

ORDINANCE NO. 58 OF 2023

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, FOR THE PURPOSE OF CLARIFYING AND UPDATING VARIOUS CODE PROVISIONS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY COUNCILMEMBER: COUNCILWOMAN TABATHA TAYLOR

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 April 12, 2023, 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 May 3, 2023, 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 May 3, 2023, 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 April 14, 2023; 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 the new use "Amusement Facility – Indoor" in Table 5-1 in Article 5. USES, SECTION 5.2 USE MATRIX in the Shreveport UDC.

- Amend the "Amusement Facility – Indoor" row, and add to the following:
 - OR (P)

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

2. Amend the provision "B. Use" in ARTICLE 18. NONCONFORMITIES. SECTION 18.4. NONCONFORMING LOT in the Shreveport UDC.

18.4 NONCONFORMING LOT

B. Use

2. A nonconforming lot of record may be used for a manufactured home in any zoning district where it is located.

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. 58 OF 2023

May 23, 2023

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

June 13, 2023

Having passed first reading on May 23, 2023 was read by title and on motion ordered passed to third reading. Read by title and as read motion by Councilwoman Taylor seconded by Councilman Brooks for adoption. Approved by the following vote: Ayes: Councilmembers Tabatha Taylor, Gary Brooks, Jim Taliaferro, Grayson Boucher, Alan Jackson, and James Green. 6. Nays: 0. Absent: Councilwoman Ursula Bowman. 1. Out of the Chamber: 0. Abstentions: 0.


James Green, Chairman

Approved:

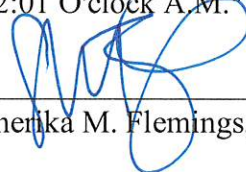

Tom Arceneaux, Mayor

Approved by the City Council JUN 13 2023

Approved by the Mayor JUN 20 2023

And Effective on JUN 28 2023

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


Shanerika M. Flemings, Clerk of Council

FACT SHEET**CITY OF SHREVEPORT, LOUISIANA**

TITLE	DATE	ORIGINATING DEPARTMENT
An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, for the purpose of clarifying and updating various code provisions, and to otherwise provide with respect thereto.	May 23, 2023	Shreveport Caddo Metropolitan Planning Commission ("MPC")
		COUNCIL DISTRICT
		City-wide
		SPONSOR

PURPOSE

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

BACKGROUND INFORMATION

The Shreveport Unified Development Code ("Shreveport UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable, and desirable development within the City. Periodically, revisions are required. Sometimes those revisions reflect the changing nature of business in our community, and sometimes they are to correct "errors" in the Code.

MPC Case #23-2-CTAC recommended two (2) text amendments that are intended to be more user-friendly. The first amends *Table 5-1: Use Matrix*, allowing the use—Amusement Facility-Indoor—as permitted use in the OR (Office Research) Zoning District. The second simplifies language in *Article 18. – Nonconformities*. Revise language would allow for a nonconforming lot of record to be used for a manufactured home in any zoning district where it is located.

TIMETABLE

MPC Introduction:	April 12 2023
MPC Review & Recommendation:	May 3, 2023
Introduction to City Council:	May 23, 2023
Final Passage by City Council:	June 13 2023

ATTACHMENTS

Exhibit "A"	Amendments Summary
Exhibit "B"	MPC Memo
Exhibit "C"	Table 5-1: Use Matrix
Exhibit "D"	MPC Staff Report for 23-2-CTAC

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 May 3, 2023. 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 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 May 3, before voting on the proposed amendments. At least ten (10) days' notice of the time and place of the Public Hearing was published on April 14, 2023, in *The Shreveport Times* (a newspaper of general circulation in the municipality).

FINANCES

\$0

SOURCE OF FUNDS

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

SHREVEPORT UDC CODE TEXT AMENDMENT SUMMARY: 23-2-CTAC

— General Clean-Ups —

The Shreveport Unified Development Code ("Shreveport UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable and desirable development within the City of Shreveport. Periodically, revisions are required. Sometimes those revisions reflect the changing nature of business in the community, and sometimes they are to correct "errors" in the Code.

MPC Case #23-2-CTAC recommended two (2) text amendments that are intended to be more user-friendly. The first amends *Table 5-1: Use Matrix*, allowing the use—Amusement Facility-Indoor—as permitted use in the OR (Office Research) Zoning District. The second simplifies language in *Article 18. – Nonconformities*. Revise language would allow for a nonconforming lot of record to be used for a manufactured home in any zoning district where it is located.

