

ORDINANCE NO. 136 OF 2022

**AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, FOR THE PURPOSE OF UPDATING THE USE DEFINITIONS, USE STANDARDS, AND PARKING REQUIREMENTS, RESPECTIVELY, PERTAINING TO THE RETAIL SALES OF ALCOHOL ,AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BY COUNCILMEMBER:** JOHN NICKELSON

**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 June 1, 2022, 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 July 6, 2022, 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. 33:140.27; and

**WHEREAS**, in accordance with the intent of La. R.S. 33:140.27 for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on July 6, 2022, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

**WHEREAS**, in accordance with the intent of La. R.S. 33:140.35, 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 Shreveport Times* (a newspaper of general circulation in the municipality) and said Notice was published on June 23, 2022; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Shreveport, Louisiana, in a 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. Amend TABLE 5-1: USE MATRIX in ARTICLE 5. USES, SECTION 5.2 USE MATRIX in the City of Shreveport UDC.

**Add "Liquor Sales" in the following zoning districts.**

- C-2 Corridor Commercial (P)
- C-3 General Commercial (P)
- C-4 Heavy Commercial (P)
- C-UC Urban Corridor Commercial (P)
- D-1-E Downtown Entertainment Sub-District (P)
- D-1-HC Downtown Heavy Commercial Sub-District (P)
- I-1 Light Industrial (P)
- I-MU Industrial Mixed Use (P)

Delete "Retail Sales of Alcohol – Liquor" from the Use Matrix.

- C-2 Corridor Commercial (S)
- C-3 General Commercial (S)
- C-4 Heavy Commercial (P)
- C-UC Urban Corridor Commercial (S)
- C-UV Urban Village Commercial (S)
- D-1-CBD Downtown Core Sub-District (S)
- D-1-E Downtown Entertainment Sub-District (S)
- D-1-CMU Downtown Commercial Mixed-Use Sub-District (S)
- D-1-RMU Downtown Residential Mixed-Use Sub-District (S)
- D-1-AC Downtown Arts and Culture Sub-District (S)
- D-1-HC Downtown Heavy Commercial Sub-District (S)
- OR Office Research(S)
- I-MU Industrial Mixed Use (S)
- I-1 Light Industrial (S)
- I-2 Heavy Industrial (S)

**[Note (1): See Exhibit "B" for revised Table 5-1]**

2. Add new definition "Liquor Sales" to ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS in the Shreveport UDC. All subsequent definitions shall be alphabetized accordingly.

### 5.3 USE DEFINITIONS

\*\*\*\*\*

**Liquor Sales.** Establishments or places of business that are engaged in the sale of alcoholic beverages for off-premises consumption, pursuant to Chapter 10 of the Shreveport Code of Ordinances. Items sold may include, but may not be limited to, distilled spirits, beer, and wine, as well as dry goods and food products. Typical uses include liquor stores, bottle shops or any other establishment licensed for off-site consumption.

3. Amend definition "Retail Sales of Alcohol" to "Retail Sales of Alcohol—Beer and Wine" in ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS in the Shreveport UDC.

### 5.3 USE DEFINITIONS

\*\*\*\*\*

**Retail Sales of Alcohol—Beer and Wine.** Retail sales of beer and wine in factory original containers for consumption off-premises. Beer includes, but is not limited to, ale, lager, porter, stout, sake, and other similar fermented beverages brewed or produced from malt wholly or in part or from any substitute therefor. Wine is any alcoholic beverage obtained by the fermentation of the natural sugar content of fruits or other agricultural products containing (i) sugar, including honey and milk, either with or without additional sugar; (ii) one-half of one percent or more of alcohol by volume; and (iii) no product of distillation.

\*\*\*\*\*

4. Add new use standard "Liquor Sales" in UDC ARTICLE 6. USE STANDARDS, SECTION 6.1. USE STANDARDS, as subsection "6.1.W." Re-alphabetize all subsequent uses accordingly.

