

**Office of the MPC**

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**RECOMMENDED UDC AMENDMENTS. December 4, 2019**

The Shreveport Unified Development Code (UDC) serves as the official land use and development regulatory ordinance for the City of Shreveport, Louisiana, and was implemented in May 2017. The Caddo Parish UDC serves as the official land use and development regulatory ordinance for the area of Caddo Parish that falls within the jurisdiction of the Metropolitan Planning Commission’s planning area, but outside of the corporate limits of the City of Shreveport. The Caddo Parish UDC was implemented in December 2017. Periodically, revisions to both the Shreveport and Caddo Parish UDC’s are required to reflect the changing nature of business within the planning limits of the MPC.

The proposed amendments listed below are intended to be less regulative in nature with regard to various house-keeping and corrective changes due to oversight, grammatical mistakes, contradictions, or missing items. New uses are being added, as well amended, to address innovations made for unforeseen industry shifts. In addition, some current allowable land uses are being amended to be less restrictive and more user-friendly. **There will be a Public Hearing to consider these amendments at the December 4, 2019, MPC Board Meeting.**

**CITY OF SHREVEPORT AND CADDO PARISH UDC**

The amendments listed below are for **BOTH** the City of Shreveport AND Caddo Parish. Explanations are given for each amendment shown.

- Amend definition of “Aggrieved Party” to ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT, SECTION 2.3. DEFINITIONS OF GENERAL TERMS in the Shreveport UDC, and ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT, SECTION 2.3. DEFINITIONS OF GENERAL TERMS in the Caddo Parish UDC, to now read as follows:**

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**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, administrative exception, planned unit development, sign permit, zoning interpretation, temporary use permit, **or** zoning appeal, **or** **subdivision preliminary or final plat.**

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**Explanation:** Definition amended to allow aggrieved parties to appeal a subdivision preliminary or final plat. Currently, only the denial of a plat can be appealed.

- Amend “Commercial Design Standards” in ARTICLE 4. ZONING DISTRICT REGULATIONS, SECTION 4.3. COMMERCIAL DISTRICTS, Subsection D.1 in the Shreveport UDC, and ARTICLE 4. ZONING DISTRICT REGULATIONS, SECTION 4.3. COMMERCIAL DISTRICTS, Subsection D.1 in the Caddo Parish UDC to now read as follows:**

**D. Commercial 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. When residential dwellings are allowed, those are subject to the applicable use standards of **Section 8 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.

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**Explanation:** There is no Section 8 in either the Shreveport or Caddo Parish UDC. Amended language is revised to reference correct Article.

- Update the DOWNTOWN SUBDISTRICTS & DOWNTOWN DISTRICT HEIGHT MAP in ARTICLE 4. ZONING DISTRICT REGULATIONS, FIGURES 4-3 & 4-4 DOWNTOWN DISTRICTS in the Shreveport UDC, and ARTICLE 4. ZONING DISTRICT REGULATIONS, FIGURES 4-3 & 4-4 DOWNTOWN DISTRICTS in the Caddo Parish UDC:**

**[Note (1): See Exhibits “B” & “C” for revised District Maps]**

**Explanation:** These maps/figures currently do not align with the current zoning districts in the MPC’s database. Images need updating to reflect to the actual boundaries.

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4. Add new subsection labeled “D. R-MUV Residential Mixed-Use Village Zoning District” to ARTICLE 4. ZONING DISTRICT REGULATIONS, SECTION 4.6. SPECIAL PURPOSE DISTRICTS in the Shreveport UDC, and ARTICLE 4. ZONING DISTRICT REGULATIONS, SECTION 4.6. SPECIAL PURPOSE DISTRICTS in the Caddo Parish UDC to now read as follows. Re-alphabetize all existing subsections accordingly.

**[Note (3): See Exhibit “D” for new Redevelopment Mixed-Use Village Zoning District]**

***Explanation:** The intent of the Residential Mixed Use Village District is to permit a variety of residential uses and limited non-residential uses within the same development creating a coordinated mixed use environment. It is intended that the development will blend residential commercial, cultural institutional or entertainment uses into one space where those functions are to some degree physically and functionally integrated so that a pedestrian friendly environment is created.*

5. Amend the following uses in TABLE 5-1 of ARTICLE 5. USES, SECTION 5.2. USE MATRIX in the Shreveport UDC, and TABLE 5-1 of ARTICLE 5. USES, SECTION 5.2. USE MATRIX in the Caddo Parish UDC.