A list of the amendments, along with a brief explanation, are described below:

AMENDMENT 1. Amends "Table 5-1: Use Matrix" in Article 5. – Use Definitions to allow for the use "Amusement Facility - Indoor" to be a permitted use in the OR (Office Research) Zoning District.

- OR (P)

Explanation: The use 'Amusement Facility-Indoor' is becoming more and more popular within the Shreveport-Bossier area. One particular accessory use is the renting of large spaces for inflatable rentals, water slides, tents, tables and chairs. These spaces offer a convenient indoor party facility for their patrons. In researching similar facilities in other municipalities, staff does not see any reason why this use shouldn't be allowed in the OR (Office Research) Zoning District.

AMENDMENT 2. Amend the provision "B. Use" in ARTICLE 18. NONCONFORMITIES, SECTION 18.4. NONCONFORMING LOT in the Shreveport UDC.

Explanation: Currently, if an applicant wants to place a manufactured home on a nonconforming lot in the City—they have to apply for a variance and get special exception approval from the ZBA. This amendment would simplify this approval process by eliminating the need for a variance. If passed, any applicant wanting to place a manufactured home—regardless of whether the lot was conforming or nonconforming—would only need to apply for Special Exception Use approval before the ZBA (no variance would be needed).

TABLE 5-1: USE MATRIX

PRINCIPAL USE		R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-2C	R-3	R-4	R-4UV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UV	D-1- CBD	D-1- E	D-1- CMU	D-1- RMU	AC	D-1- AC	OR	I-HU	I-1	I-2	NA	OS	IC	USE STANDARD		
Agriculture	Airport	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	P	S	P	P	P	P	Sec. 6.1A		
	Amusement Facility - Indoor																				P	P	P	P	P	P	P	S			P			
	Amusement Facility - Outdoor																					P	S	P	P	P	P	P					Sec. 6.1B	
	Animal Care Facility										S				S	P	P	P	P	S	S	S	S	S	S	P	P	P					Sec. 6.1B	
	Animal Shelter																					S	S	S	S	P	P	P					Sec. 6.1B	
Animal Shelter - Operated by Public Authority	Animal Shelter	P	P												P	P	P	P	P	P	S	S	P	P	P	P	P	P				P		
	Art Gallery														P	P	P	P	P	P	P	P	P	P	P	P	P					P		
	Arts Studio														P	P	P	P	P	P	P	P	P	P	P	P	P					P		
	Automated Teller Machine - Standalone Bar														P	P	P	P	P	P	P	P	P	P	P	P	P					P		
	Bed and Breakfast	P	P	P	P	P											S	S	S	P	P	S	P	P	P	P	P	P					Sec. 6.1C	
Body Modification Establishment	Body Modification Establishment																				P	P	S									S	Sec. 6.1D	
	Brewery																S	P	P				S				P	P					Sec. 6.1E	
	Broadcasting Facility TV/Radio - With Antennae																								P	P	P	S				P		
	Broadcasting Facility TV/Radio - Without Antennae																							P	P	P	P	S				P		
	Business Transfer Station																							P	P	P	P	P					Sec. 6.1F	
Business Support Services	Business Support Services																				P	P	S										Sec. 6.1G	
	Campground																																Sec. 6.1H	
	Car Wash															S	P	P	S		S												Sec. 6.1I	
	Casino																																	
	Cemetery	P	P																															Sec. 6.1B
Commercial	Commercial Breeder	S	S																														Sec. 6.1J	
	Commercial Facility For Pop-Up Use																				P	P	P	P	P								Sec. 6.1B	
	Community Center	P	P	P	P	P	P	P	P	P	P	P									P	P	P	P	P	P						P		
	Community Garden	P	P	P	P	P	P	P	P	P	P	P																						Sec. 6.1K
	Contractor Office																																	Sec. 6.1L
Convention Center	Convention Center	P	P																															
	Conservation Area																																	
	Country Club	S	S	S	S	S	S	S	S	S	S																							
	Cultural Facility																																	
	Data Center																																	
Day Care Center	Day Care Center	P	P	P	P	P	P	P	P	P	P																							
	Detention or Penal Institution																																	
	Disillery																																	
	Drive-Through Facility																																	
	Dwelling - Above the Ground Floor	A	A	A	A	A	A	A	A	A	S																							Sec. 6.1N
Dwelling - Accessory Dwelling Unit	Dwelling - Accessory Dwelling Unit																																	
	Dwelling - Accessory Dwelling Unit																																	
	Dwelling - Accessory Dwelling Unit																																	
	Dwelling - Accessory Dwelling Unit																																	
	Dwelling - Accessory Dwelling Unit																																	
Dwelling - Single-Family Detached	Dwelling - Single-Family Detached																																	
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	Dwelling - Single-Family Attached																																	
Dwelling - Two-Family	Dwelling - Two-Family																																	
	Dwelling - Two-Family																																	
	Dwelling - Two-Family																																	
	Dwelling - Two-Family																																	
	Dwelling - Two-Family																																	
Educational Facility - Primary or Secondary	Educational Facility - Primary or Secondary	P	P	S	S	S	S	P	P	P																								
	Educational Facility - Primary or Secondary																																	
	Educational Facility - Primary or Secondary																																	
	Educational Facility - Primary or Secondary																																	
	Educational Facility - Primary or Secondary																																	
Vocational	Vocational																																	
	Vocational																																	
	Vocational																																	
	Vocational																																	
	Vocational																																	
Financial Institution	Financial Institution																																	
	Financial Institution																																	
	Financial Institution																																	
	Financial Institution																																	