### 6.1 USE STANDARDS

\*\*\*\*\*

## **W. Liquor Sales**

1. All liquor sales, as defined in this Code, must comply with the requirements of this Code, Chapter 10 of the Shreveport Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the City and State of Louisiana. Note: Liquor sales, as defined in this Code, may be subject to State law public habitable floor area square footage requirements. Cross reference – La. R.S. 26:271.3.
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.
3. Any establishment with liquor sales must be located no closer than 200 feet from any residential zoning 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 from any residential zoning district.
4. Any establishment with liquor sales must be located no closer than 1,000 feet from any other existing establishment with liquor sales, 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.
5. Liquor sales cannot be part of any ordinance relief request that is associated with any Small Planned Unit Development (SPUD) application.
6. Liquor Sales that are an accessory use to another principal use such as a retail goods establishment will be treated as a principal use for the purposes of this code and shall comply with the use matrix for allowable district locations for Liquor Sales. Liquor Sales as an accessory use shall also comply with all the use standards for Liquor Sales as described in this section.

5. Amend “Retail Sales of Alcohol” in ARTICLE 6. USE STANDARDS, SECTION 6.1. USE STANDARDS, Subsection 6.1.GG of the Shreveport UDC to read as follows:

**6.1 USE STANDARDS**

\*\*\*\*\*

**GG. Retail Sales of Alcohol—Beer and Wine**

1. All retail sales of alcohol—beer and wine establishments, as defined in this Code, must comply with the requirements of this Code, Chapter 10 of the Shreveport Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the City and State of Louisiana. Note: Retail sales of alcohol—beer and wine establishments, as defined in this Code, may be subject to State law public habitable floor area square footage requirements. Cross reference – La. R.S. 26:271.3.
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.

6. Add the following new uses “Liquor Sales” to Table 8-1 of ARTICLE 8. OFF-STREET PARKING AND LOADING.

| TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS |                                 |                                 |   |
|--|---------------------------------|---------------------------------|---|
| USE  | MINIMUM REQUIRED VEHICLE SPACES | MINIMUM REQUIRED BICYCLE SPACES |   |
|  |                                 | REQUIRED BICYCLE SPACES         | TOTAL PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES |
| ***  | ***                             | ***                             | ***   |
| Liquor Sales   | 1 per 300sf GFA                 |                                 |   |
| ***  | ***                             | ***                             | ***   |

**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:**

  
\_\_\_\_\_  
City Attorney's Office

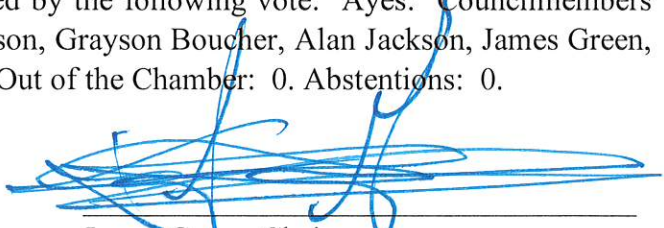
**ORDINANCE NO. 136 OF 2022**

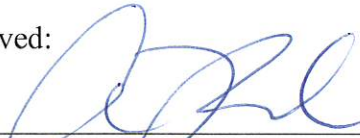
**September 13, 2022**

Read by title and as read motion by Councilwoman Taylor seconded by Councilman Nickelson for Introduction

**September 27, 2022**

Having passed first reading on September 13, 2022 was read by title and on motion ordered passed to third reading. Read by title and as read motion by Councilman Nickelson seconded by Councilwoman Taylor for adoption. Approved by the following vote: Ayes: Councilmembers Tabatha Taylor, LeVette Fuller, John Nickelson, Grayson Boucher, Alan Jackson, James Green, and Jerry Bowman, Jr. 7. Nays: 0. Absent: 0. Out of the Chamber: 0. Abstentions: 0.