Add the following new temporary use

- **Temporary Subdivision Sales Office or Model Home**

**[Note (4): See Exhibit “E” for revised Table 5-1” USE MATRIX]**

***Explanation:** Matrix updated to reflect addition of term ‘Temporary Subdivision Sales Office or Model Home’ into the UDC.*

6. Amend the definition of “Dwelling - Townhouse” ARTICLE 5 USES, SECTION 5.3 USE DEFINITIONS in the Shreveport UDC, and ARTICLE 5 USES, SECTION 5.3 USE DEFINITIONS in the Caddo Parish UDC, to now read as follows:

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**Dwelling - Townhouse.** A structure on its own separate lot 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.

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***Explanation:** This definition needs to be amended to clearly state that each dwelling unit (townhouse) should reside on its own separate lot, while removing language which states that townhouses are stacked horizontally or vertically (which they are not).*

7. Amend the definition of “Heavy Retail, Rental, and Service” in ARTICLE 5. USES SECTION 5.3. USE DEFINITIONS in the Shreveport UDC, and ARTICLE 5. USES SECTION 5.3. USE DEFINITIONS in the Caddo Parish UDC to read as follows:

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**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, **manufactured homes, recreational vehicle sales**, 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.

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***Explanation:** Text updated to include the terms manufactured homes and recreational vehicle sales into this definition.*

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8. Add the definition of “Temporary Subdivision Sales Office or Model Home” in the Shreveport UDC, and ARTICLE 5. USES SECTION 5.3. USE DEFINITIONS in the Caddo Parish UDC ARTICLE 5 USES, SECTION 5.3 USE DEFINITIONS, to now read as follows:

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**Temporary Subdivision Sales Office or Model Home.** Any furnished dwelling, which is primarily used as a marketing tool and/or office to show prospective homebuyers a particular plan, type of construction, accoutrements or floor plan and which is not a residence at the same time. Model homes may also incorporate sales or rental offices for dwellings within the development.

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**Explanation:** New definition defines a temporary subdivision sales office or model home. This use was in the old Code and currently is not in the UDC.

9. Amend “Bar” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.D in Shreveport UDC, and ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.D Caddo Parish UDC. Add new Subsection 6.1.D.5 to read as follows:

D. Bar

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5. **Bars are not permitted within any C-2 Corridor Commercial Zoning District property which abuts a residential zoning district.**

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**Explanation:** This amendment was requested from a City Council Member. Amended language would prohibit a bar from locating on property zoned C-2 if said property abutted a residential property.

10. Amend “Day Care Center and Day Care Home” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.L in the Shreveport UDC, and ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.J in the Caddo Parish UDC to now read as follows:

L. Day Care Center and Day Care Home

1. Each day care **center** must comply with all applicable state and federal regulations.
2. The operator of a day care **center** must be licensed by the state.

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**Explanation:** For clarity in distinguishing between a day care center and a day care home, the term “center” was added to the above referenced standards for better clarity in understanding what is and what is not allowed.

11. Amend “Drive-Through Facility” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.M.3.b in Shreveport UDC, and ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.K.3.a in the Caddo Parish UDC to now read as follows:

M. Drive-Through Facility

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

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**Explanation:** This updated text gives the Executive Director authority to waive the use’s screening requirements due to adjacent zoning or uses, lot topography or lot configuration.

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12. Amend “Financial Institution with Drive-Through Facility” ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.R.5.b in the Shreveport UDC, and Add “Financial Institution with Drive-Through Facility” ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.O.5.b in Caddo Parish UDC to now read as follows:

R. Financial Institution with Drive-Through Facility

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

\*\*\*

**Explanation:** This updated text gives the Executive Director authority to waive the use’s screening requirements due to adjacent zoning or uses, lot topography or lot configuration.

13. Amend “Retail Sales of Alcohol” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.FF in the Shreveport UDC, and ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.BB in the Caddo Parish UDC. Add new Subsection 6.1.BB.3 to read as follows:

FF. Retail Sales of Alcohol

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- 3. Retail Sales of Alcohol are not permitted within any C-2 Corridor Commercial Zoning District property which abuts a residential zoning district.**

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**Explanation:** This amendment was requested from a City Council Member. Amended language would prohibit the use of retail sales of alcohol from locating on property zoned C-2 if said property abutted a residential property.

