteria with the Development Review Committee (DRC). The DRC may provide recommendations and/or inform the applicant of any potential issues that might be presented to the applicable decision-making body. The pre-application meeting does not require formal application or fee.
- ii. The Director may require an additional pre-application meeting if a complete application is not submitted within six months of the pre-application meeting.

b. Pre-Application Evaluation Not Binding

The informal evaluation and recommendations provided by the Executive Director or authorized staff during a pre-application meeting shall in no way be considered binding upon the applicant, the MPC or the City of Shreveport, nor represents approval of a project with respect to any official action that may be taken on the subsequent formal application.

c. Pre-Application Waiver

The Executive Director may waive the pre-application requirement for applications if he or she finds that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly, in his or her opinion, support such waiver. Granting the pre-application conference waiver may increase the risk that the application will be rejected or processing will be delayed.

d. Preliminary Site Plan Application Submittal

Within one (1) business day after the date of the pre-application review, the MPC shall notify the applicant in writing of its informal recommendations regarding the desired development activity. After the applicant has received written notice of the Development Review Committee's (DRC) informal comments, a formal preliminary site plan application may be submitted.

- i. The Executive Director shall compile the requirements for application contents, forms, and fees and make such materials available to the public. The Executive Director may amend and update the application materials from time to time.
- ii. The Executive Director shall make a determination of application completeness. If the application is determined to be complete, the application shall then be processed according to the procedures set forth in this Code.
- iii. An application will be considered complete if it is submitted in the required form, includes all mandatory information and supporting materials specified in the application packet, and is accompanied by the applicable fee.
- iv. If the application is determined to be incomplete, the Executive Director shall provide notice to the applicant that includes an explanation of the application deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a resubmittal.
- v. If any false or misleading information is submitted or supplied by an applicant on an application, that application will be deemed void and a new application must be submitted together with payment of applicable development review fees.
- vi. An applicant may file a final site plan in lieu of a preliminary site plan.

e. Preliminary Site Plan Application Review and Preparation of Staff Report

Following a determination that an application is complete, the Executive Director shall circulate the application to staff and appropriate referral entities for review. The Executive Director may also refer applications to other boards, commissions, government agencies, and nongovernmental organizations not referenced in this Article.

f. Executive Director Issues Decision and Findings for Preliminary Site Plan

After consideration of the application, the staff report, comments received from other reviewers (if applicable), the Executive Director shall approve, approve with conditions, or deny the application based on the applicable approval criteria/standards. Written notification of the decision shall be provided by the Executive Director to the applicant within seven business days following the decision.

g. Modification or Amendment to Preliminary Site Plan

The Executive Director may approve minor amendments to the site plan, an approved preliminary site plan for a small planned unit development (SPUD) and an approved final site plan for a planned unit development (PUD), provided the amendment conforms to the following standards:

- i. The amendment does not increase the density of the development by no more than 10% in the total number of residential units.
- ii. The amendment does not substantially alter the arrangement of buildings, increase the number or size of buildings (limited to no more than a 10% increase in the total gross floor area in square feet), or change the use of building space designated on the original plan.
- iii. The amendment does not substantially alter the configuration of streets or lots.
- iv. The amendment does not increase the height of buildings by more than six feet.

- v. The amendment does not substantially alter vehicular circulation or placement of parking areas.
- vi. The amendment does not significantly reduce or lessen the effectiveness of open space, landscape buffers, and edges.
- vii. The amendment does not conflict with other regulations specified within the ordinance establishing the Preliminary Site Plan.
- viii. Any other requested modifications require submittal of a new preliminary site plan for review and approval.

H. Final Site Plan

The site plan review and approval procedure is intended to ensure compliance with the development and design standards of this Code and to encourage quality development reflective of the goals and objectives of the Master Plan. The final site plan review procedures ensure that the MPC has the ability to address and mitigate any adverse impacts that may result from development projects.

1. Final Site Plan General Information

A Final Site Plan is the second plan in the Site Plan approval process. A Final Site Plan is more detailed and specific plan of the public and private improvements to be constructed. A checklist of all required information to be depicted on a final site plan shall be maintained by the Executive Director. The purpose of the plan is to:

- a. Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property;
- b. Coordinate and document the design of public and private improvements to be constructed;
- c. Coordinate the subdivision of land, including the granting of easements, rights-of-way, development agreements and provision of surety;
- d. Promote the health, safety and welfare of the public; and
- e. Identify and address environmental concerns (i.e., floodplain, drainage, trees, topography, etc.).

2. Final Site Plan Application Procedure and Requirements

A Final Site Plan is a prerequisite for the approval of any building permit. A final site plan shall be submitted and approved in accordance with the following requirements:

a. Pre-Application Review

A pre-application review for a final site plan is not required if the applicant has previously attended the pre-application review as a part of the preliminary site plan process or if the applicant has been granted a waiver by the Executive Director.

b. Final Site Plan Application Submittal

An applicant who has received approval of a preliminary site plan may submit a final site plan for approval by the Executive Director or, in the case of a special use permit or a small planned unit development (SPUD), the Caddo Parish Planning and Zoning Commission. This application shall include the information listed on the Final Site Plan Application Form and Checklist, which shall be created and maintained by the Executive Director.

c. Final Site Plan Standards of Approval

i. Administrative Review and Approval

The application for final site plan approval shall be reviewed by the Executive Director and all other appropriate review departments and/or agencies. The Executive Director may approve, approve with conditions or deny the application based upon the criteria listed below.

ii. Caddo Parish Planning and Zoning Commission Approval

In cases that require site plan review by the Caddo Parish Planning and Zoning Commission, the Caddo Parish Planning and Zoning Commission may approve, approve with conditions, or deny a final site plan based upon the criteria listed below.

3. Final Site Plan Approval Criteria

The following must be evaluated in the review of site plans:

- a.** Conformity with the regulations of this Code, and any other applicable regulations within the Code of Ordinances, and the Master Plan and other adopted land use policies.
- b.** The location, arrangement, size, design and general site compatibility of structures, lighting, and signs to ensure:
 - i.** Efficient use of land that responds to the existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities, and infrastructure.
 - ii.** Compatibility with, and mitigation of, any potential impact upon adjacent property.
 - iii.** Illumination designed and installed to minimize adverse impact on adjacent properties.
 - iv.** Signs in conformance with this Code.
- c.** Landscape and the arrangement of open space or natural features on the site should:
 - i.** Create a desirable and functional open space environment for all site users, including pedestrians, bicyclists, and motorists.
 - ii.** Preserve unique natural resources, including measures to preserve and protect existing healthy plantings.
 - iii.** Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
 - iv.** Utilize plant materials suitable to withstand the climatic conditions of the City of Shreveport and microclimate of the site. The use of species native and naturalized to Louisiana is encouraged.
 - v.** Use of screening to minimize the impact of the development on adjacent uses and impact of incompatible uses and certain site elements, and creating a logical transition to adjoining lots and developments.
- d.** Circulation systems and off-street parking designed to:
 - i.** Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians, bicyclists, and public transit users.
 - ii.** Eliminate dangerous traffic movements.
 - iii.** Minimize curb cuts by using cross-access servitudes and shared parking.

- iv. Clearly define a network of pedestrian connections in and between parking lots, street sidewalks, open spaces, and structures that is visible, identifiable, and safe.
- e. Elevation drawings of proposed façades and/or façade improvements including proposed signs.

4. Decisions for Final Site Plan

After consideration of the application, the staff report, comments received from other reviewers (if applicable), the Executive Director or Caddo Parish Planning and Zoning Commission, where applicable, shall approve, approve with conditions, or deny the application based on the applicable approval criteria/standards.

5. Conditions

If the Executive Director or Caddo Parish Planning and Zoning Commission approves the final site plan subject to conditions, all plans and drawings submitted as part of the application for a building permit or other approval must include those conditions.

I. Modifications to Approved Site Plans

1. An application for an amendment to an approved site plan must be submitted to the Executive Director. Amendment applications must include a written description of the proposed change, including the reason for such change, and a notation of the location on the approved site plan.
2. The Executive Director may approve the following minor modifications to approved final site plans:
 - a. Minor changes required that are related to final engineering issues during construction involving topography, drainage, underground utilities, or structural safety. The written description must show how such minor change is related to one or more of these elements.
 - b. Exterior renovations to a building façade that do not increase the building footprint or height.
 - c. The modification of existing accessory structures or the addition of new accessory structures when in conformance with the requirements of this Code.
 - d. The construction of additional bicycle or parking spaces.
 - e. A reduction in the amount of bicycle or parking spaces so long as the remaining number of spaces is in conformance with the requirements of this Code.
 - f. Modifications to the approved landscape plan that does not result in a reduction of the total amount of plant material required and conform to all landscape requirements.
 - g. The expansion of a principal structure by less than 25%.
3. The Executive Director must approve or deny the proposed site plan modifications within 30 days of receipt of a complete application. The Executive Director may decide that the proposed change or changes to the approved site plan is such a significant change that it constitutes a new application and is subject to a complete site plan review per the provisions of this section.

J. Façade Improvements to Existing Buildings

1. Minor facade modifications shall be exempt from the requirements of a site plan review if the Executive Director finds all of the following conditions to exist:
 - a. No building square footage or dwelling units are added.
 - b. The minor facade modification as a whole complements the architectural style of the building.
 - c. The various facade components, including but not limited to color, construction material and architectural features, are compatible and consistent with one another and complement the architectural style of the building.

- d. The Executive Director may condition his or her /her decision by requiring such visual elements as may be necessary.
- e. Minor facade modifications meeting the above conditions shall require submittal and approval of a Minor Façade Improvements Review application before submittal for a building permit.
- f. Minor facade modifications not meeting the above conditions shall require submittal and approval of a Site Plan Review application.
- g. Minor façade improvements do not pertain to single family dwellings and duplexes, which are exempt from the provisions of this subsection.

K. Modifications to Sites without Approved Site Plans

1. All existing improved developments that do not have a site plan on file will be considered non-conforming. Site plan approval will not be required for all of these developments except in the following described circumstances. If any one of the following occurs, site plan approval will be required:
 - a. The existing principal structure(s) is demolished and a new principal structure(s) is constructed.
 - b. A new principal structure(s) is constructed.
 - c. The existing structure or structures is increased in total building footprint by 25% or more.
 - d. An existing parking lot of more than 20 spaces is fully reconstructed or repaved (any amount of reconstruction or repaving over 50% of the total area of the parking lot is considered fully reconstructed or repaved), or an existing parking lot area is expanded by 50%. Resealing or re-striping of an existing parking lot, which does not entail paving, is not considered reconstruction.
 - e. A new driveway is constructed that is connected to a public street.
 - f. Major changes in the vehicular circulation pattern of the site that will require staff analysis of the site. LG. Appeals within 30 days after the date of the final decision, the applicant or any aggrieved party may file a written appeal of the decision of the Executive Director to the Caddo Parish Planning and Zoning Commission. Any appeals of Caddo Parish Planning and Zoning Commission decisions on site plan reviews are appealed as part of the applicable zoning application.

L. Appeals

Within 30 days after the date of the final decision, the applicant or any aggrieved party may file a written appeal of the decision of the Executive Director to the Caddo Parish Planning and Zoning Commission. Any appeals of Caddo Parish Planning and Zoning Commission decisions on site plan reviews are appealed as part of the applicable zoning application.

16.8 PLANNED UNIT DEVELOPMENTS AND SMALL PLANNED UNIT DEVELOPMENTS

A. Purpose

Planned unit developments are included in this Code as a special type of development. The planned unit development technique is intended to encourage and allow more creative and flexible development of land than is possible under base district zoning regulations. Planned unit development is a special approval granted under the provisions of this Section. Planned unit developments are of two types: a planned unit development (PUD), which must be a minimum of five acres, and a small planned unit development (SPUD), which may be less than five acres in area and is planned all in one stage. The purpose of the planned unit development (PUD) and small planned unit development (SPUD) process is:

1. To protect and provide for the public health, safety, and general welfare of Caddo Parish.
2. To guide the future development of Caddo Parish in accordance with the Master Plan.

3. To accommodate innovation by modifying regulations to better accomplish Caddo Parish's development goals.
4. To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.
5. To protect and enhance the aesthetic and visual quality of development.

B. Planned Unit Development Regulations

1. District Regulations

Every planned unit development must comply with all the regulations established in this Code for the district in which the planned unit development is located, except as provided for in this section.

2. Designation

The boundary of each planned unit development will be identified on the Zoning Map and designated with the letters "PUD" or "SPUD" followed by a unique number referencing the adopting ordinance and regulations.

3. Minimum Size

- a. A planned unit development (PUD) must be a minimum of five acres.
- b. A small planned unit development (SPUD) may be less than five acres in area and all development is planned in one stage. In the case of a SPUD, approval of the preliminary site plan is considered the final site plan and may be approved as such. No separate final site plan submittal is required. However, if the preliminary site plan is approved subject to conditions, then the preliminary site plan must be revised and resubmitted to the Executive Director for verification of compliance before it is used to issue building permits. With the exception of a separate final site plan submittal, a SPUD must follow all regulations and procedures of this section.

4. Permitted Areas of Regulation

A planned unit development (PUD) or a small planned unit development (SPUD) may be used to:

- a. Define and condition uses allowed within the underlying districts, including expanding or restricting uses permitted by-right or by special use permit, including alcoholic beverage uses. Planned unit development zoning may specify the location of land uses and define standards, including the hours of operation and performance impacts of land uses.
- b. Specify development standards and actions required to protect the environment and to preserve natural features and vegetation within the district.
- c. Define the development standards pertaining to the building dimensional and setback standards, the number of buildings, the density, the design and exterior appearance of buildings, the standards for lot size and width, the location, extent, and design for open space, landscape, screening and buffers, the permitted appurtenances, signs, and amenities. A planned unit development (PUD) or a small planned unit development (SPUD) may modify, delete, or add to standards of the underlying district. The standards may be more or less restrictive than those in the underlying district.
- d. Specify the location and design of streets, drives, parking, and pedestrian and bikeway connections. The planned unit development (PUD) or a small planned unit development (SPUD) may be used to modify subdivision standards related to design of public and private facilities, but only where a specific finding is made by the Caddo Parish Planning and Zoning Commission that the alternative standard does not negatively impact public health, safety, and welfare, does not impair traffic movement, and does not result in a higher maintenance cost.

- e. Specify the timing, sequencing, and phasing of development, including coordinating the type, location, and intensity of development permitted with the construction and availability of public facilities and services.
- f. Provide for construction of public improvements and facilities on-site or within public servitudes and rights-of-way abutting the site as required to serve and benefit development within the district or as may be required to mitigate impacts resulting from development on other properties and uses outside the district. Subdivision standards pertaining to the design, performance, and cost participation for public improvements may be amended by a planned unit development (PUD) or a small planned unit development (SPUD).