  
James Green, Chairman

Approved:   
\_\_\_\_\_  
Adrian Perkins, Mayor

Approved by the City Council SEP 27 2022

Approved by the Mayor SEP 29 2022

And Effective on OCT 07 2022

at 12:01 O'clock A.M."

  
\_\_\_\_\_  
LaTonya Bogan, Deputy Clerk of Council

**FACT SHEET**

**CITY OF SHREVEPORT, LOUISIANA**

|   |                                   |  |
|---|-----------------------------------|--|
| <b>TITLE</b><br>An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, for the purpose of updating the use definitions, use standards, and parking requirements, respectively, pertaining to the retail sales of alcohol, and to otherwise provide with respect thereto. | <b>DATE</b><br>September 13, 2022 | <b>ORIGINATING DEPARTMENT</b><br>Shreveport   Caddo Metropolitan Planning Commission ("MPC")<br><b>COUNCIL DISTRICT</b><br>City-wide<br><b>SPONSOR</b> |
|---|-----------------------------------|--|

**PURPOSE**  
To amend the code text in the Shreveport Unified Development Code.

**BACKGROUND INFORMATION**

Pursuant to the City Council’s directive, the Shreveport UDC requires an update to certain alcohol related uses to ensure consistency with City policies, to improve clarity, and to better serve the public. As part of the review process, staff surveyed and analyzed codes and policies from other agencies as appropriate and applicable. These agencies consisted of neighboring cities and the Shreveport Police Department—ABO Office. The result of this effort are several Code Text Amendments to various articles in the Shreveport UDC related to definitions, use standards, distance requirements, factors regarding public convenience or necessity, conditions, and parking requirements. In addition, changes to Article 10 of the Shreveport Code of Ordinances will also be required.

These proposed Code Text Amendment improves clarity, user-friendliness, and staff’s ability to serve the public. It would provide more flexibility, incentivize businesses, and provide a business-friendly environment.

|                                |                    |  |
|--------------------------------|--------------------|--|
| <b><u>TIMETABLE</u></b>        |                    | <b><u>ATTACHMENTS</u></b>              |
| MPC Introduction:              | June 1, 2022       | Exhibit "A" MPC Memo                   |
| MPC Review & Recommendation:   | July 6, 2022       | Exhibit "B" Table 5-1: Use Matrix      |
| Introduction to City Council:  | September 13, 2022 | Exhibit "C" MPC Staff Report 22-4-CTAC |
| Final Passage by City Council: | September 27, 2022 |  |

**SPECIAL PROCEDURAL REQUIREMENTS**

**MPC Recommendation.** Pursuant to La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, 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 July 6, 2022. Therefore, the City Council may render its decision to approve the amendments by a simple majority vote. See La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, and Shreveport UDC 16.1 (D)(3)(b).

**Notice and Public Hearing at MPC.** In accordance with the intent of La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting on July 6, 2022, before voting on the proposed amendments. At least ten (10) days’ notice of the time and place of the Public Hearing was published on June 23, 2022 in *The Shreveport Times* (a newspaper of general circulation in the municipality).

|                        |                              |
|------------------------|------------------------------|
| <b>FINANCES</b><br>\$0 | <b>SOURCE OF FUNDS</b><br>NA |
|------------------------|------------------------------|

**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:** Adam Bailey, Community Planning and Design Manager

## STAFF REPORT - CITY OF SHREVEPORT

**JULY 6, 2022**

**AGENDA ITEM NUMBER: 15**

**MPC Staff Member: Adam Bailey**

**City Council District: All Districts**

**Parish Commission District: All Districts**

---

**CASE NUMBER: 22-4-CTAC: Shreveport UDC Code Text Amendments**  
**APPLICANT: METROPOLITAN PLANNING COMMISSION**  
**REQUEST: Code Text (Ordinance) Amendments regarding Liquor Sales**

---

**DESCRIPTION:** The Shreveport Unified Development Code (UDC) was implemented in May of 2017. The purpose of the UDC was to update, consolidate, and reformat the former, and extremely outdated, subdivision and zoning regulations. The development of the UDC was one of the priority initiatives of the 2030 Great Expectations Master Plan. And, as such, it was acknowledged that upon adoption that additional corrections and policy amendments to these regulations would be forthcoming to ensure that the Code promotes sound, stable, and desirable development.