14. Amend temporary use standard of “Temporary Seasonal Sales” in ARTICLE 6. USE STANDARDS, SECTION 6.2. TEMPORARY USE STANDARDS, Subsection 6.2.F in the Shreveport UDC, and Add temporary use standard of “Temporary Seasonal Sales” in Caddo Parish UDC ARTICLE 6. USE STANDARDS, SECTION 6.2. TEMPORARY USE STANDARDS, Subsection 6.2.J to read as follows:

F. Temporary Seasonal Sales

Sales of seasonal products such as, but not limited to, crawfish sales, portable beverage service facility, Christmas tree sales, Christmas lighting display sales, fireworks sales, live plant sales, and roadside produce sales require a temporary use permit and site plan review and approval by the Zoning Administrator. A management plan is required for any **temporary outdoor event temporary seasonal sale,** and shall be submitted as part of the temporary use permit application, **and shall consist of the following:**

- a. **The on-site presence of a representative of the temporary seasonal sale 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 waste removal.**
- e. **The days and hours of operation, including vendor set-up and take-down times.**
- f. **Any other additional information the Zoning Administrator may require.**

**Explanation:** Amended language corrects an oversight; adds the requirements of a management plan for seasonal sales which was inadvertently not included.

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15. Add new temporary use standard of “Temporary Subdivision Sales Office or Model Home” in the Shreveport UDC, ARTICLE 6 USE STANDARDS, SECTION 6.2 TEMPORARY USE STANDARDS, Subsection 6.2.H and Caddo Parish UDC ARTICLE 6 USE STANDARDS, SECTION 6.2 TEMPORARY USE STANDARDS, Subsection 6.2.J to read as follows:

**H. Temporary Subdivision Sales Office or Model Home**

*One (1) temporary sales office for use in development of a new subdivision may be established and operated within any platted subdivision, and then only upon a platted lot within the boundaries of that subdivision for a period not exceeding three years from the date the plat of such subdivision is recorded; provided that extensions of time of one year may be granted by the zoning administrator upon receipt of a letter request to continue temporary use. Phased development as part of an overall subdivision development plan by a single developer shall be considered a subdivision for the purpose of this section. A subdivision sales office may be located in a permanent residential structure and may not be used to facilitate sales in any other subdivision. Model homes may be utilized as a temporary subdivision sales office as described above.*

**Explanation:** Added language outlines location and length of time for a temporary subdivision sales office or model home as a temporary use. This use was in the old Code and currently is not in the UDC.

16. Add new condition to “Lighting Plan Required” in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.2. EXTERIOR LIGHTING, Subsection 7.2.A.3 in the Shreveport UDC, and ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.2. EXTERIOR LIGHTING, Subsection 7.2.A.3 in the Caddo Parish UDC to read as follows:

**A. Lighting Plan Required**

\* \* \*

**3. A lighting plan is not required for an existing development if the following conditions are met:**

- a. **The only light fixtures are wall-mounted, no higher than 15’ above ground.**
- b. **There are no adjacent residential properties.**

**Explanation:** The intent of the amendment was to say that an applicant does not even have to submit a lighting plan, if (a) it is an existing development, (b) the only light fixtures are wall-mounted and no higher than 15’ above ground, and (c) there are no adjacent residential properties.

17. Amend standard for “Fences and Walls” in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.3. ACCESSORY STRUCTURES AND USES, Subsection 7.3.L.4 in the Shreveport UDC, and ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.3. ACCESSORY STRUCTURES AND USES, Subsection 7.3.L.4 in the Caddo Parish UDC to now read as follows. Re-alphabetize accordingly:

**L. Fences and Walls**

\* \* \*

**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.~~
- b. 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.
- c. No fence may be electrified.

\* \* \*

**Explanation:** This language should have been deleted due to a previous amendment that modified this standard. This proposed amendment is a necessary revision to avoid further confusion.

18. Delete standard for “Curb Cuts” in ARTICLE 8. Off-Street Parking and Loading, SECTION 8.8. Driveway Design, subsection B.4 in the Shreveport UDC, and ARTICLE 8. Off-Street Parking and Loading, SECTION 8.8. Driveway Design, subsection B.4 in the Caddo Parish UDC to read as follows:

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**B. Curb Cuts**

1. All curb cuts require approval of the City Engineer.
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.~~

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Explanation: Provision is considered confusing and, moreover, problematic and needs to be removed.