5. Public Benefits and Amenities

The underlying district requirements apply unless an exception is granted as part of the approval as described in item 4 above. To be granted such exceptions, the applicant must demonstrate a substantial benefit to Caddo Parish. Design characteristics and amenities to be considered in this determination include, but are not limited to, the following:

- a. Community amenities including plazas, malls, formal gardens, places to congregate, outdoor seating, public art, and pedestrian and public transit facilities.
- b. Preservation of existing environmental features.
- c. Preservation of historic structures and features.
- d. Open space and recreational amenities including, but not limited to, swimming pools, tennis courts, hiking and jogging trails and fitness courses, playgrounds, skate parks, and similar recreational features, dog parks, natural water features and conservation areas.
- e. Multi-use trails, nature trails, boardwalks, overlooks, landscaped areas with native plantings, which may incorporate water features, such as a detention pond.
- f. Reduction of impervious surface throughout the development, including techniques such as low impact development, and the increased use of pervious paving materials.
- g. Enhanced building design above that required by the Code and/or the use of green building and sustainable development techniques, including Leadership in Energy and Environmental Design (LEED) or LEED-equivalent certification of structures.
- h. Adaptive reuse of existing buildings.
- i. Provision of public car and/or bike share facilities.
- j. A senior housing set-aside of a minimum of 20%.
- k. Affordable housing set-asides within a mixed-income development of a minimum of 20%.

C. Process

Approval of a planned unit development (PUD) or a small planned unit development (SPUD) includes a pre-application meeting, optional concept plan, preliminary site plan approval, and final site plan approval, but only in the case of a planned unit development (PUD).

1. Pre-Application Meeting with Executive Director

For both a planned unit development (PUD) and a small planned unit development (SPUD), prior to formal submittal of an application, the applicant is required to schedule a pre-application meeting with the Executive Director.

- a. At a pre-application meeting, the applicant must provide information as to the location of the proposed planned unit development, the proposed uses, proposed public and private improvements, including the proposed public benefits and amenities, anticipated exceptions to this Code, and any other information necessary to explain the planned unit development.
- b. The purpose of such pre-application meeting is to make advice and assistance available to the applicant before preparation of required preliminary site plan, so that the applicant may determine whether the proposed planned unit development is in compliance with the provisions of this Code and other applicable regulations, and whether the proposed planned unit development will be in conformity with the adopted land use policies.
- c. The pre-application meeting does not require formal application, fee, or filing of a planned unit development application. Any opinions or advice provided are in no way binding with respect to any official action that may be taken on the subsequent formal application.

2. Optional Concept Plan presented to the Caddo Parish Planning and Zoning Commission

For both a planned unit development (PUD) and a small planned unit development (SPUD), before submitting a formal application for a planned unit development, the applicant may present a concept plan before the Caddo Parish Planning and Zoning Commission.

- a. Before submitting a formal application, the applicant may present a concept plan before the Caddo Parish Planning and Zoning Commission for the purpose of obtaining information and guidance prior to entering into binding commitments or incurring substantial expense. This step is optional. At minimum, the concept plan must consist of the following:
 - i. A map or maps in general form containing the proposed land uses, the natural features of the development site, the character and approximate location of all roadways and access drives proposed within the planned unit development, the location of all adjacent streets and public utilities, and schematic drawings showing the size, character and disposition of buildings on the site.
 - ii. A written statement containing a general explanation of the planned unit development, including a statement of the present ownership of all the land within said development and the expected schedule of construction.
- b. The Caddo Parish Planning and Zoning Commission will review the concept plan, and provide such information and guidance as it deems appropriate. Any opinions or advice provided by the Caddo Parish Planning and Zoning Commission is in no way binding with respect to any official action the Caddo Parish Planning and Zoning Commission or the Parish Commission may take on the subsequent formal application. The review of the concept plan is not a public hearing.

3. Preliminary Site Plan

For both a planned unit development (PUD) and a small planned unit development (SPUD), applications must submit a preliminary site plan in accordance with the following and shall contain all submittal requirements outlined in this section.

a. Action by Caddo Parish Planning and Zoning Commission

- i. After receipt of a complete application, including a summary, staff comments, and a recommendation from the Executive Director and Director of Public Works regarding the application and proposed planned unit development, the Caddo Parish Planning and Zoning Commission shall consider the preliminary site plan at a public hearing in accordance with Section 15.3 (Public Hearing). Notice for the public hearing must be in accordance with Section 15.2 (Notice).
- ii. The Caddo Parish Planning and Zoning Commission must evaluate the preliminary site plan based upon the evidence presented at the public hearing, pursuant to the approval standards of this section and shall recommend any of the following actions: recommendation of approval, recommendation of approval with conditions, or recommendation of denial of the preliminary site plan.

- iii. Within 60 days of the date a recommendation is rendered, the Caddo Parish Planning and Zoning Commission must forward its recommendation to the Parish Commission.

b. Action by Parish

- i. The Parish Commission shall take action on the preliminary site plan for properties within the boundaries of Caddo Parish in one of the following ways: approve, approve with conditions, or deny.
 - (1) The Parish Commission must act on the preliminary site plan within 90 days of receipt of the Caddo Parish Planning and Zoning Commission recommendation unless the City Council grants additional consideration time before the 90 day period has expired. The Parish Commission must take action in the form of approval, approval with conditions, or denial.
 - (2) If the Parish Commission does not act upon the preliminary site plan within 90 days of receipt of the Caddo Parish Planning and Zoning Commission recommendation, the preliminary plan is deemed denied unless the Parish Commission grants additional consideration time before the 90 day period has expired.

c. Approval Standards for Preliminary Site Plan

The recommendation of the Caddo Parish Planning and Zoning Commission and decision of the Parish Commission must make findings to support the following standards for both planned unit developments (PUD) and small planned unit developments (SPUD):

- i. Compliance with the Master Plan and adopted land use and design studies.
- ii. Compliance with this Code and other applicable development regulations, and previously approved valid plans for the property.
- iii. Impact on the site's natural resources and effect on adjacent area, property, and land use.
- iv. Safety and efficiency of vehicular, bicycle, and pedestrian circulation, traffic control, and congestion mitigation.
- v. Safety and convenience of off-street parking and loading facilities.
- vi. Access for firefighting and emergency equipment to buildings.
- vii. Use of landscape and screening to shield lights, noise, movement, or activities from adjacent properties, and to complement the design and location of buildings and parking.

d. Effect of Approval of Preliminary Site Plan

- i. For a planned unit development (PUD), following approval of the preliminary site plan, the applicant will prepare and file a final site plan that includes all or a portion of the area included in the preliminary site plan.
- ii. For a small planned unit development (SPUD), approval of the preliminary site plan is considered approval of the final site plan. A copy of the preliminary site plan must be registered in the official case record and is binding upon the applicants, their heirs, successors, and assigns. The approved site plan limits and controls the issuance and validity of permits and certificates, and restricts and limits the use and operation of all land and structures within the area designated in the site plan to all conditions and limitations specified in the approval. Except as provided for in this section, the Caddo Parish Planning and Zoning Commission staff must review building permits and approve zoning certificates for buildings or structures in accordance with the approved site plan and with all other applicable ordinances and regulations.

4. Final Site Plan for Planned Unit Development (PUD)

- a. Following approval of the preliminary site plan for a planned unit development (PUD), the applicant will prepare and file a final site plan for the Executive Director that includes all or a portion of the area included in the preliminary site plan.
- b. If in compliance with the approved preliminary site plan, the Executive Director will approve the final site plan for use in the issuance of building permits.
- c. If the final site plan reflects significant change from the preliminary site plan, the Executive Director will forward the final site plan to the Caddo Parish Planning and Zoning Commission for further consideration in accord with procedures established for preliminary site plan review.
- d. Upon approval of the final site plan, a copy of such plan must be registered in the official case record and is binding upon the applicants, their heirs, successors, and assigns. The approved final site plan limits and controls the issuance and validity of permits and certificates, and restricts and limits the use and operation of all land and structures within the area designated in the final site plan to all conditions and limitations specified in the approval. Except as provided for in this section, the Zoning Administrator must approve building permits or zoning certificates for buildings or structures in accordance with the approved final site plan and with all other applicable ordinances and regulations.

D. Preliminary and Final Site Plan Submittal Requirements

1. An application must contain the name and address of the applicant, and the names and addresses of all persons with ownership or any legal entity that owns or controls the property 5% or more. All applications must include the signed concurrence of the owners of the property for which approval is being sought.
2. An application must be accompanied by a site plan that must include both maps and a written statement, and must show enough detail of the area surrounding the proposed development to demonstrate the compatibility of the planned unit development to adjoining uses, both existing and proposed. The application must include the following information on one or more dimensioned, engineer-scaled drawings of no less than 24"x 36" in size. Ten complete sets of drawings must be submitted, however the Executive Director reserves the right to request additional sets as part of the submittal. The drawing must include existing and proposed site conditions and improvements.
 - a. Site boundaries and dimensions, existing and proposed lot lines, site coverage and square footage, and approximate distance to the nearest cross street.
 - b. Location map, north arrow, scale and title block.
 - c. The existing topography at two-foot contour intervals.
 - d. Drainage within the project and surrounding area including inlets, culverts, and other drainage structures onsite and immediately adjacent to the site.
 - e. Existing and proposed land use and existing zoning.
 - f. Natural features including tree masses, floodplains, drainage ways and creeks or bayous.
 - g. Existing and proposed development on adjacent properties.
 - h. Public streets and private drives with pavement widths, rights-of-way, turning lanes, median openings, curb cuts, driveways, and sidewalks with dimensions, radii, and surface type.
 - i. Parking areas and structures including the number and layout of standard spaces, handicap spaces, the location of ramps, crosswalks, and loading areas with typical dimensions and surface types.
 - j. Landscaping and open space areas with dimensions and total square footage (separate landscape plan required).

- k. Areas proposed to be dedicated, or reserved for parks, parkways, easements, playgrounds, school sites, public and semipublic uses, and common areas.
- l. Building locations and footprints, including dimensions, size, coverage, height, building lines and setbacks, and use.
- m. Location and type of signs.
- n. Elevation and perspective drawings of proposed structures and improvements including proposed signs. The drawings need not be the result of final architectural decisions.
- o. Screening walls, fences, living screens, retaining walls, headlight screens, dumpster screening, and service area screens, including height and type of construction and/or planting specification.
- p. Water and sanitary sewer mains and service lines with sizes, valves, fire hydrants, manholes, and other structures on site or immediately adjacent to the site specified.
- q. Water and sewer connections, meter locations, sizes, and meter and/or detector check valve vaults indicated.
- r. A development schedule indicating:
 - i. The proposed stages of development.
 - ii. The anticipated beginning and completion dates of each stage.
 - iii. The area and location of common space that will be provided at each stage.
- s. Agreements, provisions, and/or covenants that govern the use, maintenance and continued protection of the planned unit development and of its common areas. In any development including townhouses, condominiums, or similar ownership of units, the proposed homeowners association agreement must be included and must provide for a continuing maintenance for all common spaces.

E. Modifications to Approved Site Plans

1. The Executive Director may approve minor amendments to the site plan, an approved preliminary site plan for a small planned unit development (SPUD) and an approved final site plan for a planned unit development (PUD), provided the amendment conforms to the following standards:
 - a. The amendment does not increase the density of the development by no more than 10% in the total number of residential units.
 - b. The amendment does not substantially alter the arrangement of buildings, increase the number or size of buildings (limited to no more than a 10% increase in the total gross floor area in square feet), or change the use of building space designated on the original plan.
 - c. The amendment does not substantially alter the configuration of streets or lots.
 - d. The amendment does not increase the height of buildings by more than six feet.
 - e. The amendment does not substantially alter vehicular circulation or placement of parking areas.
 - f. The amendment does not significantly reduce or lessen the effectiveness of open space, landscape buffers, and edges.
 - g. The amendment does not conflict with other regulations specified within the ordinance establishing the PUD.
2. All other requested modifications to a final site plan require submittal as a new preliminary site plan for review and approval.

F. Expiration and Failure to Begin Development

1. Planned Unit Development (PUD) - Approved Preliminary and Final Site Plan

- a. The approval of a preliminary site plan for a planned unit development (PUD) is effective for a period of two years from the date of approval by the Parish Commission, at the end of which time the applicant must have submitted and received approval of a final site plan. If a final site plan is not approved within two years, the preliminary site plan approval is null and void. If the final site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property is null and void if a phasing plan with extended timelines was not approved as part of the preliminary site plan application. The applicant is required to submit a new preliminary site plan for review and approval subject to the existing regulations.
- b. If engineering plans and building permits are not approved and permitted construction activities have not commenced within two years, the final site plan approval is null and void. If engineering plans and permits have been approved only for a portion of the property and permitted construction activities has commenced, the final site plan for the remaining property is null and void if a phasing plan with extended timelines was not approved as part of the preliminary site plan application. The applicant is required to submit a new preliminary site plan for review and approval subject to the existing regulations.

2. Small Planned Unit Development (SPUD) Approved Preliminary Site Plan

The approval of a preliminary site plan for a small planned unit development (SPUD) is effective for a period of two years from the date of approval by the Parish Commission. If engineering plans and building permits are not approved and permitted construction activities have not commenced within two years, the preliminary site plan approval for the small planned unit development (SPUD) is null and void. The applicant is required to submit a new preliminary site plan for review and approval subject to the existing regulations.

G. Appeals

Within 30 days after the date of the decision, the applicant or any aggrieved party may appeal a Parish Commission decision on both a planned unit development (PUD) and a small planned unit development (SPUD) to Caddo Parish Civil District Court.

16.9 SIGN PERMIT

A. Applicability

No sign, except those identified as exempt by this Code, may be erected, constructed, altered, or relocated without first obtaining a sign permit.

B. Authority

The Zoning Administrator, with concurrence of the Executive Director, is responsible for determining compliance with this Code and for issuing a sign permit.

C. Process

Upon the filing of an application for a sign permit, the Zoning Administrator will determine whether the application is complete. Once it is determined that the application is complete, the Zoning Administrator will:

1. Examine the plans and specifications and the premises upon which the proposed structure is to be erected.
2. Issue a permit if the structure complies with the requirements of this Code and all other ordinances, including the electrical code.

D. Inspection

The Zoning Administrator may inspect, as deemed appropriate, each sign regulated by this Code. The purpose of the inspection is to ascertain whether the structure is secure or insecure, whether in need of repair or removal, or not in conformance with the permit application or otherwise in violation of the provisions of this Code.

E. Expiration

If the work authorized under a sign permit is not completed within 180 days after the date of issuance, the sign permit becomes null and void.

F. Appeals

Within 30 days after the date of the decision, the applicant or any aggrieved party may appeal the Zoning Administrator's decision on a sign permit to the Caddo Parish Planning and Zoning Commission.

16.10 ZONING INTERPRETATION

A. Purpose

The interpretation authority is intended to recognize that the provisions of this Code, though detailed and extensive, cannot, as a practical matter, address every specific zoning issue. However, this zoning interpretation authority is not intended to add or change the essential content of the Code.

B. Initiation

The Parish Commission, or a property owner in Caddo Parish, or person expressly authorized in writing by the property owner, may initiate a zoning interpretation application. All interpretation requests must be for the purpose of furthering some actual development.

