

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 City Engineer.

D. Bar

All bars require site plan review by the Metropolitan Planning 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 10 of the 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. No parking may be located in front of the front building line.
2. Cooking facilities are prohibited in individual guest rooms.
3. Leasing of a common dining area for social events is prohibited. No retail sales are permitted.
4. Breakfast must be served to guests at a minimum. Meals may only be served to registered guests.
5. Guest stays are limited to a maximum of 14 consecutive days.
6. Bed and breakfasts are limited to a maximum of eight guests.
7. One sign, either freestanding or wall, is permitted. Such sign may not exceed six square feet and is limited to five feet in height.
8. Bed and breakfasts are permitted to host private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, 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. Bus Transfer Station

1. 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.
2. There is no off-street parking or loading requirements for this use.
3. This use is exempt from the front, side, and rear yard requirements in this Code, except that the shelter structure must be set back at least five feet from the edge of the roadway.
4. A litter container of adequate size must be provided on the site at all times.
5. In residential districts, the shelter structure must not occupy an area greater than 100 square feet.

6. No signs are permitted on any bus transfer station site except for governmental signs, transit system logos, schedules, and route information.
7. This use must be installed by public agencies.
8. A site plan must be submitted to and approved by the Executive Director per Article 16.

G. 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 city 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.

H. 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 Shreveport/Caddo Health Unit if discharging into the storm sewer system.

I. 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.

J. 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.

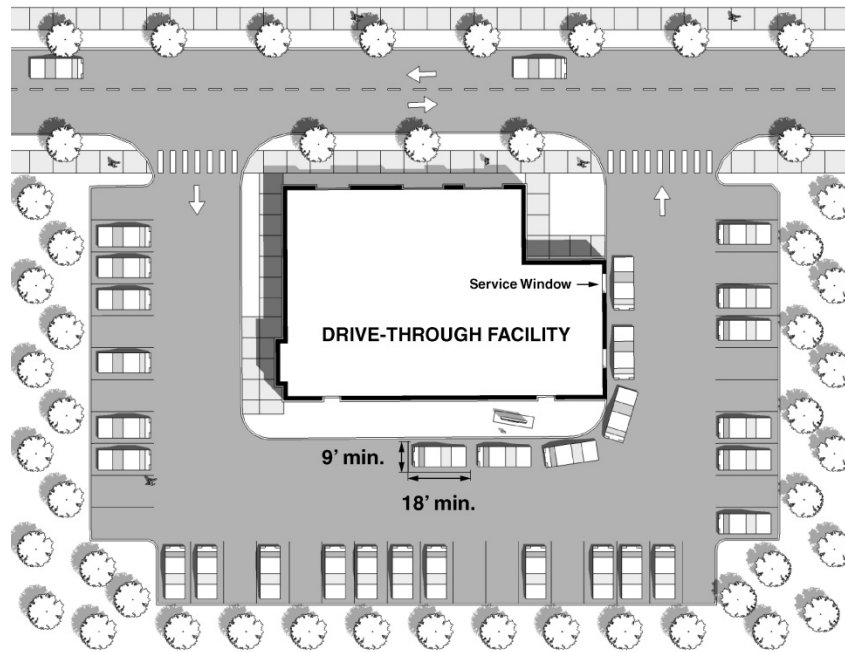
K. Day Care Center and Day Care Home

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.

L. 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 bail out lane must be a minimum width of 10 feet in width and run parallel to the drive through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.

FIGURE 6-1: DRIVE THROUGH FACILITY



M. Dwelling – Accessory Dwelling Unit

1. 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.
2. 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.
3. 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.
4. 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. 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.
2. Windows, entrances, bay windows, or other architectural features are required on all street-facing walls.
3. Each manufactured home must utilize roofing materials such as asphalt shingles or similar material, similar in material and appearance to single-family dwellings.
4. The roof design must be a full height roof element with a minimum pitch of 3:12.
5. All manufactured homes must be designed with skirting that is constructed of fire-resistant material that meets the requirements of the building code
6. 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. Exterior insulating finish systems (EIFS)
 - f. T-111 composite plywood siding
 - g. Plastic

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 facades 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.C.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 10 of the City Code requirements. 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 Metropolitan Planning 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 city 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, Metropolitan Planning Commission, and Shreveport City Council.