19. Amend standard for “Cross-Access Servitudes” in ARTICLE 8. OFF-STREET PARKING AND LOADING, SECTION 8.8. DRIVEWAY DESIGN, Subsection 8.8.C.1 in Shreveport UDC, and ARTICLE 8. OFF-STREET PARKING AND LOADING, SECTION 8.8. DRIVEWAY DESIGN, Subsection 8.8.C.1 in the Caddo Parish UDC to now read as follows:

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**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. ~~Adjacent properties under the same ownership may be required to have shared access if traffic warrants it.~~ 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 [City Engineer/Director 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.

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Explanation: Updated language says that shared access may be required on adjacent properties under the same ownership if traffic warrants it. Also, the Department of Public Works was incorrectly identified as an oversight department. Language updated to say ‘City Engineer.’

20. Amend ARTICLE 8. OFF-STREET PARKING AND LOADING, SECTION 8.10. STORAGE OF RECREATIONAL VEHICLES in the Shreveport UDC and ARTICLE 8. OFF-STREET PARKING AND LOADING, SECTION 8.10. STORAGE OF RECREATIONAL VEHICLES in the Caddo Parish UDC to now read as follows. Re-alphabetize accordingly.

**8.10 STORAGE OF TRAILERS AND RECREATIONAL VEHICLES**

~~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.~~

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Explanation: This language is being removed to allow the MPC to further study best practices for the storage of recreational vehicles in both the City and area of Caddo Parish that falls within the jurisdiction of the Metropolitan Planning Commission’s planning area.

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21. Amend standard for “Planting Area Size” in ARTICLE 10. LANDSCAPE AND TREE PRESERVATION, SECTION 10.9. NON-RESIDENTIAL DISTRICT AND USE LANDSCAPE REQUIREMENTS, Subsection 10.9.B.2.c in the Shreveport UDC, and ARTICLE 10. LANDSCAPE AND TREE PRESERVATION, SECTION 10.9. NON-RESIDENTIAL DISTRICT AND USE LANDSCAPE REQUIREMENTS, Subsection 10.9.B.2.c in the Caddo Parish UDC to now read as follows:

\* \* \*

2. Planting Area Size

\* \* \*

**c. The Executive Director shall have administrative authority to waive these planting requirements due to adjacent zoning or uses, in regards to OR, I-1. And I-2 Districts.**

**Explanation:** Language gives the Executive Director authority to waive planting requirements due to adjacent zoning or uses, specifically those in industrial districts OR, I-1 and I-2.

22. Add new prow to Table 15-2 in ARTICLE 15. APPLICATION PROCEDURES titled “Closure and Abandonment” in the Shreveport UDC, and ARTICLE 15. APPLICATION PROCEDURES in the Caddo Parish UDC to now read as follows:

TABLE 15-2: REQUIRED NOTICE			
Application	Notice Type		
	Published	Mailed	Posted
Code Text Amendment	•		
Zoning Map Amendment	•	•	•
Zoning Map Amendment: More Than 10 Parcels	•		
Special Use	•	•	•
Variance to Zoning	•	•	•
Planned Unit Developments (PUD & SPUD) – Preliminary Site Plan	•	•	•
Appeal to Staff Administrative Decisions	•		
Subdivision Application (Major) – Preliminary Plat	•		
Annexation	•		
<b>Closure and Abandonment</b>	•		

**Explanation:** This procedure currently does not exist. Amendment #28 addresses the proposed process.

23. Amend the conditions of “Facade Improvements to Existing Buildings” in ARTICLE 16. ZONING APPLICATION APPROVAL PROCESSES, SECTION 16.6. SITE PLAN REVIEW in the Shreveport UDC, and ARTICLE 16. ZONING APPLICATION APPROVAL PROCESSES, SECTION 16.6. SITE PLAN REVIEW in the Caddo Parish UDC. This amended subsection will become “Façade Improvements to Existing Buildings with or without an Approved Site Plan” and will now read as follows. Re-number preceding subsections accordingly.

**[Note (7): See Exhibit “F” for revised Article 16.6.J. Façade Improvements to Existing Buildings with or without an Approved Site Plan]**

**Explanation:** Existing language was confusing to both MPC staff and applicants. New language shows new criteria for façade review rather than criteria for approving a façade.