C. Authority

The Executive Director will review and make final decisions on written requests for zoning interpretations.

D. Process

1. All applications for interpretations must be filed with the Executive Director in accordance with the requirements in Section 15.1 (Application).
2. The Executive Director must review a written request for an interpretation and render the interpretation in writing within a reasonable time.
3. The Executive Director may request additional information prior to rendering an interpretation.

E. Appeals

Within 30 days after the date of the decision, the applicant or any aggrieved party may appeal the Executive Director decision on a zoning interpretation to the Caddo Parish Planning and Zoning Commission.

16.11 TEMPORARY USE PERMIT

A. Purpose

A temporary use permit allows for the short-term use and/or placement of structures on a lot. The temporary use permit regulates temporary uses that occur entirely on and within a lot. Temporary uses located within the public right-of-way are regulated separately outside of this Code.

B. Initiation

A property owner in Caddo Parish, or person expressly authorized in writing by the property owner, may initiate a temporary use permit application.

C. Authority

The Zoning Administrator, with concurrence of the Executive Director, will review and make final decisions on temporary use permit applications.

D. Process

1. All applications for temporary use permit must be filed with the Zoning Administrator in accordance with the requirements in Section 15.1 (Application).
2. The Zoning Administrator must render a decision on the temporary use permit within 30 days of the date the application is deemed complete. The Zoning Administrator must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the application.

E. Approval Standards

All temporary uses must comply with the requirements of this Code, including the temporary use standards located in Article 6 (Use Standards), and the following additional standards:

1. Unless expressly allowed by this Code, the temporary use or structure complies with the yard and bulk requirements of the district in which it is located.
2. The temporary use does not negatively impact the public health, safety, and welfare.
3. The temporary use is operated in accordance with such restrictions and conditions as the applicable police and fire department may require. The operator of the temporary use may be required to employ appropriate security personnel.
4. The temporary use does not conflict with another previously authorized temporary use.
5. The temporary use provides adequate parking if needed. If located on a lot with an operational principal use, does not impact the parking and site circulation of the principal use.

F. Expiration

The temporary use permit is valid only for the time period granted as part of the approval.

G. Appeals

Within 30 days after the date of the decision, the applicant or any aggrieved party may appeal a Zoning Administrator decision on a temporary use permit to the Caddo Parish Planning and Zoning Commission.

16.12 APPEAL OF ZONING ADMINISTRATOR OR EXECUTIVE DIRECTOR ADMINISTRATIVE DECISIONS

A. Purpose

The appeals process of an administrative decision is intended to provide appropriate checks and balances on the administrative authority of the Zoning Administrator or Executive Director.

B. Initiation

1. A property owner in Caddo Parish, or person expressly authorized in writing by the property owner, that is directly affected by a determination of the Zoning Administrator or Executive Director may file an appeal of the Zoning Administrator or Executive Director's decision on an administrative exception (Section 16.5), zoning interpretation (Section 16.9), temporary use permit (Section 16.10), or other administrative zoning decision related to this Code, excluding site plan review.

2. The Executive Director's decision on site plan review is appealed to the Caddo Parish Planning and Zoning Commission in accordance with Section 16.6.

C. Authority

The Caddo Parish Planning and Zoning Commission will take formal action on appeal applications of administrative decisions.

D. Process

1. All applications must be filed with the Executive Director in accordance with Section 15.1 (Application). Once it is determined that the application is complete, the Executive Director will schedule the appeal application for consideration by the Caddo Parish Planning and Zoning Commission.
2. The application must be accompanied by a written statement that specifies the grounds for the appeal. The applicant for an appeal has the burden of proof to rebut the presumption of correctness of a determination of the Zoning Administrator or Executive Director by a preponderance of the evidence.
3. After receipt of a complete appeal application, the Caddo Parish Planning and Zoning Commission will consider the proposed zoning appeal at a public hearing in accordance with Section 15.3 (Public Hearing). Notice for the public hearing must be in accordance with Section 15.2 (Notice). The Caddo Parish Planning and Zoning Commission will consider whether the Zoning Administrator's or Executive Director's action was appropriate considering the details of the case and the requirements of this Code.
4. Within 60 days of the close of the public hearing, the Caddo Parish Planning and Zoning Commission shall either confirm or overturn the Zoning Administrator or Executive Director's administrative decision.

E. Limitations on Zoning Appeals

Within 30 days after the date of the decision, the applicant or any aggrieved party may appeal a Zoning Administrator, Executive Director or other staff administrative decision to the Caddo Parish Planning and Zoning Commission.

F. Appeals

Within 30 days after the date of the decision of the Caddo Parish Planning and Zoning Commission, the applicant or any aggrieved party may appeal a Caddo Parish Planning and Zoning Commission decision to the Parish Commission.

16.13 CERTIFICATE OF OCCUPANCY

The certificate of occupancy (CO) is the final construction document issued by the Zoning Administrator to authorize occupancy of a structure upon completion of all building and construction related issues. It is unlawful to operate a business without a certificate of occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Zoning Administrator has issued a certificate of occupancy. The Zoning Administrator shall keep a record of all certificates of occupancy and compliance. The Zoning Administrator may revoke a certificate of occupancy and compliance when it is found that the building or land does not conform to the use or condition, if any, in the certificate. Each day a use continues after revocation of the certificate shall constitute a separate offense and shall be punished as provided therein.

ARTICLE 17. SUBDIVISION APPROVALS

- 17.1 PURPOSE**
- 17.2 APPLICABILITY**
- 17.3 APPROVAL PROCEDURE**
- 17.4 PRELIMINARY PLAT**
- 17.5 FINAL PLAT**
- 17.6 REQUIRED SUBMITTALS**
- 17.7 ASSURANCE OF COMPLETION**
- 17.8 SUBDIVISION REGULATION EXCEPTIONS**

17.1 PURPOSE

The purpose and intent of these regulations is to control the division and development of land within the City of Shreveport in order to promote public health, safety, and welfare. The intent of these subdivision regulations is to accomplish the following:

- A.** Assure that development sites are suitable for building purposes.
- B.** Provide for the harmonious development within the Planning Area.
- C.** Provide for the orderly and appropriate development of land.
- D.** Provide facilities for the orderly movement of traffic on streets.
- E.** Provide for the construction of adequate and safe transportation, water, sanitary sewerage, storm drainage, and other public facilities.
- F.** Provide for the orderly arrangement of streets, public facilities, and public services.
- G.** Provide for the equitable distribution of the costs and benefits of public works and facilities by requiring that the initial cost of constructing public improvements and facilities in new developments be borne by the developer and not by the taxpayer.

17.2 APPLICABILITY

Subdivision is the division of a lot, a tract, or a parcel of land or portion thereof, into lots, sites, or other divisions, any one or more of which will be platted as a lot of record for the purpose, whether immediate or future, of sale or building development. Subdivision includes resubdivision or the consolidation of multiple lots or tracts, or portions thereof, into single lots or a fewer number of lots. Subdivisions are classified as follows:

- 1.** Major subdivision is any subdivision not classified as a minor subdivision, including but not limited to subdivisions of seven or more lots, or any subdivision of any size requiring the creation of any new street.
- 2.** Minor subdivision is the division of a single parcel, tract, or lot into a minimum of three lots and a maximum of six lots all of which front on an existing street, are not in conflict with any provision or portion of the Master Plan or this Code, and do not involve the dedication of land.
- 3.** Administrative subdivision is the division of a single parcel, tract, or lot into no more than two lots, which front on an existing street, are not in conflict with any provision or portion of the Master Plan or this Code, and do not involve the dedication of land. Administrative subdivision approval for the division of a single lot into two lots may only be granted once, and further divisions of the original or newly created lot must be processed as a minor or major subdivision, as applicable. Administrative subdivision is also the consolidation of, or change in boundary between, two adjoining lots so long as all lots conform to the zoning district standards. There is no limit on the number of approvals of lot consolidation or lot line boundary adjustments for any lot.

4. The following actions are exempt from these subdivision regulations:
 - a. The sale or exchange of parcels between adjoining lot owners, where such sale or exchange of parcels does not create additional lots or tracts capable of meeting the requirements for building sites and does not otherwise conflict with this Code.
 - b. The subdivision of land within cemeteries.

17.3 APPROVAL PROCEDURE

- A. The procedure for review and approval of a subdivision consists of two steps, detailed in this section, as follows:

1. **Administrative Subdivision**

The procedure for review and approval of an administrative subdivision requires the following:

- a. Preparation and submission of a final plat for review and approval by the Executive Director. No preliminary plat is required.
- b. A public hearing is not required for final plat approval by the Executive Director of an administrative subdivision.

2. **Minor Subdivision**

The procedure for review and approval of a minor subdivision requires the following:

- a. Preparation and submission of a final plat for review and recommendation by the Executive Director, and approval by the Metropolitan Planning Commission. No preliminary plat is required.
- b. A public hearing is not required for final plat approval by the Metropolitan Planning Commission of a minor subdivision.

3. **Major Subdivision**

The procedure for review and approval of a major subdivision requires the following:

- a. Preparation and submission of a preliminary plat for review and recommendation by the Executive Director, and a public hearing and approval by the Metropolitan Planning Commission.
- b. Preparation and submission of a final plat for review and approval by the Metropolitan Planning Commission following approval of the preliminary plat.
- c. A public hearing is not required for final plat approval.

- B. The subdivision development process requires review and approval of several different officials and agencies, such as the Caddo Parish Public Works Department, the Caddo Parish Health Unit, the Department of Water and Sewer, Traffic Engineer, and Fire Department, and others concerned with the proposed improvements. The subdivider is encouraged to consult directly with officials and agencies having jurisdiction.
- C. All subdivisions must meet all the applicable regulations of this Code, including the subdivision requirements of Article 13 and the right-of-way and access standards of Article 12.
- D. The Metropolitan Planning Commission delegates authority on their behalf to the Executive Director to approve and sign resubdivision plats that consolidate lots or tracts, or portions thereof, into single lots or the same number of lots or a fewer number of lots, and resubdivision plats that shift the boundary line between adjoining lots without creating any additional lots or building sites.

17.4 PRELIMINARY PLAT

A preliminary plat is required only for major subdivisions. A preliminary plat is not required for an administrative or minor subdivision.

- A.** The purpose of the preliminary plat is to develop a general design for the construction of the subdivision and to assure conformity with the Master Plan and the appropriate relationship to both existing and anticipated future development surrounding the proposed subdivision.
- B.** Prior to submitting a preliminary plat to the Metropolitan Planning Commission for approval, the subdivider or his representatives will meet with the Executive Director to review the plan. The subdivider will submit, in addition to the preliminary plat requirements, an improvement plan that includes information, including drawings and specifications, for the construction and installation of required improvements. If the subdivider proposes to develop the land within only a portion of the preliminary plat, the improvement plan may include only that portion to be developed at the time. The review must take into consideration, in addition to the requirements of these regulations, conformance with the applicable standards and regulations of Caddo Parish and other applicable agencies.
- C.** The Executive Director will prepare a recommendation on proposed improvements and exceptions to accompany the submission of the preliminary plat to the Metropolitan Planning Commission.
- D.** The application for a preliminary plat and the Executive Director recommendation must be submitted to the Metropolitan Planning Commission no later than the deadline dates annually posted by the Commission. The application must be accompanied by two copies of the preliminary plat and all submittal requirements.
- E.** After receipt of a complete application, the Metropolitan Planning Commission will consider the preliminary plat at a public hearing in accordance with Section 15.3 (Public Hearing). Notice for the public hearing must be in accordance with Section 15.2 (Notice).
- F.** Within 60 days of the close of the public hearing, the Metropolitan Planning Commission must evaluate the preliminary plat based upon the evidence presented at the public hearing, and approve, approve with conditions, or deny the preliminary plat. The Metropolitan Planning Commission decision must include a description of the public or private improvements required. The Metropolitan Planning Commission may deny the plat if there are key errors or omissions or the Commission may extend the time to make a decision to remedy such errors or omissions. The applicant may also request an extension of time.
- G.** Approval of the preliminary plat constitutes authorization for the applicant to proceed with preparation of the improvement plans in accordance with the approved preliminary plat and any conditions specified.
- H.** The preliminary plat approval expires if a complete application for approval of a final plat has not been filed within one year after the date the Metropolitan Planning Commission grants preliminary plat approval. As part of the approval of the preliminary plat, the Metropolitan Planning Commission may extend this period of validity. An extension of this one year validity period may also be granted by the Executive Director if the applicant requests an extension in writing prior to the expiration date of the approval.
- I.** Approval of a final plat that contains only a portion of the area depicted in the preliminary plat will extend the effective approval period for the balance of the property for one year from that date. However, in order to qualify for such extensions, a phasing plan is required as part of the preliminary plat and must be approved by the Metropolitan Planning Commission.
- J.** Denial of a preliminary plat may be appealed to Parish Commission for a preliminary plat located within the Caddo Parish.

17.5 FINAL PLAT

The purpose of the final plat is to provide an accurate record of rights-of-way, property lines, servitudes, and other elements being established on the land and the conditions of their use. A final plat is required for all types of subdivisions.

A. Administrative Subdivision

1. A final plat will be submitted to and reviewed by the Executive Director. If the Executive Director deems it necessary, the final plat may be referred to the officials and agencies that may be impacted for their review and report.
2. A public hearing is not required for a final plat of an administrative subdivision.
3. Within 60 days of submission of a complete final plat, the Executive Director must approve or deny the final plat. In the case of approval, the Executive Director must enter such approval on the plat by signature of an official designated by the Metropolitan Planning Commission to sign documents on the Commission's authority. In the case of denial, the Executive Director must state the grounds for such denial upon its records.

B. Minor Subdivision

1. Prior to submitting a final plat to the Metropolitan Planning Commission for approval, the subdivider or his/her representatives will meet with the Executive Director to review the plan. The Executive Director's staff will prepare and forward a recommendation on proposed improvements and exceptions to accompany the final submittal of the final plat to the Metropolitan Planning Commission.
2. A final plat will be reviewed by the Metropolitan Planning Commission and, if the Commission deems it necessary, may be referred to the officials and agencies concerned with the improvements for their review and report.
3. A public hearing is not required for a final plat of a minor subdivision.
4. Within 60 days of submission of a complete final plat, the Metropolitan Planning Commission must approve or deny the final plat. In the case of approval, the Metropolitan Planning Commission must enter such approval on the plat by signature of its secretary or such official designated by the Commission to sign documents on the Commission's authority. In the case of denial, the Metropolitan Planning Commission must state the grounds for such denial upon its records.