3. Violations, Suspension/Revocation, and Enforcement

Any license issued by the City 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, Metropolitan Planning 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 Metropolitan Planning 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 City Engineer to be located in the right-of-way. The City Engineer 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)

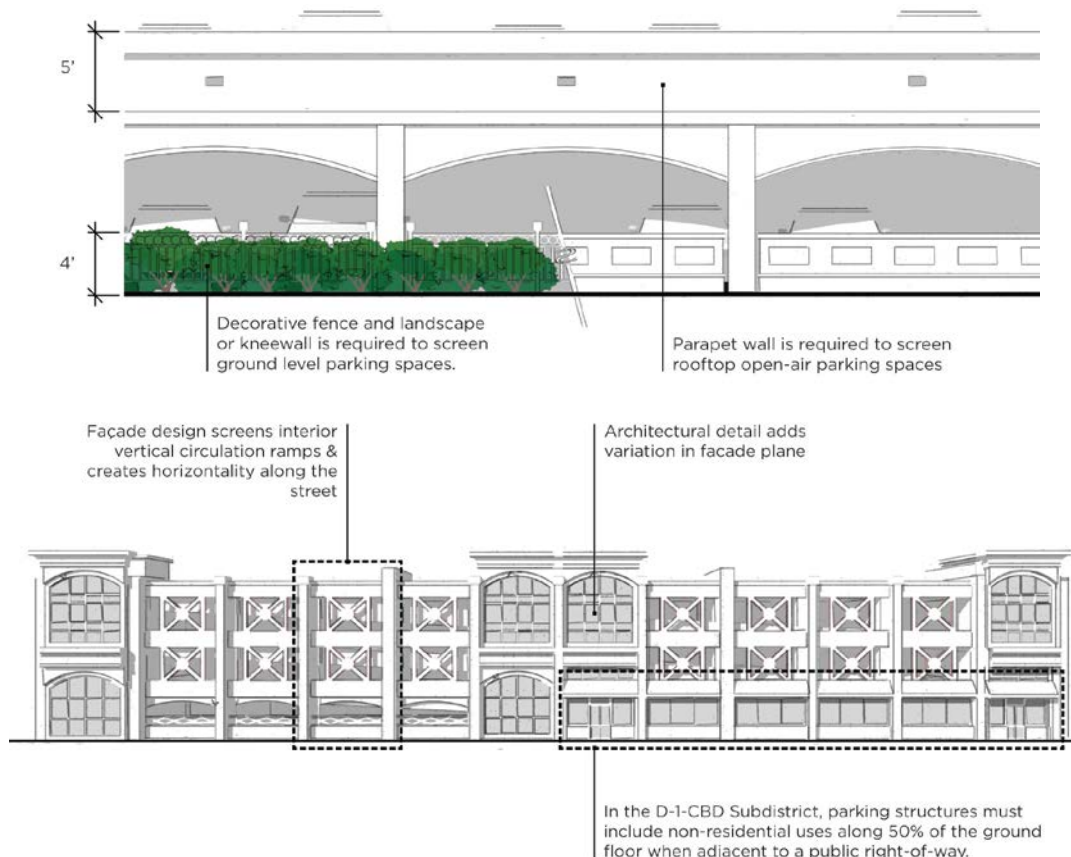
All parking structures and parking lots are subject to the parking design standards of this Code and the following standards:

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 facades 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 10 of the Code of Ordinances.

CC. Retail Sales of Alcohol

Retail sales of alcohol require site plan review by the Metropolitan Planning 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 10 of the 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.

DD. 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 Shreveport/Caddo Health Unit must be met if discharging into the storm sewer system.

EE. 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 facade 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 facade. 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.

FF. Sexually-Oriented Business

1. All sexually-oriented businesses with the City of Shreveport must comply with the regulations of Chapter 72 of the Shreveport 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.

GG. 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.