TABLE 5-1: USE MATRIX

[illegible]

TABLE 6-1: USE MATRIX

PRINCIPAL USE	R-A	R-E	R-4-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MUV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1- CBD	D-1- E	D-1- CMU	D-1- RMU	D-1- AC	D-1- HC	OR	I-MU	I-1	I-2	NA	OS	IC	USE STANDARD	
Storage Yard - Outdoor																			P										P	P					Sec. 6.1.JJ	
Truck Repair																														P	P					
Truck Stop																														P	P					
Utility																														P	P					
Vehicle Dealership – Enclosed	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	P	S	S	P	S	S	S	S	S	P	P	P	P	P			P	Sec. 6.1.PP	
Vehicle Dealership – With Outdoor Storage/Display																		P*	P	P	S					S			P*	P*				Sec. 6.1.OQ		
Vehicle Operation Facility																		P	P										S	P	P			P		
Vehicle Rental – Enclosed																		P	P		P	P				P			P					P		
Vehicle Rental – With Outdoor Storage/Display																		S	P	S						S								S		
Vehicle Repair/Service- Major																		P*	P		S					S			P	P	S				Sec. 6.1.RR	
Vehicle Repair/Service – Minor													S					S	P	S	P			S	S				P	P	S				Sec. 6.1.RR	
Warehouse																			A							S		P	P	P	S				Sec. 6.1.RR	
Wholesale Establishment																		A											P	P	P	A				Sec. 6.1.RR
Wind Energy System	S	S																											S	S	S	S				Sec. 6.1.SS
Winery																				S	P					S			P	P						Sec. 6.1.SS
Wireless Telecommunications – New Facility	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 22.9	
Wireless Telecommunications – Attachments to Existing Structures (Other than Towers)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 22.9		
Wireless Telecommunications – Modifications (Eligible Facility)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 22.9		
Wireless Telecommunications – Modifications (Non-Eligible Facility)																		S	S	S						S		S	S	S	S	S	S	S	Sec. 22.9	

— * All Vehicle Dealership - with Outdoor Storage/Display uses shall only operate in allowable zoning districts as indicated on this table. Any Vehicle Dealership - with Outdoor Storage/Display use located within 200' of a residentially zoned district shall require a special use permit.

— P-E - Depending on the Short-Term Rental Permit—whether "Type A," "Type B-1" or "Type B-2," a short-term rental property will either be a permitted use by-right (P) or will require a Special Exception Use (E)

— P-S - Depending on the overall gross square footage—a data center will either be a permitted use (P) or will require a special use permit (S) depending on the overall gross square footage and/or distance to a residentially zoned district.