C. Major Subdivision

1. The final plat must be based upon the preliminary plat as approved, including any conditions or changes specified in the approval. The final plat may include only that portion of the preliminary plat that the subdivider proposes to record at the time.
2. A final plat for a subdivision must be submitted to the Metropolitan Planning Commission for approval no later than the annually posted deadlines, and must include a completed subdivision application form. The application must be accompanied by two copies of the final plat and all submittal requirements.
3. A final plat will be reviewed by the Metropolitan Planning Commission and, if the Commission deems it necessary, may be referred to the officials and agencies concerned with the improvements for their review and report. The review must take into consideration conformance to the approved preliminary plat, improvement plan, and fulfillment of any conditions or changes specified in such approval.
4. A public hearing is not required for a final plat of a major subdivision that is in substantial conformance with an approved preliminary plat and for which a public hearing had previously been held.
5. Within 60 days of submission of a complete final plat, the Metropolitan Planning Commission must approve or deny the final plat. In the case of approval, the Metropolitan Planning Commission must enter such approval on the plat by signature of its secretary or such official designated by the Commission to sign documents on the Commission's authority. In the case of denial, the Metropolitan Planning Commission must state the grounds for such denial upon its records.

D. Final Approval (All Subdivisions)

1. Within one year of the date of approval of the final plat, a certified copy as recorded by the Caddo Parish Clerk of Court must be submitted to the Metropolitan Planning Commission office.
2. Failure to provide a certified copy of the recorded plat within the prescribed period will render the approval null and void, thereby requiring a new application. No zoning approval may be issued until a certified copy of the recorded plat is received by the Metropolitan Planning Commission.
3. Approval of the final plat does not constitute acceptance by the public of the dedication of any street or other public way, park or space. Such approval can be effected only by action of the Parish Commission.
4. Denial of a final plat may be appealed to the Parish Commission for a final plat located within the boundaries of Caddo Parish.

17.6 REQUIRED SUBMITTALS

A. Preliminary Plat

The preliminary plat is intended to precede and supplement the final plat of subdivision, which is to be recorded. Its purpose is to show all facts needed to enable the Metropolitan Planning Commission to determine whether the proposed layout of the land in question and the proposed public improvements are satisfactory from the standpoint of the public interest. All required engineering and surveying work must be performed by or under the supervision of a registered civil engineer or surveyor, registered in accordance with the provisions of the state board of registration for professional engineers and land surveyors. An improvement plan and preliminary plat must meet all submittal requirements of the subdivision application.

B. Final Plat

1. The final plat of a subdivision is the official recordable plat. A final plat must meet all submittal requirements of the subdivision application.
2. The final plat must be drawn on sheets furnished by the Clerk of Court for recording in the plat book records of the Parish. All signatures must be on this plat. Two positive reproducible copies must be made by photographing the signed final plat, on a tear resistant, minimum thickness 0.004-inch, stable base film with a silver emulsion equal to Dupont cronaflex or mylar film or linen, and six prints must be transmitted to the Metropolitan Planning Commission office for all subdivisions within Caddo Parish. The original and one positive reproducible film must be furnished to the Clerk of Court. One print must be furnished to the Parish Assessor's Office. One reproducible and six copies of complete plans and profiles for street improvements, water and sewer, must be submitted for approval by the Caddo Parish Public Works Department.

17.7 ASSURANCE OF COMPLETION

Prior to the granting of any building permit or zoning approval for the construction of a residence or other building on the subdivision, there must be filed with the Metropolitan Planning Commission a certificate by the Caddo Parish Public Works Department that the subdivider has complied with one of the following alternatives:

- A.** That a contract secured by a bond in an amount and with surety, or other evidence satisfactory to the Caddo Parish Public Works Department, granting completion of the job improvements which are shown on the subdivision improvement plan as the responsibility of the subdivider; or
- B.** That all public improvements shown on the final plat of subdivision, necessary for the service and use for the residence or other building for which a building permit or zoning approval has been requested, have been installed in accordance with the final plat of subdivision and this Code.

17.8 SUBDIVISION REGULATION EXCEPTIONS

- A.** The Metropolitan Planning Commission may grant exceptions to the subdivision standards and requirements of this Code for minor and major subdivisions, including the subdivision requirements of Article 13 and the right-of-way and access standards of Article 12, where there are particular difficulties or unnecessary hardships in the way of carrying out the strict letter of said standards and requirements. Such exceptions must be reviewed by the Caddo Parish Public Works Department. Exceptions are not allowed as part of administrative subdivisions, which would be considered minor subdivisions if exceptions are requested.
- B.** However, in no case may an exception to any requirement of the zoning district use and dimensional standards, including other site improvements such as parking, landscape, and signs, be granted as part of subdivision approval. Exceptions to the zoning district use and dimensional standards must be granted as administrative exceptions or variations as per the Code.
- C.** In considering requests for exceptions, the Metropolitan Planning Commission may impose additional conditions as deemed necessary to protect the public health, safety, and welfare.

ARTICLE 18. NONCONFORMITIES

18.1 GENERAL APPLICABILITY

18.2 NONCONFORMING USE

18.3 NONCONFORMING STRUCTURE

18.4 NONCONFORMING LOT

18.5 NONCONFORMING SITE ELEMENTS

18.6 NONCONFORMING SIGNS

18.1 General Applicability

A. Authority to Continue

Any structure, use, lot, site element, or sign that legally existed as a nonconformity as of the effective date of this Code, and any legally existing structure, use, lot, site element, or sign that has been made nonconforming as of the effective date of this Code, and any subsequent amendments, may continue subject to the provisions of this Article so long as it remains otherwise legal. A structure, use, lot, site element, or sign that is illegal as of the effective date of this Code, remains illegal if it does not conform with every requirement of this Code.

B. Burden on Property Owner

The burden of establishing the legality of a nonconformity under the provisions of this Code is the responsibility of the property owner of the nonconforming structure, lot, site element, or sign, and the operator of the use.

C. Safety Regulations

All police power regulations enacted to promote public health, safety, and welfare including, but not limited to, all building, fire, and health codes apply to nonconformities.

D. Suspension for Force Majeure or Acts of Public Enemy

In the event of force majeure, such as a hurricane, tornado, or significant storm with flooding, or acts of public enemy, the Parish Commission, by ordinance, may suspend all or a portion of the requirements of this Article for an established period.

18.2 NONCONFORMING USE

A. Definition

A nonconforming use is the use of a structure or land that at one time was an allowed use within a zoning district but because of subsequent amendments to the Code is no longer allowed.

B. Expansion

A nonconforming use of a structure or land cannot be expanded or increased in intensity. This includes expansion, extension, or relocation of a nonconforming use to any other structure on the lot, additional floor area devoted to the nonconforming use, or occupying any land area currently not occupied by such nonconforming use.

C. Intensification

1. A nonconforming use of a structure or land cannot be intensified in any manner. Intensification includes, but is not limited to, increasing hours of operation, increasing the number of dwelling units, or increasing the seating or occupancy capacity of any use. However, this does not prohibit the reconfiguration of existing dwelling units within a structure so long as such reconfiguration complies with the requirements of this Code.
2. Any intensification of use of a Place of Worship may occur so long as it is the result of a change otherwise permitted under this Article, for example, an increase in structure allowed under Section 18.3.

D. Relocation

A nonconforming use cannot be relocated, in whole or in part, to any other location on the same lot. The nonconforming use may only be relocated to another structure or lot if the use conforms to all regulations of the zoning district where it is relocated.

E. Change of Use

A nonconforming use may not be changed to any other nonconforming use. A nonconforming use may only be changed to a use allowed within the district.

F. Discontinuation or Abandonment

If a nonconforming use is discontinued, or the structure that it occupies becomes vacant and remains unoccupied for a continuous period of one year, the nonconforming use is presumed abandoned and cannot be reestablished or resumed regardless of intent. Any subsequent use or occupancy of such land or structure must comply with all regulations of the zoning district in which the structure or land is located. A period of discontinuance caused by acts of God or other events without any contributing fault by the user are not included in calculating the length of discontinuance for this section. It is also not considered a period of discontinuance when a use is closed for renovations in conjunction with a lawfully issued building permit.

G. Damage or Destruction

1. In the event that any structure that is devoted in whole or in part to a nonconforming use is structurally damaged or destroyed through no fault of the user, the nonconforming use may be re-established provided that no new nonconformities are created and the degree of the previous nonconformity is not increased. If the structure containing the nonconforming use is a nonconforming structure, the structure may only be rebuilt, restored, repaired, or reconstructed in accordance with Section 18.3. However, if a building permit is not obtained within one year of the date of damage or destruction, then the nonconforming use may not be reestablished.
2. In the event that a manufactured home which is structurally damaged or destroyed through no fault of the user, the owner may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home. The replacement manufactured home may vary from the size and dimension of the original manufactured home by 10% plus or minus. An owner's ability to replace the home as a result of a fire or natural disaster cannot be restricted, and other than, in the case of fire or natural disaster, the owner shall be limited to a single replacement.

18.3 Nonconforming Structure

A. Definition

A nonconforming structure is a principal or accessory structure that once conformed to zoning district regulations but because of subsequent amendments to the Code no longer conforms to applicable dimensional standards. Certain nonconforming site elements are regulated separately by Section 18.5.

B. Maintenance

Normal maintenance and incidental repair may be performed on any nonconforming structure. No repairs or reconstruction are permitted that would create any new nonconformity or increase the degree of the existing nonconformity.

C. Structural Alterations

No structural alterations are permitted on any nonconforming structure, except in the following situations:

1. When the alteration is required by law or is necessary to restore the structure to a safe condition upon the order of any official charged with protecting public safety.

2. When the alteration will eliminate the nonconformity.
3. When the alteration will not create any new nonconformity or increase the degree of any existing nonconformity. For example, if a structure is nonconforming in terms of the required front setback (i.e., does not meet the required minimum), the structure may add a rear addition if it meets all other district regulations.
4. When the alteration is as described in item F below.

D. Relocation

A nonconforming structure cannot be relocated, in whole or in part, to any other location on the same lot unless such relocation would make the structure conforming. A nonconforming structure may be relocated to another lot if the structure conforms to all regulations of the zoning district where it is relocated.

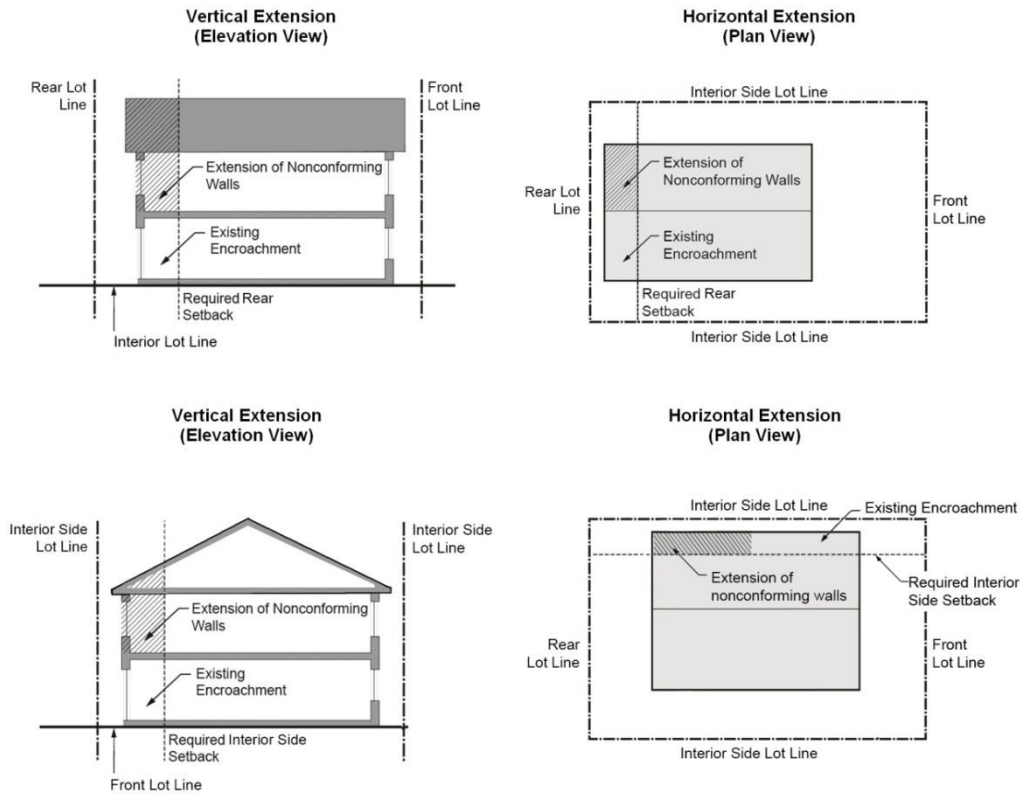
E. Damage or Destruction

1. In the event that a nonconforming structure is damaged or destroyed by the fault of the property owner or tenant, the structure, as restored or repaired, must be rebuilt to comply with all requirements of this Code.
2. In the event that any nonconforming structure is damaged or destroyed by acts of God or other events without any contributing fault by the property owner or tenant, it may be repaired or rebuilt to the same size and dimension as previously existed, provided that a building permit is obtained within one year following the damage or destruction.
3. In the event that a manufactured home which is structurally damaged or destroyed through no fault of the user, the owner may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home. The replacement manufactured home may vary from the size and dimension of the original manufactured home by 10% plus or minus. An owner's ability to replace the home as a result of a fire or natural disaster cannot be restricted, and other than, in the case of fire or natural disaster, the owner shall be limited to a single replacement.

F. Extension of Walls for Nonconforming Single-Family – Detached and Attached and Two-Family Dwellings

Where a single-family – detached or attached or two-family dwelling is deemed nonconforming because of encroachment into the required interior side or rear setback, the structure may be enlarged or extended vertically or horizontally along the same plane as defined by existing perimeter walls, so long as the resulting structure does not increase the degree of the existing nonconformity or otherwise violate this Code.

FIGURE 18-1: EXTENSION OF WALLS FOR NONCONFORMING SINGLE-FAMILY AND TWO-FAMILY



18.4 NONCONFORMING LOT

A. Definition

A nonconforming lot is a lot of record that at one time conformed to the lot dimension requirements (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.

B. Use

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.

C. Development

Development of a nonconforming lot must meet all applicable dimensional or bulk regulations of the district in which it is located with the exception of any lot dimension requirement that renders it nonconforming.

18.5 NONCONFORMING SITE ELEMENTS

A. Definition

A nonconforming site element is a non-structural, physical characteristic of a site, such as landscape, fences or walls, lighting, and design or number of parking and loading spaces, that at one time conformed to the requirements of this Code, but because of subsequent amendments, has been made nonconforming. This does not include nonconforming signs which are regulated by Section 18.6.

B. Maintenance

Normal maintenance and incidental repair to a nonconforming site element may be performed. No repairs or reconstruction are permitted that would create any new nonconformity or increase the degree of the previously existing nonconformity.

C. Required Conformance

All nonconforming site elements must be brought into conformance when the following occurs:

1. General

- a. The existing principal structure is demolished and a new structure is constructed.
- b. A new principal structure is constructed.
- c. The existing principal structure is increased in total building footprint by 25% or more.
- d. An existing principal structure of a Place of Worship is increased in total building footprint by 50% or more.
- e. An existing parking lot of 20 or more spaces is fully reconstructed, or an existing parking lot area is expanded by 50%. Resealing or re-stripping of an existing parking lot, which does not entail paving, is not considered reconstruction.