The City of Shreveport is committed to undertaking a comprehensive review of its zoning and land use classifications and regulations in regard to the current use of liquor stores (currently known in the Shreveport UDC as *Retail Sales of Alcohol-Liquor*) to better serve, protect; and promote the health and welfare of its citizens.

These proposed amendments add the following new uses—*liquor delivery sales* and *liquor sales*—either allowed with a Special Use Permit, or by-right in the zoning districts, as identified in the Use Matrix; as well as properly updating the use definitions, use standards, and parking requirements, respective to those uses, and any new provisions included therein.

The following Shreveport UDC Articles, or portions thereof, will need amending: (1) *Article 5. - Uses*; (2) *Article 6. - Use Standards*; and (3) *Article 8. - Off-Street Parking and Loading*.

---

**BACKGROUND:** In Shreveport, the way that the alcohol sales have been regulated has changed in most recent decades from being only allowed in specific "liquor districts" that were defined geographically to only allowing them with specific approval on a case-by-case basis. Currently, the City of Shreveport is committed to undertaking a comprehensive review of its zoning and land use classifications and regulations in regard to liquor stores/retail sales of alcohol-liquor to better serve, protect; and promote the health and welfare of its citizens.

In October 2021, the City Council believed that it was in the best interest of the City of Shreveport for the Metropolitan Planning Commission (MPC) to establish a moratorium on the issuance of new occupational licenses and certificates of occupancy to any liquor store/retail sales of alcohol-liquor pending further study and revision of its land use policies and regulations. In response to this issue, City Council members expressed concern for the possibility of liquor stores and related uses locating in pockets of commercially zoned property within, or adjacent to, predominately residential areas. City Council further expressed an interest in addressing this issue through zoning; in particular, to differentiate between liquor sales and the general "beer and wine" use category, and to identify locations where liquor sales—as an independent use—should be allowed.

---





505 Travis Street, Suite 440 | Shreveport, LA 71101  
318-673-6480 | fax 318-673-6461 | www.shreveportcaddompc.com

## STAFF REPORT - CITY OF SHREVEPORT

In December 2021, the MPC Board passed a resolution restricting the issuance of new occupational licenses and certificates of occupancy to any liquor store/retail sales of alcohol-liquor for six (6) months, allowing MPC staff adequate time to research proposed adequate code text amendment for the following new uses—*Liquor Delivery Sales* and *Liquor Sales*.

**FINDINGS:** Currently in the Shreveport UDC, use standards apply to liquor stores that prohibit any sales within a C-2 (Corridor Commercial) zoning district that abut residentially zoned property. However, in determining where liquor stores are currently located in Shreveport—versus where liquor stores *should* be located—research indicates that a large contingent of Shreveport’s low-income neighborhoods<sup>1</sup> have just as many liquor stores as medium<sup>2</sup> or high-income<sup>3</sup> neighborhoods. Furthermore, Louisiana Courts have ruled that more stringent regulation may be applied to liquor business.

*Due to the nature of the intoxicating liquor business, the governing authorities may impose regulations on it more stringent than other businesses.<sup>4</sup>*

Staff proposes to design the liquor sale regulations that will mitigate the potential negative impacts of the use by imposing revised land use regulations specifically tailored to *Liquor Sales*; that would also allow that use to be a *use-by-right* in a limited number of zoning districts. This approach is expected to eliminate controversial, inconsistent and arbitrary decisions regarding where liquor stores/liquor sales can be located.

The proposed amendments will add definitions to accommodate the specific market for liquor sales, as well as include the use for liquor delivery, as permitted or special uses throughout the City in the appropriate zoning districts so long as the intensity of use is not likely to conflict with adjacent properties. Generally, the liquor sales would be compatible in general retail corridors, the downtown core, and at light industrial zoning districts.