TEMPORARY USE	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MUV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1- CBD	D-1- E	D-1- CMU	D-1- RMU	D-1- AC	D-1- HC	OR	I-MU	I-1	I-2	NA	OS	IC	USE STANDARD	
Batch Plant/Rock Crushing Facility	P**	P**	P**																P*										P*						Sec. 6.2A	
(Temporary)																																				Sec. 6.2B
Borrow Pit	P**	P**	P**																P*										P*						Sec. 6.2C	
Farmers' Market	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.2D	
Temporary Outdoor Events	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.2E	
Temporary Sale of Non-Seasonal Merchandise																																				Sec. 6.2F
Temporary Seasonal Sales	S	S	S	S	S	S	S	S	S	S	S	S		S		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.2G	
Temporary Subdivision Sales Office	P	P	P	P	P	P	P	P	P	P	P	P																							P	Sec. 6.2H

— ** Even though Batch Plant/Rock Crushing Facility (Temporary) and Borrow Pit are permitted uses (P) by-right, these uses require MPC Board approval at a public hearing.

STAFF REPORT - CITY OF SHREVEPORT

MAY 3, 2023

AGENDA ITEM NUMBER: 12
MPC Staff Member: Adam Bailey
City Council District: All Districts

CASE NUMBER: 23-2-CTAC: City of Shreveport Code-Text Amendments
APPLICANT: METROPOLITAN PLANNING COMMISSION
REQUEST: Code Text (Ordinance) Amendments to the Shreveport UDC

DESCRIPTION: The Shreveport Unified Development Code ("Shreveport UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable, and desirable development within the City. Periodically, revisions are required. Sometimes those revisions reflect the changing nature of business in our community, and sometimes they are to correct "errors" in the Code.

MPC Case #23-2-CTAC recommends two (2) code text amendments that are intended to be more user-friendly. These including housekeeping and corrective changes due to oversight, contradictions, or missing items. These amendments will affect the following articles, or portions thereof: *Article 5. – Uses, and Article 18. – Nonconformities*; regarding updates and revisions within the UDC to correct errors in the text or to accommodate the changing nature of business within the community, with all their provisions included therein.

A list of all amendments, along with a brief explanation (as warranted), is detailed below.

STAFF ANALYSIS: Code text amendment changes may be reviewed at any time and are not subject to any annual review requirements. The Office of the MPC typically reviews code amendments updates annually or semi-annually, to accommodate changed or the changing nature of business in our community. Proposed changes in this report were initially discussed at the April 12, 2023 MPC Public Hearing. Following said Public Hearing on May 3, 2023, the Shreveport City Council will review the proposals at a May 23, 2023 and June 13, 2023 Public Hearing.

MPC staff provided notice of their May 3, 2023 Public Hearing through publication in *The Shreveport Times* on April 19, 2023. No comments have been received to date.

PROPOSED UDC CODE TEXT AMENDMENT(S):

Staff is proposing amending the following Articles in the Shreveport UDC at this time:

- Amend Article 5. – Uses, Table 5-1: Use Matrix
- Amend Article 18. – Nonconformities

Amendment 1. Amend Table 5-1:USE MATRIX. *The use 'Amusement Facility-Indoor' is becoming more and more popular within the Shreveport-Bossier area. One particular accessory use is the renting of large spaces for inflatable rentals, water slides, tents, tables and chairs. These spaces offer a convenient indoor party facility for their patrons. In researching similar facilities in other municipalities, staff does not see any reason why this use shouldn't be allowed in the OR (Office Research) Zoning District.*

STAFF REPORT – CITY OF SHREVEPORT

Amendment 2. Amend the provision “B. Use” in ARTICLE 18. NONCONFORMITIES.

Currently, if an applicant wants to place a manufactured home on a nonconforming lot they have to apply for a variance and get special exception approval from the ZBA. Amendment #2 would simply this approval process by eliminating the need for a variance. Once passed, any applicant wanting to place a manufactured home—regardless of whether the lot was conforming or nonconforming—would only need to apply for Special Exception Use approval before the ZBA.

ATTACHMENTS: See Exhibit “A” for memorandum describing these amendments in full detail.
See Exhibit “B” for amended *Table 5-1: USE MATRIX*, with all changes reflected within.

APPROVAL STANDARDS: The purpose of Section 16.1.E.1 is to provide a uniform means for amending the text of the Unified Development Code 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 amendment, the MPC shall weigh the relevance to which the proposed amendment:

- 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 simplify 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.**
The proposed amendments reflect changes in policy.
 - 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 these code text amendments is warranted. If approved by City Council—Article 5 and Article 18 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 the proposed code text amendment;
- Deny specific provisions and/or amendments, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

STAFF REPORT - CITY OF SHREVEPORT

PUBLIC ASSESSMENT: There was no support or opposition to the application.

**MPC BOARD
RECOMMENDATION:** The board voted 8-0 to recommend approval of the application.