2. Additional Specific Actions

- a. For fences and walls, when 50% or more of the length of a fence or wall is reconstructed along any one lot line, all fences or walls on the site must be brought into conformance.
- b. For exterior lighting, when 25% or more of exterior lighting fixtures are replaced, all exterior lighting on the site must be brought into conformance. This is calculated as installation of new lighting posts and/or non-post mounted lighting fixtures based on the total lighting installed by the type of mounting. For example, if over 25% of the wall-mounted fixtures are to be replaced, all wall-mounted fixtures must be brought into conformance while nonconforming freestanding fixtures may remain.

D. Exemptions

When an existing parking lot which is required by item C above and is required to provide landscape which would result in creating a parking area that no longer conforms to the parking regulations of this Code, such existing parking lot may not be required to install all or a portion of the required landscape. The applicant is required to show that landscape cannot be accommodated on the site. If only certain requirements can be accommodated on the site, only those elements are required. The Zoning Administrator, with the concurrence of the Executive Director, will make the determination that all or a portion of required landscape does not have to be installed.

18.6 NONCONFORMING SIGNS

- A. A nonconforming sign and sign structure may remain in use, so long as it remains otherwise lawful and has not been damaged, destroyed, or removed as described in item D below. The sign face of an existing nonconforming sign may be replaced, but the structure cannot be altered to accommodate such change.

- B.** No nonconforming sign and sign structure may be relocated, in whole or in part, to any other location on the same or other lot, unless the entire sign and sign structure conforms to all regulations of the zoning district in which the sign is relocated.
- C.** No nonconforming sign can be altered or enlarged in a way that increases the nonconformity of the sign or sign structure. This does not preclude normal maintenance and cleaning or changing of the sign face.
- D.** In the event that any nonconforming sign and sign structure is damaged or destroyed to the extent of more than 50% of the replacement cost of an identical new structure, such sign may be repaired or rebuilt only in compliance of with the requirements of this Code. Sign owners must supply the Executive Director with a repair cost estimate of the damaged sign and an estimate of the cost of a new identical sign. The Executive Director will review the repair permit application and either approve or disapprove the request within 10 business days of application submittal.
- E.** Any nonconforming sign that is located on a lot that has become vacant and unoccupied for a period of one year or more is deemed abandoned. Abandoned nonconforming signs must be removed by the owner of the sign or the property owner where the sign is installed. No permits or approvals may be issued for sites with nonconforming abandoned signs until such signs are removed. No business license may be issued for businesses with nonconforming abandoned signs after the date that such nonconforming signs are required to be removed or come into conformance.
- F.** When a principal structure is demolished on a lot, all nonconforming signs located on that lot must be removed.
- G.** Nonconforming billboards are subject to the billboard regulations of Section 9.8.

ARTICLE 19. ENFORCEMENT

- 19.1 ENFORCEMENT OFFICIAL**
- 19.2 ENFORCEMENT DUTIES**
- 19.3 APPLICATION OF PENALTIES**
- 19.4 FINES**

19.1 ENFORCEMENT OFFICIAL

This Code is enforced by the Zoning Administrator. The Zoning Administrator may secure the assistance of the Parish Attorney to seek an injunction, abatement, or other appropriate actions to enjoin, abate, or stop any violation of this Code. At times, the aid of the Caddo Parish Sheriff's Office may be sought to enforce this Code. The property owner charged with the violation may be held responsible for any legal expenses incurred.

19.2 ENFORCEMENT DUTIES

In carrying out his/her enforcement duties, the Zoning Administrator, or his/her designee, may:

- A.** Conduct investigations and surveys to determine compliance or noncompliance with the provisions of this Code.
- B.** Issue written orders requiring compliance with the provisions of this Code. These orders will be served personally or by registered or certified mail upon the person deemed by the Zoning Administrator to be violating the provisions of this Code. However, if such person is not the owner of the land on or the structure in which the violation is deemed to exist or to have occurred, a copy of the order will be sent by registered or certified mail to the owner of such land or structure, the owner to be determined from the tax roll for the preceding year in the Office of the Tax Assessor of Caddo Parish. The date of mailing is deemed the date of service of any order served by registered or certified mail.
- C.** Institute, in courts of proper jurisdiction, proceedings for the enforcement of the provisions of this Code and administrative orders and determinations made hereunder when, in the judgment of the Zoning Administrator, such review is desirable.

19.3 APPLICATION OF PENALTIES

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this Code, upon conviction, will be fined for each offense. Each day that a violation continues constitutes a separate offense for the purposes of the penalties and remedies available. The accumulation of penalties for violations, but not the obligation for payment for violations already committed, ceases upon correction of the violation.

19.4 FINES

Each violation, and each day that such violation continues, is subject to a fine as established in the Code of Ordinances.

ARTICLE 20. ANNEXATION STANDARDS

- 20.1 PURPOSE**
- 20.2 PROCESS**
- 20.3 ANNEXATION STANDARDS**

20.1 PURPOSE

The purpose of this Article is to establish a procedure and criteria for annexation of unincorporated Caddo Parish territory to the City of Shreveport, specifically to:

- A.** Protect the public health, safety, and welfare by establishing standards for annexation of land into the City.
- B.** To manage the fiscal impacts of annexation.
- C.** Preserve, protect, and enhance the character of residential neighborhoods.
- D.** Strengthen the City's economic resources.
- E.** Ensure that annexed land is adequately served by essential public facilities and services, including water facilities, wastewater facilities, drainage facilities, and transportation facilities.

20.2 PROCESS

A. Initiation

The City of Shreveport may initiate an annexation or an annexation may be requested by a property owner(s). When an annexation is requested, an annexation application must be filed with the Executive Director on forms maintained by the City. Once it is determined that the application is complete, the Executive Director will schedule the application for consideration by the Shreveport Metropolitan Planning Commission of Caddo Parish.

B. Action by Shreveport Metropolitan Planning Commission

1. The **Shreveport** Metropolitan Planning Commission will consider a proposed annexation at a public hearing.
2. Following the close of the public hearing, the **Shreveport** Metropolitan Planning Commission must forward its recommendation to the City Council.
3. The **Shreveport** Metropolitan Planning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this Article and recommend approval, approval with conditions, or denial of the annexation.

C. Action by City Council

Upon receipt of the **Shreveport** Metropolitan Planning Commission recommendation, the City Council will act on the application. The City Council must take action in the form of approval, approval with conditions, or denial of the annexation.

20.3 ANNEXATION STANDARDS

All annexations must meet the following standards:

- A.** The proposed annexation is in compliance with state law.
- B.** The proposed annexation and parcel configuration must be consistent with the Master Plan. This includes evaluation of whether the area is identified by the Master Plan as desired or intended for annexation.

- C. The parcels proposed for annexation must be contiguous to parcels located in the City.
- D. The annexation reflects any annexation or service extension policy of the City.
- E. The annexation will not adversely affect the planned development pace of growth or redevelopment in other areas of the City as indicated in the Master Plan.
- F. The proposed annexation supports the planned capital improvement policy such that public transportation and utility services are in place or planned to be in place to accommodate the development pace of the land under consideration.
- G. Public services and utilities must be provided to the satisfaction of the City Engineer:
 - 1. Improvements must be constructed and accepted prior to issuance of building permits or sewer connections.
 - 2. All streets must meet City street standards, including right-of-way and access standards of Article 12, unless otherwise exempted by the City Engineer.
 - 3. The lots must be connected to the City's sanitary sewer system or able to be connected to the City's sewer to the satisfaction of the City Engineer.
 - 4. The City taxpayer is not burdened with paying for additional services for newly annexed lands as demonstrated in a fiscal impact analysis.
- H. The annexation yields a fiscal benefit to the City.
- I. The proposed land use and related densities or intensities of development reflect the Master Plan.
- J. All lots to be annexed must meet the minimum lot size of this Code. Single developed properties that meet all other annexation policies, with the exception of minimum lot size requirements, may be considered for annexation.

ARTICLE 21. FEES
21.1 FEES

21.1 FEES

The Parish Commission shall adopt the required application fees by ordinance and a schedule of such fees shall be kept on file in the Office of the Shreveport Metropolitan Planning Commission of Caddo Parish. Applications are not processed or considered filed until all required fees are paid in full.

ARTICLE 22. WIRELESS TELECOMMUNICATIONS

- 22.1 PURPOSE**
- 22.2 INITIATION**
- 22.3 AUTHORITY**
- 22.4 DEFINITIONS**
- 22.5 GENERAL REQUIREMENTS**
- 22.6 APPLICATION PROCESS FOR A WIRELESS TELECOMMUNICATIONS FACILITY PERMIT (WTFP)**
- 22.7 SPECIAL USE PERMIT (SUP) PROCESS**
- 22.8 SMALL WIRELESS FACILITIES**
- 22.9 GENERAL LAND USE AND DESIGN STANDARDS**
- 22.10 WAIVERS**
- 22.11 FEES**

22.1 PURPOSE

The purpose of this Article is to establish guidelines regulating the location of wireless telecommunication facilities in areas other than public rights-of-way in order to protect and promote public safety, and to minimize and mitigate any adverse visual or aesthetic impacts on the community while promoting the orderly development of telecommunication facilities within the physical area of Caddo Parish, Louisiana, that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission’s planning area, but outside of the corporate limits of the City of Shreveport, Louisiana, as set forth within the goals, objectives and policies of the Master Plan; while at the same time not unduly restricting the development of needed wireless telecommunication facilities (WTFs) and expediting and facilitating such development. The objective is to avoid the creation of visual distractions, prevent obstructions to the view of pedestrians and motorists on public thoroughfares, and ensure the structural integrity of supporting structures. Installation, construction, alteration, modification or replacement of telecommunications towers and antennas, when permitted by federal law and the laws of the State of Louisiana, shall be regulated and governed by the following use regulations and requirements.

22.2 INITIATION

Any person who proposes to install, site, place, build, construct, modify, operate or prepare any site for the placement or use of a wireless telecommunications facility (WTF) within the physical area of Caddo Parish, Louisiana, that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission’s planning area, but outside of the corporate limits of the City of Shreveport, Louisiana shall first obtain a Wireless Telecommunication Facility Permit (WTFP) as set forth in this Code.

22.3 AUTHORITY

A. This Article is enacted pursuant to applicable authority granted by State and Federal law.

1. Land Use and Zoning Review

Regarding the land use and zoning decisions, the Executive Director will review and make a written determination regarding all land use and zoning decisions for approval of the wireless telecommunication facility permit (WTFP) application, based on completeness and compliance with the land use and zoning requirements and standards of this Article. If a Special Use Permit is required, review shall be by the Caddo Parish Planning and Zoning Commission; in such case the Caddo Parish Planning and Zoning Commission has final approval for Special Use Permits.

2. Technical Review

Regarding the technical decisions, the Executive Director, with assistance from a wireless telecommunication’s consultant (as applicable), will review and make a written determination regarding technical decisions for approval of a WTFP application, based on completeness and compliance with any technical requirements and standards of this Article.

3. Final Approval of a Wireless Telecommunications Facility Permit

After the appropriate land use and zoning approvals have been obtained and the technical requirements have been met, the Executive Director makes the final approval on requests for a WTFP and forwards the approved WTFP for distribution to the applicant.

- B.** The Executive Director shall develop a WTFP Application Packet containing application forms that combine land use and zoning requirements (pursuant to this Code) with technical requirements and shall distinguish between the types of permits required to streamline processing of applications. All forms made available to applicants for WTFP applications shall be reviewed and approved by the Parish Attorney, or his or her designee, to assure compliance with all legal requirements.
- C.** All legally permitted existing wireless telecommunications facilities, constructed as permitted, existing on or before the effective date of this Article, shall be allowed to continue as they presently exist; provided however that a substantial change to an existing wireless telecommunications facility as defined in this Code, shall require compliance with this Code and any applicable requirements set forth in the Caddo Parish Code of Ordinances.

22.4 DEFINITIONS

The definitions set forth and defined in Article 5 of this Code shall control the application of this Article.

22.5 GENERAL REQUIREMENTS

A. Wireless Telecommunications Facility Permit (WTFP)

1. A wireless telecommunications facility permit (WTFP) is the official permit which allows an applicant to file for a building permit to construct and use a wireless telecommunications facility in accordance with the requirements of this Article.
2. WTFPs are approved by the Executive Director, unless otherwise stated in this Code, and distributed by the Office of the Shreveport Metropolitan Planning Commission.

B. Building Permit

A building permit application cannot be issued for any wireless telecommunications facility, unless and until a WTFP has been approved by the Executive Director and any conditions of the permit precedent to the issuance of the building permit have been met.

C. Notification of Final Completion

An applicant shall notify the Executive Director in writing of the final completion date of the facility and said notification shall be received by the Executive Director no later than 30 days after final completion. Said notification shall contain a statement from the applicant that the facility was constructed as approved and permitted in accordance with the issued WTFP permit.

D. Platted Lots

Unless administratively waived by the Executive Director, telecommunications facilities, including towers and related equipment buildings located within the physical area of Caddo Parish, Louisiana, that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission's planning area, but outside of the corporate limits of the City of Shreveport, Louisiana shall be located on platted lots if the conveyance of the subject property to the WTFP applicant required the creation of a platted lot.

E. Consultant Review

1. The Executive Director may authorize the application, proposed findings, and conditions to be reviewed by a third-party consultant if, after meetings or other consultations with the applicant, the Executive Director reasonably determines that there is a need to retain a third-party consultant in order to review technical aspects of the applicant's application and the Executive Director, after request, has not received sufficient information from the applicant to allow the Executive Director to make an evaluation of such technical matters.

2. Any actual and reasonable cost of such review shall be borne by the applicant and paid pursuant to the Caddo Parish Unified Development Code Schedule of Fees. The applicant shall submit the fee/deposit at the Office of the MPC.

F. Historic Districts and Landmarks

Except for compatible stealth facilities that camouflage or conceal the presence of telecommunications antennas, wireless telecommunications facilities and/or wireless support structures shall not be located on or within 300 feet of property within a registered Historic District or Landmark. In addition, said facilities should, to the extent reasonably and technically feasible, be located to ensure that views of a Federal, State or locally registered Historic District or Landmark are not unreasonably impaired.

G. Master Facility Map

1. To facilitate collocation and coordination of telecommunication sites, the Caddo Parish Planning and Zoning Commission (PZC) shall, within thirty (30) days of the effective date of this Article shall notify all local providers of telecommunication services of the enactment of this Article. Telecommunication service providers shall, within ninety (90) days of the date of such notice, provide the PZC with their respective master facility maps. The master facility map shall show the locations, heights, and collocation capabilities of all telecommunications facilities or complexes. Each master facility map shall include a cover sheet stating in bold type "DOCUMENT CONTAINS CONFIDENTIAL PROPRIETARY OR TRADE SECRET INFORMATION", and because it contains such information, each master facility map shall be exempt from disclosure pursuant to applicable public records laws.
2. Providers also shall provide the PZC with any updates to the aforementioned documents within ninety (90) days of the installation of any facility on any new or existing towers not previously identified and notice of any change in ownership of any telecommunications tower.