The prevailing method other towns use to regulate liquor sales consists of zoning locations and use standards designed to control the specific aspects of the operations. Staff recommends the size, spacing, and distance requirements be consistent with the limits set in other municipalities.

### PROPOSED TEXT AMENDMENT(S):

Staff is proposing amending/adding the following UDC Articles at this time:

- **Amend Article 5. - Uses**
- **Amend Article 6. - Use Standards**
- **Amend Article 8. - Off-Street Parking and Loading**

<sup>1</sup> Less than \$50,000/year

<sup>2</sup> \$50,000-\$90,000/year

<sup>3</sup> Greater than \$90,000/year

<sup>4</sup> *City of Baton Rouge v. Rebowe*, 75 So. 2d 239, 226 La. 186 (La. 1954)

## **STAFF REPORT - CITY OF SHREVEPORT**

### **Amendment 1.**

Amend TABLE 5-1: USE MATRIX in ARTICLE 5. USES, SECTION 5.2 USE. This amendment will add the following new uses—*Liquor Sales* and *Liquor Delivery Services*—to the Use Matrix. See Exhibit “B” for revised Table 5-1: USE MATRIX.

### **Amendment 2.**

Add the new definitions of “Liquor Delivery Services” and “Liquor Sales” to ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS. Staff considered the appropriateness and intensity of use when determining not only the definition, but where these uses would be permitted, not permitted, or special uses (as applicable) throughout the City's zoning districts.

### **Amendment 3.**

Amend definition “Retail Sales of Alcohol” to “Retail Sales of Alcohol—Beer and Wine” in ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS. Updated standards reflects changes to Retail Sales of Alcohol, specifically concerning beer and wine sales.

### **Amendment 4.**

Add new use standard “Liquor Sales” in ARTICLE 6. USE STANDARDS, SECTION 6.1. USE STANDARDS. The new standard specifically identifies Liquor Sales as its own separate use—a use more in-line with industry terminology. The old use—Retail Sales of Alcohol-Liquor—was confusing to many applicants.

### **Amendment 5.**

Amend “Retail Sales of Alcohol” in ARTICLE 6. USE STANDARDS, SECTION 6.1. USE. This amendment adds *Beer and Wine* to become *Retail Sales of Alcohol—Beer and Wine* for more clarity.

### **Amendment 6.**

Add the following new uses “Liquor Delivery Services” and “Liquor Sales” to Table 8-1 of ARTICLE 8. OFF-STREET PARKING AND LOADING. These new uses need minimum parking requirements added to Table 8-1.

### **See Attachments:**

- Exhibit “A” for memorandum describing these amendments in full detail.
- Exhibit “B” for Table 5-1, adding the permitted allowed locations for the new uses *Liquor Delivery Services* and *Liquor Sales*.

---

**APPROVAL STANDARDS:** The purpose of Shreveport UDC *Section 16.1.E.1* is to provide a uniform means for amending the text of the UDC whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. In determining whether to recommend approval or denial of the proposed text amendments, the MPC shall weigh the relevance to which the proposed amendment:

## **STAFF REPORT - CITY OF SHREVEPORT**

- a. **Promotes the public health, safety, and welfare.**  
*The proposed text amendments promotes the public health, safety, and welfare.*
- b. **Promotes the Master Plan and any adopted land use policies.**  
*The proposed text amendments are consistent with the Master Plan.*
- c. **Promotes intent of this Code.**  
*These amendments will clarify current practices, thus promoting the intent of the Code.*
- d. **Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**  
*Staff finds the proposed amendment would improve compatibility among uses and would assist in ensuring efficient development within the City.*
- e. **The extent to which the proposed amendment creates nonconformities.**  
*These amendments help alleviate nonconformities, not create them.*

---

**STAFF  
RECOMMENDATION:**

Based on staff analysis, review of the above standards and facts of record, MPC Staff concludes that the recommendation to **APPROVE** the code text amendments is warranted. If approved by City Council, Article 5 Article 6 and Article 8 of the Shreveport UDC would be amended, as described within. A majority vote of the MPC Board members present and voting is required to recommend approval to the City Council.

