

**FACT SHEET**

**CITY OF SHREVEPORT, LOUISIANA**

<b><u>TITLE</u></b> An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, relative to special exception uses, and to otherwise provide with respect thereto.	<b><u>DATE</u></b> January 26, 2021	<b><u>ORIGINATING DEPARTMENT</u></b> Shreveport   Caddo Metropolitan Planning Commission (“MPC”) <b><u>COUNCIL DISTRICT</u></b> City-wide <b><u>SPONSOR</u></b>
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**PURPOSE**  
To amend the code text in the Shreveport Unified Development Code.

**BACKGROUND INFORMATION**  
The Shreveport UDC serves as the official land use and development regulatory ordinance and includes the official zoning map for the City of Shreveport.

These proposed amendments are intended to update, consolidate, and reformat the former subdivision and zoning regulations regarding a new Zoning District, R-1-10. The following Articles, or portions thereof were amended: Article 3, “Zoning Districts And Zoning Map,” including amendment adding the R-1-10 Single-Family Residential Zoning District; Article 4, “Zoning Districts Regulations,” including amendments adding the R-1-10 Zoning District, adding a new column in Table 4-1, and modifying general Requirements and Development Standards; Article 5, “Uses,” including amendment adding R-1-10 Zoning District in the Use Matrix; Article 7, “On-Site Development Standards” including amendment modifying Number of Structures on a lot and Chicken Coops; Article 9, “Sign Regulations” including amendments adding a new row table 9-2, 9-3, 9-4 and modifying Permitted Locations; Article 10, “Landscape And Tree Preservation” including amendments adding a new row in Table 10-2 and modifying Landscape Buffer.

<b><u>TIMETABLE</u></b>	<b><u>ATTACHMENTS</u></b>
MPC Introduction: December 2, 2020	Exhibit “A” MPC Memo
MPC Review & Recommendation: January 6, 2021	Exhibit “B” Article 4, Table 4-1
Introduction to City Council: January 26, 2021	Exhibit “C” Use Matrix
Final Passage by City Council: February 9, 2021	Exhibit “D” Table 9-2
	Exhibit “E” Table 9-3
	Exhibit “F” Table 9-4
	Exhibit “G” Table 10-2
	Exhibit “H” Staff Report

**SPECIAL PROCEDURAL REQUIREMENTS**  
**MPC Recommendation.** Pursuant to [La. R.S. 33:140.30](#), no amendment shall become effective unless it be first submitted to and approved (recommendation) by the MPC. The MPC reviewed these amendments and provided a favorable recommendation on January 6, 2021. Therefore, the City Council may render its decision to approve the amendments by a simple majority vote. See La. R.S. [33:140.30](#) and [Shreveport UDC 16.1 \(D\)\(3\)\(b\)](#).

**Notice and Public Hearing at MPC.** In accordance with the intent of [La. R.S. 33:140.30](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting on January 6, 2021, before voting on the proposed amendments. At least ten (10) days’ notice of the time and place of the Public Hearing was published on December 18, 2020 in *The Inquisitor* (a newspaper of general circulation in the parish).

<b><u>FINANCES</u></b> \$0	<b><u>SOURCE OF FUNDS</u></b> NA
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**ALTERNATIVES**  
(1) Adopt the ordinance as submitted, or (2) Amend the ordinance, or (3) Reject the ordinance.

**RECOMMENDATION**  
It is recommended that the City Council adopt the ordinance.

**FACT SHEET PREPARED BY:** Maryam Moradian, MPC  
Community Planner

ORDINANCE NO. \_\_\_\_\_ OF 2020

**AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, RELATIVE TO SPECIAL EXCEPTION USES, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BY COUNCILMEMBER:**

**WHEREAS**, the City desires to make every effort to notify the public and to encourage public participation and input on these proposed *code text amendments* to the Shreveport Unified Development Code; and

**WHEREAS**, on December 2, 2020, the first draft proposals of these *code text amendments* were submitted to the Shreveport-Caddo Metropolitan Planning Commission (MPC), at its regular public board meeting, for informal review and discussion; and

**WHEREAS**, on January 6, 2021, these *code text amendments* were submitted to the Shreveport-Caddo MPC, at its regular board meeting, for review and recommendation in accordance with [La. R.S. 33:140.30](#); and

**WHEREAS**, in accordance with the intent of [La. R.S. 33:140.30](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on January 6, 2021, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

**WHEREAS**, at least at least ten (10) days' Notice of the time and place of the Public Hearing was published, at the request of the Shreveport-Caddo MPC staff, in *The Inquisitor* (a newspaper of general circulation in the parish) and said Notice was published on December 18, 2020; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Shreveport, Louisiana, in due, legal and regular session convened, that the following amendments to the City of Shreveport, Louisiana, Unified Development Code ("Shreveport UDC") are hereby authorized as follows:

1. Add new Zoning District “R-1-10 Single-Family Residential Zoning District” in ARTICLE 3. ZONING DISTRICTS AND ZONING MAP, SECTION 3.1 ZONING DISTRICTS in the City of Shreveport UDC to now read as follows:

**A. Residential Districts**

\* \* \*

R-1-10 Single-Family Residential Zoning District

\* \* \*

2. Add new Zoning District “R-1-10 Single-Family Residential Zoning District” in ARTICLE 4. ZONING DISTRICTS REGULATIONS, SECTION 4.2 RESIDENTIAL DISTRICTS as “4” in the City of Shreveport UDC. Please re-number all subsequent districts accordingly.