22.6 APPLICATION PROCESS FOR A WIRELESS TELECOMMUNICATIONS FACILITY PERMIT (WTFP)

A. In General

1. The WTFP application packet combines land use and zoning requirements with technical requirements and shall be made available for distribution by the Executive Director, on forms available for such purpose. An applicant seeking a WTFP shall include such information and documents required by the form of application.
2. All applications for WTFPs shall be submitted to the Executive Director. Application fees are due at the time of application submission.
3. Pursuant to FCC regulations, Caddo Parish and Executive Director have ten (10) days to make a joint determination regarding whether an application for a small wireless facility is incomplete; and for all other applications, Caddo Parish and Executive Director have thirty (30) days to make a joint determination regarding whether an application is incomplete.
4. An Applicant shall not be permitted to refuse to provide information lawfully and specifically required by this Article or reasonably related information needed to establish the substantial written record required under federal law. Refusal for more than sixty (60) days without agreement by the Executive Director shall result in denial of the Application or the Application shall be deemed abandoned; provided, however, that failure to provide such information shall not result in denial or deemed abandonment if the applicant is working with Caddo Parish or the Executive Director with respect to providing such information.
5. Applications are not required for routine maintenance on wireless telecommunication facilities.
6. Applications are not required for a Section 6409(a) modification (non-substantial change), but notice of a Section 6409(a) modification (non-substantial change) is required as herein described. No person may perform a Section 6409(a) modification (non-substantial change) to a wireless telecommunication facility without first submitting written notice to the Executive Director describing in reasonable detail the work to be performed and the location of the work. The written notice shall be on a form, paper or electronic, provided by the Executive Director. Any such notice must be submitted at least ten (10) days prior to commencement of the proposed work, except that a shorter notice period shall be allowed in event of emergency.

7. Any amendments or updates to information contained in a pending small cell wireless facility permit application shall be submitted in writing to the Executive Director within 10 days after the request was made for said information (or as soon thereafter as reasonably practical) and/or within 10 days after a change necessitating the amendment occurred (or as soon thereafter as reasonably practical).

B. Timeline of Wireless Telecommunications Facility Permit (WTFP) Application

1. Once an WTFP application has been submitted by the applicant, action on the application shall then be taken within the timeframe as follows, subject to tolling pursuant to 47 C.F.R. § 1.6003(d):
 - a. For Collocations of Small Wireless Facilities, as defined in 47 C.F.R. § 1.6002(l), on existing structures within sixty (60) days of submission of the Application.
 - b. For Collocations that are not Small Wireless Facilities as defined in 47 C.F.R. § 1.6002(l), and for applications to deploy a Small Wireless Facility using a new structure, within ninety (90) days of the submission of the Application.
 - c. For all other applications, within one hundred fifty (150) days of the submission of the Application.

C. Application Meetings

In connection with filing an application for a wireless telecommunications facility permit (WTFP), to help assure the submittal of an application is in compliance with this Article, the applicant is encouraged (but not required) to meet with the Executive Director and/or his or her staff, along with Caddo Parish staff, including but not limited to the Caddo Parish Director of Public Works (or his/her designee) to determine if the location shall require a special use permit or other approvals, and to review specific issues with regard to the location(s). If an applicant schedules such meeting, the occurrence of the meeting shall not extend the deadlines set forth in Section 22.6.B above unless the parties otherwise agree in writing. The meeting may be held in person, by phone or by other electronic or digital means.

D. Site Visit

A site visit is encouraged (but not required) prior to any approval of a WTFP. The purpose of a site visit is to make assessments regarding, but not limited to, screening and landscaping requirements, setbacks, and aesthetic considerations. If an applicant schedules a site visit, the occurrence of the site visit shall not extend the deadlines set forth in Section 22.6.B above.

22.7 SPECIAL USE PERMIT (SUP) PROCESS

Any application for a wireless telecommunications facility not subject to administrative review and approval shall be permitted for land use approval upon the granting of a Special Use Permit from the Caddo Parish Planning and Zoning Commission in accordance with the general land use and design standards as established by this Code. Upon the issuance of the Special Use Permit (SUP) by the Caddo Parish Planning and Zoning Commission, the wireless telecommunication facility permit (WTFP) shall be approved by the Executive Director. A WTFP for a Small Wireless Facility (as defined in Section 22.8 below) shall not require an SUP, and shall require only administrative review and approval by the Executive Director.

A. Authority

1. Land Use and Zoning Review

- a. Regarding the land use and zoning decisions, the Caddo Parish Planning and Zoning Commission shall take formal action on requests for special use permits based on completeness and compliance with the land use and zoning requirements and standards of this Article, Article 15, Article 16 and any applicable requirements set forth in the Caddo Parish Code of Ordinances. The Caddo Parish Planning and Zoning Commission has final approval for Special Use Permits, unless appealed.
- b. The Executive Director and/or the Caddo Parish Planning and Zoning Commission may apply reasonable land use and zoning conditions to the approval of a wireless telecommunications facility special use permit as deemed necessary to ensure conformance with applicable review criteria as outlined within this Article, and any applicable requirements set forth in the Caddo Parish Code of Ordinances.

2. Technical Review

Regarding the technical decisions, the Executive Director, with assistance, as applicable, from any third-party consultant, will review and make a written determination regarding technical decisions for approval of the WTFP application, based on compliance with any technical requirements and standards of this Article, and all applicable requirements set forth in the Caddo Parish Code of Ordinances.

3. Final Approval of a Wireless Telecommunications Facility Permit

Once all application materials required under this Article 22, the Executive Director will issue one of the following: WTFP Approval, WTFP Approval with Conditions, or WTFP Denial. The written notice shall set forth the reasons for denial. The Executive Director, or his or her designee, shall forward the decision for a WTFP to the applicant.

B. Appeals

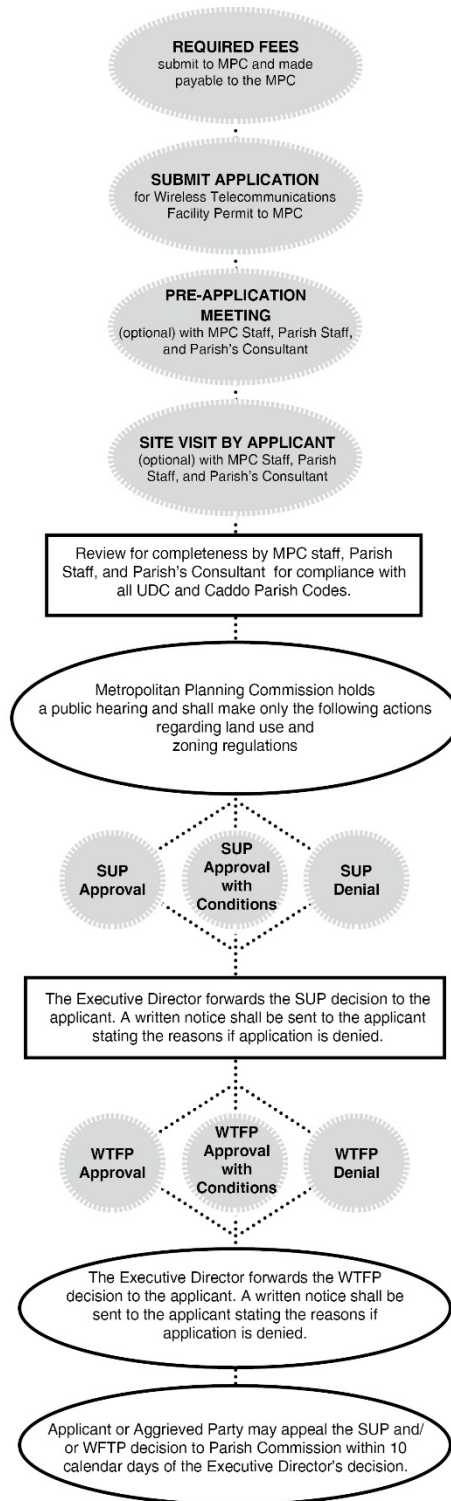
1. Appeals of Caddo Parish Planning and Zoning Commission and Executive Director Decision

- a.** All decisions on wireless telecommunications facility permits requiring a special use permit may be appealed to the Caddo Parish Commission and shall be combined into one joint appeal action to the Caddo Parish Commission, as applicable.
- b.** Within thirty (30) calendar days after the date of the final decision of the Executive Director regarding a WTFP, the applicant or any aggrieved party may appeal the Executive Director's decision on the WTFP and/or the Caddo Parish Planning and Zoning Commission decision on the SUP to City Council.

2. Appeals of Caddo Parish Commission

Within thirty (30) days after the date of the decision by the Caddo Parish Commission, the applicant or any aggrieved party may appeal the Commission's decision to the Caddo Parish Civil District Court.

FIGURE 22-1: WTFP SPECIAL USE APPROVAL



22.8

SMALL WIRELESS FACILITIES

A. Small Wireless Facility

Small Wireless Facility means a wireless facility that meets the following conditions:

1. The facilities:
 - a. are mounted on structures fifty feet (50') or less in height including their antennas, or
 - b. are mounted on structures no more than ten percent (10%) taller than other adjacent structures, or
 - c. do not extend existing structures on which they are located to a height of more than fifty feet (50') tall or by more than ten percent (10%) in height, whichever is greater;
2. Each antenna associated with the deployment, excluding associated antenna equipment, is no more than three cubic feet (3 ft³) in volume;
3. All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than twenty-eight cubic feet (28 ft³) in volume;
4. The facilities do not require antenna structure registration under C.F.R. Title 47, Chapter 1 Federal Communications Commission, Part 17;
5. The facilities are not located on Tribal lands, as defined under 36 CFR 800.16(x); and
6. The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards.

B. Collocation of Small Wireless Facilities

In an effort to reduce visual clutter, applicants are encouraged to practice collocation of small wireless facilities when practicable and technically feasible as reasonably determined by the applicant, to the extent permitted under applicable regulations or law.

C. Concealment Elements

1. Design

Small wireless facilities shall be designed to blend into the surrounding environment and be consistent with existing structures through the use of color, camouflaging and architectural treatment to the extent technically feasible. Any equipment mounted to the support structures shall also match the support structure in color and general design unless a different color is needed for public safety or service reliability reasons.

2. Undergrounding

To the extent permitted under applicable regulations or law, the Executive Director may require undergrounding of antenna equipment or any other associated equipment, other than the antennae, for small wireless facilities.

D. Maintenance and Modifications to Small Wireless Facilities

The requirement of a Wireless Telecommunication Facility Permit (WTFP) for small wireless facilities located on private property in commercial and industrial zoning districts may be waived by the Executive Director if the application is reviewed and verified to be for:

1. the replacement of a small wireless facility with another small wireless facility that is substantially similar or smaller in size, weight and height; and

2. the existing small wireless facility is in compliance with the requirements of this Article and the Caddo Parish Code of Ordinances regarding stealth and/or any concealment elements, land use and design standards, code compliance, and/or undergrounded utilities, as applicable.

22.9

GENERAL LAND USE AND DESIGN STANDARDS

The Executive Director or the Caddo Parish Planning and Zoning Commission must consider the following land use and design standards.

A. Location of Wireless Telecommunications Facilities

1. Wireless telecommunications facilities are permitted per Table 5-1: USE MATRIX of this Code. Small wireless facilities are permitted uses in all zoning districts.
2. Freestanding monopoles and towers are permitted in residential zoning districts only with issuance of a Special Use Permit approved by the Metropolitan Planning Commission.
3. No tower may be located within the front setback or between the face of a building and a public street, sidewalk or park.
4. All towers shall be set back at least one hundred (100) feet from any public trail, park, or outdoor recreation area, unless it is a stealth facility.

B. Collocation

Facilities owned by different wireless telecommunications providers may be collocated on a single tower, monopole or building to the extent technically feasible and aesthetically desirable to minimize proliferation and visual impacts of new facilities. In order to facilitate future collocation of antennas for other service providers, the conditions of approval shall prohibit the applicant from entering into an exclusive lease for the use of the entirety of the facility if it is technically feasible for other providers to collocate on the facility.

1. No new facility tower (excluding any support structure for a small wireless facility) shall be established if there is a commercially, technically or otherwise reasonably practical or desirable place available on an existing communications tower of comparable height (if any) within a 2,640-foot radius (measured from center of the tower) of an existing communications tower.
2. The applicant's proposal for a new communications tower shall not be approved until documentation is provided by the applicant or service provider that the proposed facility cannot commercially, technically or otherwise reasonably be accommodated on an existing or approved tower located within the search area due to one or more of the following reasons:
 - a. The planned equipment would exceed the structural capacity of the existing or approved towers which cannot be reinforced to accommodate the service provider's proposed facility at a reasonable cost;
 - b. The planned equipment would cause radio frequency interference with other existing or planned equipment for those towers, and the interference cannot be prevented at a reasonable cost;
 - c. Existing or approved towers do not have space on which the service provider's equipment can be placed so it can function effectively and reasonably in parity with other similar equipment in place or approved;
 - d. The existing or approved tower does not meet geographic service requirements of the applicant; or
 - e. The service provider is able to show sufficient proof that collocation agreement could not be obtained.
3. All new or upgraded communication towers shall have the capacity to permit multiple service providers. At a minimum, monopoles shall be able to accommodate two service providers, and at a minimum, transmission towers shall be able to accommodate three service providers.

4. Tower owners shall not prohibit any other service provider from collocating on an existing tower so long as the service provider pays the tower owner reasonable compensation according to industry standards for space on the tower and pays for any and all costs. If the tower owner fails to allow collocation in this situation, the Executive Director may prohibit that owner from submitting any applications.

Note: Acceptable documentation for the above subsections shall be one or more statements from a Louisiana licensed structural engineer, network RF engineer and/or other duly qualified representative of the applicant or service provider evidencing compliance with the criteria set forth above or demonstrating why a specific criteria is not commercially, technically or otherwise reasonably practical or desirable.

C. Visibility from Public Places

A wireless telecommunications facility installed in a location readily visible from a public park or other publicly owned outdoor recreation area shall be sited and designed to blend in with the existing natural and/or manmade environment to the extent reasonably and technically feasible.

D. Setbacks and Fall Zone

Wireless telecommunication facilities and equipment shall comply with the minimum setback requirements of the underlying zoning district; if the following requirements are more restrictive than those of the underlying zoning district, the more restrictive standard shall apply.

1. All towers shall be set back from any property lines and occupied or habitable buildings by 110% of the total fall radius of the tower, as certified by the applicant's engineer.
2. No portion of any facility, including an antenna array, shall extend beyond the property lines.
3. If the proposal is for a new tower (excluding any support structure for a Small Wireless Facility), certification by a Louisiana licensed and registered professional engineer regarding the manner in which the proposed structure will fall is required.
4. If the proposal is for a new tower, (excluding any support structure for a Small Wireless Facility), certification by a Louisiana licensed and registered professional engineer regarding the manner in which the proposed structure will fall is required.