HH. Transient Vacation Rentals

All transient vacation rentals are subject to the requirements of this Code and the following standards:

1. Transient Occupants means any person or guest or invitee of such person who occupies or is in actual or apparent control or possession of residential property registered as a Vacation Rental.
2. Transient Vacation Rental shall mean any dwelling unit that is advertised or held out to the public to be rented to Transient Occupants.
3. All transient vacation rentals must be licensed by the Director of Finance.

II. 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.

JJ. 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.

KK. 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.

- iv. If the site plan is for a new wireless telecommunications tower, a landscape plan showing all screening.
 - v. If the site plan is for a new wireless telecommunications tower, indication of the fall zone as a shaded circle.
- b. A maintenance plan and any applicable maintenance agreement designed to ensure long-term, continuous maintenance, such as maintenance of landscape, keeping the area free from debris and litter, and immediate removal of any graffiti.
 - c. A disclosure of what is proposed, demonstrating the need for the wireless telecommunications antenna, facility, or tower in the proposed location. This is not required if collocation is proposed.
 - d. The reason or purpose for the placement, construction, or modification in the proposed location with specific reference to the provider's coverage, capacity, and/or quality needs, goals, and objectives. This is not required if collocation is proposed.
 - e. The service area of the proposed wireless telecommunications antenna, facility, or tower.
 - f. If the proposal is for a new telecommunications tower, then a map showing collocation opportunities within the City and within areas surrounding the borders of the City must be provided and justification for why co-location is not feasible in order to demonstrate the need for a new tower.
 - g. If the proposal is for a new telecommunications tower, certification by a licensed and registered professional engineer regarding the manner in which the proposed structure will fail. The certification may be utilized, along with other criteria such as applicable regulations for the district in question, in determining if additional setback should be required for the structure and other facilities.

2. Setbacks

All wireless telecommunications towers and facilities must be set back from all property lines in accordance with the minimum setback requirements in the zoning district.

3. Height

The maximum height of a wireless telecommunications tower is the minimum needed to function satisfactorily. The application for approval of a wireless telecommunications tower must demonstrate the minimum height needed for the tower to function, which will be reviewed and approved as part of site plan review. The Metropolitan Planning Commission has the ability to hire an independent consultant to assist in review of the proposed height, whose fee will be charged to the applicant.

4. Lighting and Marking

Wireless telecommunications antennas, towers, and facilities must not be lit or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

5. Specific Standards for Wireless Telecommunications Antennas

Wireless telecommunications antennas are a special use in all districts, unless they are stealth design in which case they are considered a permitted use. Stealth design for wireless antennas is encouraged and is considered a permitted use in all districts, subject to site plan review and approval. All applications for wireless telecommunications antennas must include all information required by this section. In addition to the standards of this section for wireless telecommunications antennas, stealth design must comply with the following regulations:

- a. To qualify as a stealth design, wireless telecommunications antennas must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.

- b. Wireless telecommunication antennas must be mounted at least 40 feet above grade, as measured from grade to the base of the antenna, to qualify as stealth design, in addition to meeting the other requirements of this section. Wireless telecommunication antennas mounted lower than 40 feet are considered a special use.
- c. Antennas must be located on or in structures already permitted within zoning districts, such as water towers, clock towers, streetlights, penthouses, parapet walls, and steeples, and must be designed to blend in with the structure.
- d. Antennas that co-locate on existing wireless telecommunications towers are also considered stealth design.
- e. No antenna may increase the overall height of any structure on which it is mounted by more than 10 feet.

6. Specific Standards for Wireless Telecommunications Facilities

- a. Any buildings, cabinets, or shelters may house only equipment and supplies for operation of the wireless telecommunication tower. Any equipment not used in direct support of such operation must not be stored on the site.
- b. Commercial advertising is prohibited.

7. Specific Standards for Wireless Telecommunications Towers

- a. Wireless telecommunications towers must be designed to accommodate other telecommunications providers. The area surrounding a tower must be of a sufficient size to accommodate accompanying wireless telecommunications facilities for other telecommunications providers.
- b. Unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration or the City, towers must have a galvanized silver or gray finish.

8. Abandonment

Any wireless telecommunications tower or facility that is not operated for a period of 180 consecutive days is considered abandoned. The owner must immediately remove the tower or facility, and all aboveground equipment and related debris. The City may ensure and enforce removal by means of its existing regulatory authority.