**24. Amend lettering of ARTICLE 17. SUBDIVISION APPROVALS, SECTION 17.2. APPLICABILITY. Subsection labeled “1” “2” “3” and “4” need to change to “A” “B” “C” and “D” in the Shreveport UDC, and ARTICLE 17. SUBDIVISION APPROVALS, SECTION 17.2. APPLICABILITY. Subsection labeled “1” “2” “3” and “4” need to change to “A” “B” “C” and “D” in the Caddo Parish UDC.**

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- 1-A.** 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-B.** 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-C.** 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-D.** The following actions are exempt from these subdivision regulations:

**Explanation:** Subsections inadvertently labeled as numbers, and need to be letters to be consistent with the rest of the Code.

**25. Amend standard for “Applicability” ARTICLE 17. SUBDIVISION APPROVALS, SECTION 17.2. APPLICABILITY, Subsection 17.2.D in the Shreveport UDC, and ARTICLE 17. SUBDIVISION APPROVALS, SECTION 17.2. APPLICABILITY, Subsection 17.2.D in the Caddo Parish UDC to now read as follows. Re-alphabetize accordingly:**

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- 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.~~
  - a. The subdivision of land within cemeteries **is exempt from these subdivision regulations.**

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**Explanation:** Text updated to show subdivision standard exemption within cemeteries.

**26. Amend ARTICLE 17. SUBDIVISION APPROVALS, SECTION 17.4. PRELIMINARY PLAT in the Shreveport UDC, and ARTICLE 17. SUBDIVISION APPROVALS, SECTION 17.4. PRELIMINARY PLAT in the Caddo Parish UDC to now read as follows:**

**17.4 PRELIMINARY PLAT**

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- J. **Approval or** denial of a preliminary plat may be appealed to the [City Council/Parish Commission] for a preliminary plat located within the boundaries of the [City of Shreveport/Caddo Parish].

**Explanation:** Standard amended to allow anyone, whether based on an approval or a denial, to appeal a subdivision preliminary plat. Currently, only the denial of a plat can be appealed.



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27. Amend ARTICLE 17. SUBDIVISION APPROVALS, SECTION 17.5. FINAL PLAT, Subsection 17.5.D.4 in the Shreveport UDC, and ARTICLE 17. SUBDIVISION APPROVALS, SECTION 17.5. FINAL PLAT, Subsection 17.5.D.4 Caddo Parish UDC to now read as follows:

17.5 FINAL PLAT

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D. Final Approval (All Subdivisions)

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4. **Approval or** denial of a preliminary plat may be appealed to the [City Council/Parish Commission] for a preliminary plat located within the boundaries of the [City of Shreveport/Caddo Parish].

**Explanation:** Standard amended to allow anyone, whether based on an approval or a denial, to appeal a subdivision final plat. Currently, only the denial of a plat can be appealed.

28. Add new provision labeled “G” titled “Replacing an Existing Mobile or Manufactured Home” in ARTICLE 18 NONCONFORMITIES, SECTION 18.3 NONCONFORMING STRUCTURE in the Shreveport UDC, and ARTICLE 18 NONCONFORMITIES, SECTION 18.3 NONCONFORMING STRUCTURE in the Caddo Parish UDC to now read as follows:

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**G. Replacing an Existing Mobile or Manufactured Home**

**If an existing nonconforming mobile or manufactured home occupies a lot in the [City of Shreveport/Caddo Parish], the owner may remove the nonconforming structure from the lot and replace it with a newer mobile or manufactured home on the same property if the replacement structure has, at the very least, the same square footage as the structure that is being removed. A building permit is required and the replacement mobile or manufactured home must meet the current building setbacks.**

**Explanation:** The UDC does not currently address the replacement of nonconforming mobile/manufactured homes. This amendment adds language which allows for the replacement of said structures, as long as the replacement is new and of equal or great size.

29. Amend ARTICLE 20. ANNEXATION STANDARDS in the Shreveport UDC, and ARTICLE 20. ANNEXATION STANDARDS in the Caddo Parish UDC to read as follows.

**[Note (8): See Exhibit “G” for revised Article 20. Annexations]**

**Explanation:** This amendment brings the City’s Code of Ordinances and the UDC in line with one another. All annexation applications of five (5) acres or more shall be forwarded to the Metropolitan Planning Commission, who in turn will forward their recommendation to City Council after a public hearing. All annexation applications less than five (5) acres shall be handled administratively by the Executive Director, who in turn will forward his or her recommendation to City Council. Only annexations cases five (5) acres or more will have a public hearing (at the MPC level).