E. Height

1. Wireless communication facility towers in any zoning district exclusive of the industrial zoned districts listed below shall not exceed one hundred (100) feet; provided, however, that the maximum allowable height may be increased upon technical documentation illustrating as to why the one hundred (100) feet maximum height is not a viable option.
2. The maximum allowable height for a wireless communication facility tower shall not exceed one hundred eighty (180) feet in the I-1 Light Industrial Zoning District and I-2 Heavy Industrial Zoning District.
3. Wireless telecommunications support structures shall not block or encroach upon any sidewalk or walkway.

F. Architectural Compatibility

Whether manned or unmanned, wireless telecommunication facilities, to the extent reasonably and technically feasible, shall be consistent with the architectural style of the surrounding architectural environment. In addition:

1. Lattice antenna towers and guyed towers are prohibited the physical area of Caddo Parish, Louisiana, that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission's planning area, but outside of the corporate limits of the City of Shreveport, Louisiana.
2. To the extent reasonably and technically feasible, wireless telecommunication facility equipment shall be of the same color as the building or structure to which or on which such equipment is mounted.

3. Whenever wireless telecommunication facility equipment is mounted to the wall of a building or structure, the equipment shall be mounted in a configuration designed to blend with and be architecturally integrated into a building or other concealing structure, be as flush to the wall as reasonably and technically feasible, and shall not project above the wall on which it is mounted.

G. Visibility and Aesthetics

The Executive Director are authorized to publish design guidelines regarding aesthetics and appearance for wireless telecommunication facilities. Any proposed design guidelines shall be published on-line and made available for distribution at the Office of the Metropolitan Planning Commission (MPC) The Office of the MPC reserves its rights to amend said design guidelines, as necessary, in the future.

1. Stealth

Stealth design for wireless antennas is encouraged to the extent reasonably and technically feasible. In addition to the standards of this Article, stealth design must comply with the following regulations:

- a. To qualify as a stealth design, wireless telecommunication antennas must be enclosed, camouflaged, screened or obscured to the extent reasonably and technically feasible.
- b. No antenna may increase the overall height of any structure on which it is mounted by more than 10 percent of the original height of the structure.

2. Paint and Finish Materials

To the extent reasonably and technically feasible, to the extent visible from adjacent public rights-of-way, and unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration or Caddo Parish, wall-mounted or rooftop antennas shall be constructed out of nonreflective materials, and coated, wrapped and/or textured to match the existing support structure, and shall be maintained in accordance with the requirements of this Article.

3. Retrofitting

In the event a tower or other support structure that is lighted as of the effective date of this Article is modified, at the time of the first modification of the facility, Caddo Parish reserves the right to require that the tower be retrofitted so as to comply with the lighting requirements of this Article, and any applicable requirements set forth in the Caddo Parish Code of Ordinances.

4. Antenna Mounting

Except for omni-directional antennas, all new or replacement antennas, shall be top-mounted, flush-mounted, or as close to flush-mounted on the support structure as is reasonably and technically feasible., unless it can be demonstrated that such has the effect of prohibiting the provision of service to the intended service area, alone or in combination with another facility/site(s), or unless the Applicant reasonably can demonstrate that it is impracticable.

5. Placement on Building

If attached to a building (other than a roof-mounted antenna), all antennas shall be mounted on the fascia of the building and camouflaged so as to match the color and, if possible, the texture of the building, or in a manner so as to make the antennas as visually unobtrusive as is reasonably possible given the facts and circumstances involved.

- a. Roof-mounted antennas shall be set back from the edge of the roof a distance at least as great as the height of the antenna or to minimize visibility from adjacent public rights-of-way.
- b. Wall-mounted antennas shall be architecturally integrated into the building design to the extent reasonably and technically feasible.

6. Landscaping

- a. All wireless telecommunications facilities, including maintenance and service operations, unless otherwise stated in the Article, must be screened at a minimum from view of adjacent residential areas and public rights-of-way with one shrub, measuring a minimum of 18 inches in height at planting and reaching a minimum of three feet in height at maturity, that must be planted for every three linear feet of fence length spaced linearly, in accordance with the screening requirements of this Article.
- b. The Executive Director or Caddo Parish Planning and Zoning Commission may choose to not require landscaping for sites that are not visible from the City public right-of-way or adjacent property or in instances where in the judgment of the Executive Director or Caddo Parish Planning and Zoning Commission, landscaping is not appropriate or necessary because of the fencing materials being used to screen the equipment compound or for other reasons.
- c. In addition to the requirements of Article 22 of this Code for landscape plans, all wireless telecommunications shall follow all landscape plan submittal requirements of Section 10.1 of this Code.
- d. All plant material must be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- e. Landscaping is not required for small wireless facilities.

7. Screening

To the extent reasonably and technically feasible, roof and ground-mounted wireless telecommunication facilities and equipment, including accessory equipment, shall be screened from adjacent Caddo Parish public rights-of-way and public or private properties by paint color selection, parapet walls, screen walls, fencing, landscaping and/or berming in a manner compatible with the building's and/or surrounding environment's design, color, materials, texture, land forms and/or topography. In addition:

- a. Chain link fencing shall be unacceptable to screen facilities, support structures or accessory and related equipment (including HVAC or mechanical equipment present on support buildings); solid fencing material shall be a minimum of six feet and a maximum of eight feet in height and shall consist of wood, masonry, stucco, stone or other acceptable materials that are opaque and appropriate given the facts and circumstances. A fence permit shall be required.
- b. The applicable decision-making authority may allow use of an alternate plan and specifications for landscape and screening, including plantings, fences, walls, sign and structural applications, manufactured devices and other features designed to screen, camouflage and buffer antennas, support structures, and accessory uses.

H. Compatibility with the Natural Environment

To the extent reasonably and technically feasible, site disturbances shall be minimized and existing vegetation shall be preserved or improved to the extent possible, unless it can be demonstrated that such disturbance to vegetation and topography results in less visual impact to the surrounding area.

I. Accessory Facility, Structure, or Equipment

1. Accessory facilities or structures, including any buildings, cabinets or shelters, shall be used only to house equipment in support of the operation of telecommunication facilities or other communication services. Unrelated equipment shall not be stored on the site.
2. Any accessory facilities or structures must conform to the setback standards of the applicable zoning district. In the situation of stacked equipment buildings, additional screening/landscaping measures may be required by the Executive Director or Caddo Parish Planning and Zoning Commission.

3. Accessory equipment, other than antennas, antenna attachment devices, and cables, shall be located in an equipment cabinet. If the attached wireless telecommunication facility is proposed to be located in within the PZC's planning area that requires new utility equipment or communication lines to be located underground, then the utilities or communication lines providing service to the equipment cabinet shall be located underground.
4. Unless otherwise expressly approved, to the extent reasonably and technically feasible, all cables for a facility shall be concealed or obscured from view underground or inside of the screening or monopole structure supporting the antennas to the extent reasonably and technically feasible; any cables and/or conduit that cannot be buried or otherwise hidden from view shall be painted to match the color of the building or other existing structure to which they are attached or positioned on the facility so as to be screened from view from Caddo Parish public rights-of-way.

J. Lighting

1. Wireless telecommunication antennas, towers, and facilities shall not be artificially lighted, unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).
2. All approved light fixtures (other than FAA and FCC required lighting) shall be equipped with cutoff lenses to minimize spill-over of light to adjacent properties.

K. Signage

1. Wireless telecommunications facilities shall include the installation of all-weather emergency information signs at all gates. Each sign shall indicate, at minimum, the site address and a 24-hour emergency contact phone number.
2. On all wireless telecommunications facilities at all locations, an FCC registration sign, as applicable, is also to be present.
3. No other signage, including commercial advertising, shall be permitted except for signage required by applicable law.

L. Access Ways

In addition to ingress and egress requirements of the Shreveport City Code, access to and from wireless telecommunication facilities and equipment shall be regulated as follows:

1. No wireless telecommunication facility shall be located in a required parking, maneuvering or vehicle/pedestrian circulation area such that it interferes with the intent or functionality of the original design.
2. The wireless telecommunication facility must be secured from access by the general public but access for emergency services must be ensured. Access roads must be capable of supporting all potential emergency response vehicles and equipment and must be of a dimension to allow access to any emergency equipment.
3. All driveways and drive aprons must be made of a durable all-weather material, such as concrete or asphalt. Areas within the fenced-in facility including, but not limited to access aisles and surface parking lots, may consist of an improved surface of gravel or crushed stone, subject to permission by the Executive Director or Metropolitan Planning Commission (if part of a Special Use Permit approval).

M. Security

All facilities, including antennas, towers and other supporting structures shall be made inaccessible to unauthorized individuals and shall be designed so as to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions, visual blight, or attractive nuisances. All facilities shall not be easily climbed or collided with and shall expressly include removing the climbing steps for the first ten feet (10) from the ground on a monopole.

N. Operation and Maintenance Standards

All wireless communication facilities shall comply at all times with the following operation and maintenance standards:

1. All wireless telecommunications facilities and related equipment, including but not limited to fences, cabinets, poles and landscaping (if any), shall be maintained in good working condition over the life of the permit, subject to reasonable wear and tear, and in compliance with the version of the International Building Code in effect when the applicable WTFP is issued. This shall include keeping the structures maintained to the visual standards established at the time of approval. The facility shall remain free from trash, debris, litter, graffiti and other forms of vandalism. Any damage shall be repaired as soon as practicable, and in no instance more than ten (10) calendar days from the time of notification by the city or after discovery by the permittee.
2. Each facility shall be operated in such a manner so as to minimize any possible disruption caused by noise. Backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 8:00 p.m. and 7:00 a.m. on weekday nights.
3. Each owner or operator of a facility shall regularly inspect each site to ensure compliance with the standards set forth in this Article.

O. Abandonment

Any wireless telecommunication tower or facility that is not operated for a period of 180 consecutive calendar days is considered abandoned (unless such interruption in operations is due to maintenance, repair or replacement). The owner must immediately remove the tower or facility, and all aboveground equipment and related debris. Caddo Parish may ensure and enforce removal by means of its existing regulatory authority.

P. Structural Standards

All wireless communication facilities shall, at all times, comply with all applicable requirements of the International Building Code in effect on the date the building permit is issued.

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.

22.11 FEES

The applicant shall submit all applicable fees established by Article 21 of this Code, as well as the Caddo Parish Code of Ordinances. In accordance with Article 21, the schedule of fees is kept on file in the Office of the Shreveport Metropolitan Planning Commission. Such fees shall include, but not be limited to:

- A.** Application Processing Fee, and
- B.** Wireless Telecommunications Facility Permit (WTFP) Fee

ARTICLE 23. SHORT-TERM RENTAL PROPERTY

- 23.1 PURPOSE
- 23.2 DEFINITIONS
- 23.3 ZONING AND RESIDENTIAL TYPE RESTRICTIONS
- 23.4 PERMIT REQUIRED
- 23.5 PERMIT TYPES AND USE STANDARDS
- 23.6 PERMIT APPLICATION, PROCEDURE, EXPIRATION, AND RENEWAL
- 23.7 LOCAL REPRESENTATIVE REQUIRED
- 23.8 HEALTH AND SAFETY STANDARDS
- 23.9 FEES AND TAXES
- 23.10 VIOLATIONS, PENALTIES, AND ENFORCEMENT
- 23.11 EXISTING SHORT-TERM RENTAL PROPERTY
- 23.12 APPEALS

23.1 PURPOSE

- A. This Article shall apply to only short-term rental properties, as defined herein. A short-term rental property may be known, cited, or referred to as “short-term rentals” or “STR.”
- B. The purpose of this Article is to establish regulations, standards, and a permit registration process governing the renting of privately owned residential dwelling units on a short-term basis; ensure the collection and payment of sales and occupancy taxes, as established in the Caddo Parish Code of Ordinances; ensure that short-term rental activities do not threaten the character of residential neighborhoods; ensure the protection of the existing housing rental stock; and ensure that such short-term rental activities do not become a nuisance or threaten the public health, safety or welfare of neighboring properties.
- C. This Article shall not supersede any private conditions, covenants, or restrictions applicable to a short-term rental property.

23.2 DEFINITIONS

For purposes of this Article, the following terms shall have the following meanings:

Commercial Meetings. Commercial meetings include, but not limited to, luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other similar gatherings for direct or indirect compensation.

Host. Any person, who is the owner of a record of residential real property, or the lessee of residential real property under a written agreement for the lease of such real property, who offers that dwelling unit, or portion thereof, for short-term rental property either through a hosting platform or individually.

Hosting Platform. A marketplace, in whatever form or format, facilitates short-term rental property through advertising using any medium of facilitation, and the form in which the host uses the said platform to derive revenue, including booking fees or advertising revenue, from providing or maintaining the marketplace.

Local Representative. An individual locally located during the entire length of the short-term rental period who has access to the licensed premises and is authorized to make decisions regarding the licensed premises.

Professional Property Management Firm. An entity that is comprised of one or more professional property managers who oversee the operation, control, and maintenance of the real estate and physical property. This can include residential, commercial, and land real estate.

Professionally Managed Short-Term Rental: A short-term rental that is managed, operated, or controlled by a professional property management firm that oversees the operation, control, and maintenance of a short-term rental.

Resident. An individual or family who resides in the dwelling unit. The resident can be the owner or host of the short-term rental.

Short-Term Rental Permit. A permit, issued by the Office of the Metropolitan Planning Commission, stating that the applicant is using a residential dwelling unit, accessory dwelling unit, or any room therein, as a short-term rental and that the said residential dwelling unit, as stated in the application, is up to code and complies with all health and safety regulations. There are three types of short-term rental permits: 'Type A,' 'Type B-1' and 'Type B-2.'

Short-Term Rental Permit 'Type A'. A Short-Term Rental Permit 'Type A' is the permit required for a host to rent a portion of a dwelling unit (i.e., individual bedroom or bedrooms) or an accessory dwelling unit (i.e., garage apartment or carriage house) is rented by a host to overnight guests. Commercial meetings, special events, or any other similar event as defined by this Article, which have the potential to cause traffic, parking, noise, or other impacts to the neighborhood are prohibited as part of any short-term-rental operation.

Short-Term Rental Permit 'Type B'. A Short-Term Rental Permit 'Type B' is the permit required for a host to rent an entire dwelling unit to overnight guests. A Short-Term Rental Permit 'Type B' can either be a 'Type B-1,' which is approved administratively by the Zoning Administrator, or a 'Type B-2,' which requires approval by the Zoning Board of Appeals. Commercial meetings, special events or any other similar event as defined by this Article which have the potential to cause traffic, parking, noise, or other impacts to the neighborhood are prohibited as part of any short-term-rental operation.

Short-Term Rental Property. A residential dwelling unit, accessory dwelling unit, or any room therein, available for rent for a term of less than thirty (30) consecutive calendar days, but excluding bed and breakfast and single-room occupancy.

Short-Term Renter. A person who exercises occupancy, or is entitled to occupancy as a short-term rental, because of concession, permit, right of access, license, or other agreement for a period of thirty (30) or fewer consecutive calendar days. Portions of days shall be counted as full calendar days.