Alternatively, based on information provided at the public hearing, the MPC Board may:

- Deny all of the proposed code text amendment(s);
- Deny specific provisions, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

---

**PUBLIC ASSESSMENT:** There was no support and no opposition.

---

**MPC BOARD  
RECOMMENDATION:**

The Board voted 6-0 to recommend the application for approval.







**RECOMMENDED UDC AMENDMENTS.**

The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development. Periodically, revisions are required to correct errors in the text or to accommodate changed or the changing nature of business in our community. These amendments will affect the following articles, or portions thereof: *Article 5. - Uses and Article 6. - Use Standards, updating the use definitions and standards, respectively, for liquor stores, and all new provisions included therein.*

Staff is requesting the Shreveport UDC be amended as follows: strikeout indicates deleted text, underline indicates added text].

**Discussion/Analysis:** Pursuant to the City Council's directive, the Shreveport UDC requires an update to certain alcohol related uses to ensure consistency with City policies, to improve clarity, and to better serve the public. As part of the review process, staff surveyed and analyzed codes and policies from other agencies as appropriate and applicable. These agencies consisted of neighboring cities and the Shreveport Police Department—ABO Office. The result of this effort are several Code Text Amendments to various articles in the Shreveport UDC related to definitions, use standards, distance requirements, factors regarding public convenience or necessity, conditions, and parking requirements. In addition, changes to Article 10 of the Shreveport Code of Ordinances will also be required.

These proposed Code Text Amendment improves clarity, user-friendliness, and staff's ability to serve the public. It would provide more flexibility, incentivize businesses, and provide a business-friendly environment.

**1. Amend TABLE 5-1: USE MATRIX in ARTICLE 5. USES, SECTION 5.2 USE MATRIX in the City of Shreveport UDC:**

Add "Liquor Sales" in the following zoning districts.

- C-2 Corridor Commercial (P)
- C-3 General Commercial (P)
- C-4 Heavy Commercial (P)
- C-UC Urban Corridor Commercial (P)
- D-1-E Downtown Entertainment Sub-District (P)
- D-1-HC Downtown Heavy Commercial Sub-District (P)
- I-1 Light Industrial (P)
- I-MU Industrial Mixed Use (P)

Delete "Retail Sales of Alcohol – Liquor" from the Use Matrix.

- ~~C-2 Corridor Commercial (S)~~
- ~~C-3 General Commercial (S)~~
- ~~C-4 Heavy Commercial (P)~~
- ~~C-UC Urban Corridor Commercial (S)~~
- ~~C-UV Urban Village Commercial (S)~~
- ~~D-1 CBD Downtown Core Sub-District (S)~~
- ~~D-1-E Downtown Entertainment Sub-District (S)~~
- ~~D-1 CMU Downtown Commercial-Mixed-Use Sub-District (S)~~
- ~~D-1-RMU Downtown Residential Mixed-Use Sub-District (S)~~
- ~~D-1-AC Downtown Arts and Culture Sub-District (S)~~
- ~~D-1-HC Downtown Heavy Commercial Sub-District (S)~~
- ~~OR Office Research (S)~~
- ~~I-MU Industrial Mixed Use (S)~~
- ~~I-1 Light Industrial (S)~~
- ~~I-2 Heavy Industrial (S)~~

**[Note (1): See Exhibit "B" for revised Table 5-1]**

**2. Add new definitions "Liquor Sales" to ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS in the Shreveport UDC. All subsequent definitions shall be alphabetized accordingly.**

\*\*\*

Liquor Sales. Establishments or places of business that are engaged in the sale of alcoholic beverages for off-premises consumption, pursuant to Chapter 10 of the Shreveport Code of Ordinances. Items sold may include, but may not be limited to, distilled spirits, beer, and wine, as well as dry goods and food products. Typical uses include liquor stores, bottle shops or any other establishment licensed for off-site consumption.

