

ARTICLE 13. SUBDIVISION REQUIREMENTS

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13.10 SIDEWALKS

This section provides regulations for the construction and maintenance of sidewalks on private property throughout the City for the safety and convenience of pedestrians. If any conflicts arise between this section and the Shreveport Code of Ordinances, the Shreveport UDC shall control.

A. Design Standards and Specifications

- a. *All sidewalks shall be constructed or reconstructed in accordance with this section for width, location, construction material, finish, appearance and structural quality, as well as the design standards and specifications set forth in the most current City of Shreveport standard details for concrete sidewalks.*
 - i. *Sidewalks shall be constructed of concrete unless otherwise approved by the Executive Director.*
 - ii. *Sidewalks shall be five feet in width, and located adjacent and parallel to the property line with a minimum unpaved parkway width of six feet.*
 - 1. *If the adjacent lots have an existing sidewalk at least four feet wide, then the required sidewalk for any new development or redevelopment may match the existing properties.*
 - 2. *If the adjacent lots have an existing sidewalk that is less than four feet wide, then the required sidewalk shall be five feet in width.*
 - iii. *Sidewalks adjacent to the curb shall be six feet in width.*
 - iv. *The parkway width is the distance from the back of curb to the leading edge of the sidewalk.*
 - v. *Sidewalks shall be designed to support the weight of vehicles at all driveway crossings.*
 - vi. *Wherever sidewalks are constructed, the remaining parkway width, whether between the curb and sidewalk or sidewalk and property line, shall remain unpaved.*
 - vii. *"Meandering" sidewalks are permitted but shall be no closer than four feet from the back of the curb at the nearest point.*
 - viii. *If any connection opportunities exist, sidewalk must be connected.*
- b. *All greenways built in accordance with this Code shall be constructed to industry standards and specifications.*
- c. *All sidewalks and greenways shall conform to the most recent published version of the Public Rights-of-Way Accessibility Guidelines (PROWAG) or ADA Standards, as appropriate.*
- d. *The site grading plan for the subdivision shall be designed to allow for the driveway transition from the street to the sidewalk, the design of the sidewalk, and the driveway transition from the sidewalk to the parking area/garage for the house.*

B. New Subdivisions

- a. For all new residential and nonresidential subdivisions, continuous sidewalks shall be required on both sides of all rights-of-way, per this section and Article 12.3 (Sidewalk Design Standards).
- b. Sidewalk Plans shall be required for any new subdivision and shall be submitted during the platting process and shall contain the following information:
 - i. Location of sidewalks, landings, and curb ramps.
 - ii. Design Specifications and Details.
 - iii. Identify the party responsible for the construction of the sidewalks.
- c. Sidewalk Plans will be reviewed during the subdivision process and approved by the Metropolitan Planning Commission or Executive Director, as applicable.
- d. The developer, home builder or property owner shall be responsible for constructing the sidewalk in accordance with the sidewalk plan during the construction of a house on a lot, or any amenity area.
- e. Due to the potential damage sidewalks can incur during the construction of homes and other buildings, sidewalks should not be installed until building work has been completed on individual properties. Exceptions may be made for streets that are without direct property access.

C. New Construction Not Related to a New Subdivision

- a. All new construction not specifically addressed in the section shall provide sidewalks along all adjacent streets regardless of street classification, which shall be reviewed during the site plan review process.
- b. Sidewalks must connect building entrances with parking areas and with public sidewalks along adjacent streets.
- c. When the development is single family residential, and in an existing subdivision, the requirement for sidewalks will be determined as follows:
 - i. If sidewalks already exist on more than 40% of the street block frontage, then a new sidewalk will be required.
 - ii. If no sidewalks exist on that particular street, and no connections can be made, then sidewalks will not be required.
- d. Implementation and construction costs of all sidewalks in newly developing areas shall be paid for by the developer, builder or property owner. The City of Shreveport shall not be liable for any sidewalk implementation or construction costs for projects located on private property.
- e. All required sidewalks shall be installed prior to the issuance of a Certificate of Occupancy.

D. Redevelopment

- a. Redevelopment is defined as any proposed expansion, addition, or major facade change to an existing building, structure, site, parking lot or parking facility, and shall include but not be limited to the following:
 - i. An existing principal structure is demolished and a new structure is constructed.
 - ii. A new principal structure is constructed.
 - iii. The existing principal structure is increased in total building footprint by 25% or more.

- iv.** *An existing parking lot of 20 or more spaces is fully reconstructed, or an existing parking lot area is expanded by 50%.*
- b.** *When the development is single family residential, and in an existing subdivision, the requirement for sidewalks will be determined as follows:*
 - i.** *If sidewalks already exist on more than 40% of the street block frontage, then a new sidewalk will be required.*
 - ii.** *If no sidewalks exist on that particular street, and no connections can be made, then sidewalks will not be required.*
- c.** *Implementation and construction costs of all sidewalks on redeveloped sites shall be paid for by the developer, builder or property owner. The City of Shreveport shall not be liable for any sidewalk implementation or construction costs for redevelopment projects located on private property.*
- d.** *All required sidewalks shall be installed prior to the issuance of a Certificate of Occupancy.*

E. Existing Substandard Sidewalks

- a.** *In cases where sidewalks are already present on property being developed or redeveloped, or there are sidewalks in the right of way immediately adjacent along the frontage of the property being developed or redeveloped, but their width or condition renders them substandard, they shall be reconstructed by the developer, builder or property owner following the guidelines of this section and Article 12.3 (Sidewalk Design Standards).*
- b.** *Examples of conditions rendering sidewalks unsafe shall include but not be limited to:*
 - i.** *Uneven Sidewalks*
 - ii.** *Broken Concrete*
 - iii.** *Overgrown Weeds*
- c.** *Where sidewalk repair or replacement is impractical due to physical conditions or lack of right-of-way, the Director of Public Works may elect to remove the sidewalk and return the property to grass.*

F. New Public Facilities

Sidewalks shall be constructed along all public streets adjacent to new public facilities, including but not limited to parks, libraries, and recreation centers. Facilities not intended for public access are exempt from this requirement.

G. New Public Schools

Sidewalks shall be constructed along all public streets adjacent to new public schools located within City limits. Sidewalks shall connect via a pedestrian circulation system to all public entrances to the school and to all outdoor amenities on the school grounds, including but not limited to playgrounds, ball fields, tracks and courts.

H. Paved Greenways as an Alternative to Sidewalks

The Metropolitan Planning Commission may approve a paved greenway trail or network of paved greenway trails as an alternative to part or all of the sidewalks required by this Code within a new subdivision, if the greenway meets all of the following requirements:

- a.** *Typical 10 feet of paved width, within a typical 30-foot-wide servitude, or as approved by the Metropolitan Planning Commission.*
- b.** *Provides the same or greater connectivity to individual parcels within the development and to external streets as the sidewalk system would.*