23.3 ZONING AND RESIDENTIAL TYPE RESTRICTIONS

- A.** Any short-term rental property shall only operate in the allowable zoning districts as indicated within the Use Matrix, as described in Article 5 of this Code.
- B.** A short-term rental property is only allowed in the following residential structure types:
 - 1. Single-Family Residence, Detached (e.g., a stand-alone single-family dwelling unit)
 - 2. Single-Family Residence, Attached (e.g., a duplex, containing two units, where each unit is on a separate lot)
 - 3. Two-Family Dwelling Unit (e.g., a duplex, on one lot, containing two units)
 - 4. Multi-Family Unit (e.g., an apartment or triplex)
 - 5. Townhouse
 - 6. Accessory Dwelling Unit (as allowed per the Use Matrix in Article 5 of this Code)
 - 7. A Mixed-Used Property (e.g., residential dwelling above the ground floor)
 - 8. A Manufactured Home

23.4 PERMIT REQUIRED

No person or entity shall operate a short-term rental property, or advertise a residential property for use as a short-term rental, without the owner of the property first having obtained a short-term rental permit, either 'Type A,' 'Type B-1' or 'Type B-2,' as described in Section 23.5 of this Article, issued by the Zoning Administrator, or their designee.

23.5 PERMIT TYPES AND USE STANDARDS

Any host wishing to rent their dwelling unit, or portion thereof, for short-term rental, shall apply for one of the following short term rental types:

A. Short-Term Rental Permit, 'Type A'

1. **When Required.** A Short-Term Rental Permit 'Type A' is required when a portion of a dwelling unit (i.e., individual bedroom or bedrooms) or an accessory dwelling unit (i.e., garage apartment) is rented by a host to overnight guests and no commercial meetings are held. Maximum occupancy of the short-term rental property shall comply with the approved short-term rental application.
2. **Notification.** As part of the application submittal process for a Short-Term Rental Permit 'Type A,' the applicant must prepare a notification letter that describes the operation and the number of bedrooms that will be rented to overnight guests and how to contact the owner or host by phone. The notification letter shall be mailed or delivered to all recognized organizations and owners of property abutting and directly across the street from the short-term rental upon issuance of the short-term rental permit. A copy of the notification letter and list with the names and addresses of all property owners and organizations that received said notification is required at the application submittal.
3. **Administrative Approval.** A Short-Term Rental Permit 'Type A' may be approved administratively by the Zoning Administrator.
4. **Allowed Structure Type.** A short-term rental property that requires a Short-Term Rental Permit 'Type A' is allowed only in the residential structure types as described in Section 23.3 of this Article.
5. **Accessory Dwelling Units.** On sites with an accessory dwelling unit, the resident can live in the primary or accessory dwelling unit and rent bedrooms in either dwelling unit.
6. **Number of Overnight Guests.** The total number of adults occupying a dwelling unit with an approved Short-Term Rental Permit 'Type A' may not exceed two (2) adults per bedroom.
7. **Parking.** Parking for Short-Term Rental Permit 'Type A' properties shall comply with all applicable residential parking provisions as described in Article 9 of this Code. All vehicles shall be parked in designated parking areas, and parking is prohibited in any landscaped area.
8. **Advertising.** All advertisements for any short-term rental property, as defined in this Code, must list the short-term rental permit number.
9. **Special Events Prohibited.** Weddings, corporate events, commercial functions, large parties, and other similar events which have the potential to cause traffic, parking, noise, or other impacts to the neighborhood are prohibited as part of any short-term-rental operation.

B. Short-Term Rental Permit, 'Type B'

1. **When Required.** A Short-Term Rental Permit 'Type B' is required when a host rents an entire dwelling unit to overnight guests. A Short-Term Rental Permit 'Type B' can either be 'Type B-1' or 'Type B-2'. Maximum occupancy of the short-term rental property shall comply with the approved short-term rental application.
2. **Notification.** As part of the application submittal process for a Short-Term Rental Permit 'Type B,' the applicant must prepare a notification letter that describes the operation and the total number of allowed overnight guests, and how to contact the owner or host by phone. The notification letter shall be mailed or delivered to all recognized organizations and owners of property abutting and directly across the street from the short-term rental upon issuance of the short-term rental permit. A copy of the notification letter and list with the names and addresses of all property owners and organizations that received said notification is required at the application submittal.
3. **Administrative Approval.** A Short-Term Rental Permit 'Type B-1' may be approved administratively by the Zoning Administrator if the total number of allowable overnight guests of the proposed short-term rental does not exceed ten (10) adults, nor does the proposed short-term rental property require special exception use approval due to distancing requirements.
4. **Special Exception Use Approval.** A Short-Term Rental Permit 'Type B-2' may only be allowed as a special exception use, and requires review and approval by the Zoning Board of Appeals per the requirements of Section 16.6 when:

- a. **Number of Overnight Guests.** The host of a short-term rental property requests the total number of allowable overnight guests to exceed ten (10) adults.
- b. **Distance Requirements.** No more than three (3) approved 'Type B' short-term rental permits shall be located within a 500 foot radius of an approved short-term rental permit, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same user is located, without the approval of a special exception use by the Caddo Parish Planning and Zoning Commission.
- c. **Discretion of the Executive Director.** At any time during the review process for a Short-Term Rental 'Type-B' Permit, the Executive Director may determine that administrative approval is not appropriate and that special exception use approval shall be required if the proposal will not be compatible with the adjacent and surrounding properties or if the applicant fails to meet the any standards for the permit as described herein.
- d. **Exceptions.** Only 'Type B' permit applications have STR distance requirements. No Short-Term Rental Permit 'Type A' application is subject to distance requirement under this Code, nor will any approved Short-Term Rental Permit 'Type A' property trigger any distance requirements for a proposed Short-Term Rental Permit 'Type B' application.
- e. **Reserved.**
- f. **Special Exception Use Approval Standards of Short-Term Rentals.** The Caddo Parish Planning and Zoning Commission or, on appeal, the Caddo Parish Commission, must consider the following approval standards for short-term rentals.
 - i. **Health and Safety.** Whether the design, location, and operating plans must be such that the public health, safety and/or welfare is protected.
 - ii. **Land Use.** Whether the proposed special exception use is compatible with the general land use of adjacent properties and other property within 300 feet.
 - iii. **Neighborhood Impact.** Whether the proposed short-term rental will adversely affect the neighborhood character.
 - iv. **Parking.** Whether the proposed special exception use is in compliance with the required parking standards for the designated land use (i.e., with there be sufficient parking to accompany a short-term rental).
 - v. **Contact Information.** Whether the applicant or authorized agent has provided information sufficient to verify a qualified person will be available to be contacted about use of the short-term rental during and after business hours.
 - vi. **Notice to Neighbors.** Has the licensee or authorized agent either mailed, or otherwise distributed by hand, a flier to neighbors within a 500-foot radius of the short-term rental property address outlining the proposed use and owner or representative contact information.

Note: All existing short-term rental properties, as of the effective date of this Article, that do not meet the spacing requirement are deemed conforming. Such deemed conforming status is terminated when the short-term rental property ceases to operate or when any required permits are revoked or not renewed.

- 5. **Allowed Structure Type.** A short-term rental property that requires a Short-Term Rental Permit 'Type B-1' or 'Type B-2' is allowed only in the residential structure types as described in Section 23.3 of this Article.
- 6. **Parking.** Parking for Short-Term Rental Permit 'Type B-1' or 'Type B-2' properties shall comply with all applicable residential parking provisions as described in Article 9 of this Code. All vehicles shall be parked in designated parking areas, and parking is prohibited in any landscaped area.
- 7. **Advertising.** All advertisements for any short-term rental property, as defined in this Code, must list the short-term rental permit number.

8. **Neighborhood Participation Plan.** The Executive Director, or their designee, may require the applicant of a Short-Term Rental Permit 'Type B-1' or 'Type B-2' to participate in the Neighborhood Participation Plan, as described in Section 15.4 of this Code, due to the short-term rental property's sensitive nature, proximity to the neighborhood or where unusual circumstances, common sense and good judgment dictate. The Executive Director will evaluate each Type B Short-Term Rental Property application on a case-by-case basis and decide accordingly.

23.6 PERMIT APPLICATION, PROCEDURE, EXPIRATION, AND RENEWAL

- A. The Office of the Metropolitan Planning Commission, along with the Caddo Parish Finance Department, shall develop a short-term rental property application packet with all operational requirements, as required within this Code and the Caddo Parish Code of Ordinances. Said application shall be submitted by any potential host or property owner at least thirty (30) days before beginning any short-term rental operations with the jurisdiction of the PZC.
- B. A short-term rental permit shall expire two (2) years after it is issued. Short-term rental permits may be renewed upon the payment of a renewal fee to cover the applicant renewal screening. All renewal requests are encouraged to be received at least 30 days prior to the expiration date for their existing permit.
- C. A short-term rental property permit shall not be transferred or assigned to another individual, person, entity, or address, nor shall the permit authorize any person, other than the person named therein, to operate a short-term rental property on that property. A short-term rental permit does not run with the land.
- D. All short-term rental permits shall require annual registration when the title of the short-term rental transfers to a new owner or when any changes in ownership of a short-term rental property occur.
- E. A short-term rental permit may be renewed every two (2) years if the operator completes the following, as applicable: (1) pays the renewal fee; (2) provides information concerning any changes to the previous application for, or renewal of, the short-term rental property registration; (3) submits records for the last year to demonstrate compliance with this Article; and (4) provides the 3 years of the property tax reporting and revenue tax reporting. Failure to submit a renewal application to the MPC at least thirty (30) days prior to the expiration of the registration shall render the registration and permission to operate a short-term rental property null and void.
- F. At least thirty (30) days prior to any advertising of a short-term rental property, the owner, host, or property management firm shall register the short-term rental property with the Office of the MPC, on forms supplied by the Office of the MPC. For professionally managed short-term rental property, registration for multiple short-term rental properties may be made by filing a complete list of all the short-term rental property within the Planning Limits of the PZC, managed by such firm, on forms supplied by the Office of the MPC and the list shall be updated at least quarterly.
- G. No short-term rental application shall be accepted without signature by the owner or the property management firm, under penalty of perjury, acknowledging that the short-term rental is in habitable condition and complies with the health and safety standards set forth in this Article.

23.7 LOCAL REPRESENTATIVE REQUIRED

- A. Each owner or property management firm shall appoint a person who is available twenty-four (24) hours per day, seven (7) days per week, to serve as the local representative for the short-term rental and shall respond on-site within sixty (60) minutes to complaints regarding a condition or operation of the short-term rental or the conduct of the short-term renters; and take remedial action to resolve any or all complaints.
- B. The owner or property management firm shall notify the Zoning Administrator or designee in writing of the appointment of a local representative within seven (7) days of such appointment or modification of any such appointment, including contact information.

23.8 HEALTH AND SAFETY STANDARDS

Each short-term rental property, at all times, shall comply with the following standards, as well as any property standards and fire prevention standards established in the Caddo Parish Code of Ordinances, while the short-term rental is occupied:

- A. Buildings, structures, or rooms shall not be used for purposes other than those for which they were designed or intended.
- B. Roofs, floors, walls, foundations, ceilings, stairs, handrails, guardrails, doors, porches, all other structural components and all appurtenances thereto shall be capable of resisting any and all forces and loads to which they may be normally subjected and shall be kept in sound condition and in good repair.
- C. Smoke detectors, carbon monoxide detectors, and fire extinguishers shall be installed and operable, and all wood-burning fireplaces and stoves shall be cleaned on an annual basis.
- D. An operable toilet, sink, and either a bathtub or shower shall be located within the same building, and every room containing a toilet or bathtub/shower shall be completely enclosed by walls, doors, or windows that will afford sufficient privacy.
- E. The appropriate level of trash and recycling receptacles should be maintained so there is no overflow of trash and recycling on the property.
- F. Maximum occupancy of the short-term rental property shall comply with the approved short-term rental permit type, as described on the approved short-term rental application.

23.9 FEES AND TAXES

- A. All fee(s) for short-term rental property shall be set forth by the Caddo Parish Commission.
- B. For each short-term rental property, all applicable Parish Sales Taxes, as well as any Occupancy Taxes, shall be timely collected and remitted.
- C. All professionally managed short-term rental property may submit one tax payment for multiple properties, so long as there is sufficient supporting information to identify each individual short-term and the taxes collected on such short-term rental.

23.10 VIOLATIONS, PENALTIES, AND ENFORCEMENT

- A. It is unlawful to violate any provision of this Article. Each day of violation shall be deemed a separate offense and be punishable as such.
- B. Violation of any term, condition, requirement, or duration of a short-term rental permit approved under this Article is unlawful, and will constitute a violation of this Code, and will subject the violator to the penalties set forth in Article 19 (Enforcement). In addition, the short-term rental permit may be revoked or suspended following public hearings by the Caddo Parish Planning and Zoning Commission and the Caddo Parish Commission, if appealed.
- C. Enforcement of this Article may be initiated in any of the following ways:
 - 1. The Zoning Administrator is authorized to revoke any short-term rental permit, as well as issue any zoning violations to the property owner to which the short-term rental is operating.
 - 2. Authorized personnel from the Caddo Parish Finance Department may revoke any short-term rental permit if they determine that the short-term rental permit is violating any applicable ordinances, statutes, rules, and regulations of the Parish and/or the State of Louisiana.
 - 3. Authorized personnel from the Caddo Parish Sheriff's Office may issue citations for any short-term rental if they determine that the short-term rental is violating any applicable ordinances, statutes, rules, and regulations of Caddo Parish. Any person violating the provisions of this Article shall be issued a citation, which shall be paid in the same manner as provided for offenders of local traffic violations.

23.11 EXISTING SHORT-TERM RENTAL PROPERTY

- A.** Any existing short-term rental currently operating within the jurisdiction of the Caddo Parish Planning and Zoning Commission's planning area, but outside of the corporate limits of the City of Shreveport, shall apply for registration, pursuant to this Article, within one hundred eighty (180) days after the effective date of this Article.
- B.** All existing short-term rental properties, as described above, that have been operating prior to the effective date of this Article, shall have their application reviewed administratively.

23.12 APPEALS

- A.** Within 30 days after the date of the decision for any administrative short-term rental permit, the applicant or any aggrieved party may appeal a Zoning Administrator's decision to the Caddo Parish Planning and Zoning Commission.
- B.** Within 10 days after the date of the decision for any Special Exception Use for any short-term rental permit by the Caddo Parish Planning and Zoning Commission, the applicant or any aggrieved party may appeal the PZC's decision to the Caddo Parish Commission.

APPENDIX A: MPC PLANNING AREA MAP FOR REFERENCE

Per Section 1.3.A, this Code applies to all land, uses, and structures within Caddo Parish. This Appendix contains a reference map of the Planning Area that is provided for informational purposes only. The Metropolitan Planning Commission keeps official record of the Planning Area boundaries and applicability is verified with the Metropolitan Planning Commission.

PLANNING AREA MAP FOR REFERENCE

Provided for reference purposes only

Must be verified with the Office of the Shreveport Metropolitan Planning Commission of Caddo Parish