\*\*\*

3. Amend definition "Retail Sales of Alcohol" to "Retail Sales of Alcohol—Beer and Wine" in ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS in the Shreveport UDC.

\* \* \*

Retail Sales of Alcohol—Beer and Wine. Retail sales of alcoholic beverages beer and wine in factory original containers for consumption off-premises. Retail Sales of Alcohol is divided into: 1) sales of beer/wine, which are malt beverages of alcoholic content (beer) and alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar (wine); and 2) sales of liquor, which is an alcoholic beverage made by distillation rather than by fermentation. Beer includes, but is not limited to, ale, lager, porter, stout, sake, and other similar fermented beverages brewed or produced from malt wholly or in part or from any substitute therefor. Wine is any alcoholic beverage obtained by the fermentation of the natural sugar content of fruits or other agricultural products containing (i) sugar, including honey and milk, either with or without additional sugar; (ii) one-half of one percent or more of alcohol by volume; and (iii) no product of distillation.

\* \* \*

4. Add new use standard "Liquor Sales" in UDC ARTICLE 6. USE STANDARDS, SECTION 6.1. USE STANDARDS, as subsection "W." Re-alphabetize all subsequent uses accordingly.

W. Liquor Sales

1. All liquor sales, as defined in this Code, must comply with the requirements of this Code, Chapter 10 of the Shreveport Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the City and State of Louisiana. Note: Liquor sales, as defined in this Code, may be subject to State law public habitable floor area square footage requirements. Cross reference -- La., R.S. 26:271.3.
  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.
  3. Any establishment with liquor sales must be located no closer than 200 feet from any residential zoning 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 from any residential zoning district.
  4. Any establishment with liquor sales must be located no closer than 1,000 feet from any other existing establishment with liquor sales, 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.
  5. Liquor sales cannot be part of any ordinance relief request that is associated with any Small Planned Unit Development (SPUD) application.
  6. Liquor Sales that are an accessory use to another principal use such as a retail goods establishment will be treated as a principal use for the purposes of this code and shall comply with the use matrix for allowable district locations for Liquor Sales. Liquor Sales as an accessory use shall also comply with all the use standards for Liquor Sales as described in this section.
5. Amend "Retail Sales of Alcohol" in ARTICLE 6. USE STANDARDS, SECTION 6.1. USE STANDARDS, Subsection 6.1.GG of the Shreveport UDC to read as follows:

GG. Retail Sales of Alcohol—Beer and Wine

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 retail sales of alcohol—beer and wine establishments, as defined in this Code, must comply with the requirements of this Code, Chapter 10 of the Shreveport Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the City and State of Louisiana. Note: Retail sales of alcohol—beer and wine establishments, as defined in this Code, may be subject to State law public habitable floor area square footage requirements. Cross reference – La. R.S. 26:271.3.
2. In addition to site plan requirements, the following elements of operation will be considered:
  - a. The size, location, and configuration of the establishment.

[www.shreveportcaddmpc.com](http://www.shreveportcaddmpc.com)



- b. Days and hours of operation.
- c. A security plan.
- d. Exterior lighting design.

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

6. Add the following new uses "Liquor Delivery Services" and "Liquor Sales" to Table 8-1 of ARTICLE 8. OFF-STREET PARKING AND LOADING.

| TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS |                                 |                                 |   |
|--|---------------------------------|---------------------------------|---|
| USE  | MINIMUM REQUIRED VEHICLE SPACES | MINIMUM REQUIRED BICYCLE SPACES |   |
|  |                                 | REQUIRED BICYCLE SPACES         | TOTAL PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES |
| ***  | ***                             | ***                             | ***   |
| <u>Liquor Sales</u>  | <u>1 per 300sf GFA</u>          |                                 |   |
| ***  | ***                             | ***                             | ***   |