**A. Purpose Statements**

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**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

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3. Add new column labeled “R-1-10” to Table 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS in ARTICLE 4. ZONING DISTRICTS REGULATIONS, SECTION 4.2 RESIDENTIAL DISTRICTS in the City of Shreveport UDC to now read as follows.

**[Note (1): See Exhibit “B” for revised Table 4-1]**

4. Amend “General Requirements” in ARTICLE 4. ZONING DISTRICTS REGULATIONS, SECTION 4.6 SPECIAL PURPOSE DISTRICTS, Subsection 4.6.I.2.b in the City of Shreveport UDC to now read as follows:

**2. General Requirements**

\* \* \*

- 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.

\* \* \*

5. Amend “Development Standards” in ARTICLE 4. ZONING DISTRICTS REGULATIONS, SECTION 4.6 SPECIAL PURPOSE DISTRICTS, Subsection 4.6.I.3.a.ii in the City of Shreveport UDC to now read as follows:

**3. Development Standards**

\* \* \*

- 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.

\* \* \*

6. Add new column labeled “R-1-10” to Table 5-1 in 5. USES, SECTION 5.2 USE MATRIX in the City of Shreveport UDC to now read as follows.

**[Note (2): See Exhibit “C” for revised Table 5-1]**

7. Amend “Number of Structures on a Lot” in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.1 GENERAL REQUIREMENTS, Subsection 7.1.A in the City of Shreveport UDC to now read as follows:

**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.

\* \* \*

8. Amend “Chicken Coops” in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.3 ACCESSORY STRUCTURES AND USES, Subsection 7.3.H in the City of Shreveport UDC to now read as follows:

**H. Chicken Coops**

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.

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9. Add a new row to TABLE 9-2: SIGNS TYPES REQUIRING PERMIT DISTRICT PERMISSIONS in ARTICLE 9. SIGN REGULATIONS, SECTION 9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS, Subsection 9.7.A in the City of Shreveport UDC to now read as follows:

**[Note (3): See Exhibit “D” for complete TABLE 9-2: SIGNS TYPES REQUIRING PERMIT DISTRICT PERMISSIONS]**

10. Add a new row to TABLE 9-3: FREESTANDING SIGN REGULATIONS in ARTICLE 9. SIGN REGULATIONS, SECTION 9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS, Subsection 9.7.H in the City of Shreveport UDC to now read as follows:

**[Note (4): See Exhibit “E” for complete TABLE 9-3: FREESTANDING SIGN REGULATIONS]**

11. Add a new row to TABLE 9-4: PROJECTING SIGN REGULATIONS in ARTICLE 9. SIGN REGULATIONS, SECTION 9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS, Subsection 9.7.L as in the City of Shreveport UDC to now read as follows:

**[Note (5): See Exhibit “F” for complete TABLE 9-4: PROJECTING SIGN REGULATIONS]**

12. Amend “Permitted Locations” in ARTICLE 9. SIGN REGULATIONS, SECTION 9.8 BILLBOARDS, SUBSECTION 9.8.B.2.c in the City of Shreveport UDC to now read as follows:

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- 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.

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13. Add a new row to TABLE 10-2: REQUIRED SHADE TREE PLANTING in ARTICLE 10. LANDSCAPE AND TREE PRESERVATION, SECTION 10.7 REQUIRED SHADE TREE PLANTING in the City of Shreveport UDC to now read as follows:

**[Note (6): See Exhibit “G” for complete TABLE 10-2: REQUIRED SHADE TREE PLANTING]**

14. Amend “Landscape Buffer” in ARTICLE 10. SIGN REGULATIONS, SECTION 10.10 RESIDENTIAL DISTRICT AND USE LANDSCAPE REQUIREMENTS, Subsection 10.10.A.1 in the Shreveport UDC to now read as follows:

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.

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**BE IT FURTHER ORDAINED** that the Mayor of the City of Shreveport, or his/her designee, and the Executive Director of the Shreveport-Caddo Metropolitan Planning Commission, or his/her designee, shall be and is hereby authorized to do any and all things and to sign any and all documents in a form acceptable to the City Attorney, or his/her designee, necessary to effectuate the purposes set forth herein.

**BE IT FURTHER ORDAINED** that if any provision or item of this Ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this Ordinance which can be given affect without the invalid provisions, items or applications and to this end the provisions of this Ordinance are hereby declared severable.

**BE IT FURTHER ORDAINED** that all ordinances, resolutions or parts thereof in conflict herewith are hereby repealed.

**BE IT FURTHER ORDAINED** that this Ordinance shall become effective in accordance with the provisions of [Shreveport City Charter Section 4.23](#).

**THUS DONE AND ORDAINED** by the City Council of the City of Shreveport, Louisiana.

**APPROVED AS TO LEGAL FORM:**

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City Attorney's Office