

**ORDINANCE AND RESOLUTION FACT SHEET
CADDO PARISH COMMISSION**

TITLE	
Ordinance 6403 of 2024	
An ordinance to amend volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, relative to the creation of a new use to allow storage facility structures in residential districts, as well as identifying how certain nonconforming lots can exist without the need for a variance, and to otherwise provide with respect thereto.	
DATE: 01/02/2024	ORIGINATING DEPARTMENT:
The Caddo Parish Planning and Zoning Commission or PZC	
BACKGROUND INFORMATION	
In the rural areas of Caddo Parish, the way people use their yards over the past several years have changed considerably with the increase in home occupations, food production and keeping of animals, and additional storage needs. This has resulted in the desire of many residents to build new structures to accommodate various storage needs.	
A nonconforming lot is a lot of record that at one time conformed to the lot dimension requirements (i.e., lot area, lot width, lot depth) of the zoning district in which it is located, but because of subsequent amendments to the Code no longer conforms to the applicable lot dimensions.	
The intent of these proposed amendments is to (1) find a solution that would allow for storage facility structures, in various capacities, to be a permitted use within certain residential zoning districts, and (2) find a solution to allow for certain uses to be allowed on nonconforming lots without the need for a variance.	
These amendments will affect the following articles, or portions thereof: Article 5. –Uses, Article 6. – Use Standards and Article 18. – Nonconformities, with all the necessary provisions included therein.	
FINANCIAL IMPACT AND SOURCE OF FUNDING	
None	
EFFECT(S) OF PROPOSED ACTION	
Periodically, the UDC undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to reflect the changing nature of business in our community. Some changes are always necessary in order to make adjustments for unintended limitations placed on certain industries, while others address innovations and unforeseen industry shifts.	
ALTERNATIVES/STAFF RECOMMENDATION	
See Exhibit “A” for one-page outline summarizing these amendments. See Exhibit “B” for memorandum detailing these amendments in full. See Exhibit “C” for amended Table 5-1: USE MATRIX. See Exhibit “D” for MPC Staff Report_23-4-CTAP.	
KEY STAFF CONTACT	
Adam Bailey, Community Planning and Design Manager, MPC	
COORDINATION	
Department Head	(Initial)
Parish Administrator/CEO	(Initial)

ORDINANCE NO. 6403 of 2024

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, RELATIVE TO THE CREATION OF A NEW USE TO ALLOW STORAGE FACILITY STRUCTURES IN RESIDENTIAL DISTRICTS, AS WELL AS IDENTIFYING HOW CERTAIN NONCONFORMING LOTS CAN EXIST WITHOUT THE NEED FOR A VARIANCE, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the Caddo Parish Commission, on recommendation of the Shreveport-Caddo Parish Metropolitan Planning Commission, adopted the Caddo Parish Unified Development Code;

WHEREAS, the Caddo Parish Planning and Zoning Commission has determined that certain provisions in that Code should be changed to address recent issues and improve the application and administration of that Code and land use within the Planning and Zoning Commission’s jurisdiction within Caddo Parish;

WHEREAS, the Caddo Parish Commission, having considered the recommendations of the Caddo Parish Planning and Zoning Commission, agrees that such changes are desirable.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to allow storage facility structures in residential districts as found within *Article 5 - Uses* and *Article 6. -Use Standards*, and *Article 18. -Nonconformities*, and shall be amended as follows:

I. Article 5, Section 5.2 is amended by substituting Exh. B hereto in place of the existing Table 5-1.

II. Article 5, Section 5.3 is amended to read as follows:

ARTICLE 5. – USES

5.3– USE DEFINITIONS

* * * * *

Storage Facility - Residential. A structure to be used, or intended to be used, for the private noncommercial, nonindustrial storage uses by the property owner, provided that structure is the primary use of the property, and shall only be located in a residentially zoned district where permitted.

* * * * *

III. Article 6, Section 6.1 is amended to read as follows:

ARTICLE 6. – USE STANDARDS

6.1– PRINCIPAL USE DEFINITIONS

* * * * *

HH. Storage Facility - Residential

1. A building permit is required for the construction of a storage facility

residential structure.

2. No storage facility – residential structure shall occur within the area set aside for minimum building setbacks.
3. The maximum height of a storage facility – residential structure shall be 18 feet.
4. No outdoor lighting fixture shall be more than 15 feet in height.

IV. Article 18 is amended to read as follows:

ARTICLE 18. – NONCONFORMITIES

18.4– NONCONFORMING LOT

* * * * *

B. Use

~~A nonconforming lot of record in a residential district may be used for a single family dwelling. In the R-MHS District, a nonconforming lot of record may be used for a manufactured home.~~

1. A nonconforming lot of record in a residential district may be used for a single-family dwelling.
2. A nonconforming lot of record may be used for a manufactured home in any residential zoning district where it is located, as permitted. A variance would not be required.
3. Duplexes may be constructed within the R-2 or R-3 District where the lot width is nonconforming. A variance would not be required.
4. Multiple nonconforming lots of record may be combined into one nonconforming lot of record. A variance would not be required.

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 which can be given effect 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 this ordinance shall take effect upon adoption.

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

Approved as to legal form:

Parish Attorney

Date



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

CADDO PARISH UDC CODE TEXT AMENDMENT SUMMARY: 23-4-CTAP

— Storage Facility - Residential Uses and Provisions—

The Caddo Parish Unified Development Code ("Caddo Parish UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable and desirable development within jurisdiction of the Caddo Parish Planning and Zoning Commission. 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.

PZC Case #23-4-CTAP recommends three (4) text amendments that are intended to be more user-friendly to the community. by introducing the use "Storage Facility – Residential."

AMENDMENT 1. Amends "Table 5-1: Use Matrix" in Article 5. – Use Definitions to allow for the use "Storage Facility - Residential" to be permitted in the following zoning districts:

- R-A (P, Permitted Use)
- R-E (P, Permitted Use)
- R-1-12 (P, Permitted Use)
- R-1-10 (P, Permitted Use)

AMENDMENT 2. Adds a use definition for "Storage Facility - Residential" in ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS.

AMENDMENT 3. Adds use standards for "Storage Facility - Residential" in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS.

***Explanation:** The new use, "Storage Facility – Residential" has been identified in the Use Matrix as a new use, identified where within the City it can be located, defined, and given very specific use standards that deal with this type of use. Rather than focus on the potential use of an accessory structure, this use creates a more standardized set of regulations related to the personal storage of equipment; along with understanding the need to maintain setbacks, height, and the need of a building permit within residential districts.*

AMENDMENT 4. Amend the provision "B. Use" in ARTICLE 18. NONCONFORMITIES, SECTION 18.4. NONCONFORMING LOT.

***Explanation:** A nonconforming lot is a lot of record that at one time conformed to the lot dimension requirements (i.e., lot area, lot width, lot depth) of the zoning district in which it is located, but because of subsequent amendments to the Code no longer conforms to the applicable lot dimensions. This amendment—which was recently adopted within the Shreveport UDC—allows for certain uses on certain nonconforming lots to exist without the need for a variance. One such allowance is that a nonconforming lot of record may be used for a manufactured home in any residential district. A variance would not be required.*

CURRENT RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS						
	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5
Minimum Lot Area	1 acre	25,000sf	12,000sf	10,000SF	7,000sf	5,000sf
Minimum Lot Width	125'	100'	80'	70'	60'	50'

RECOMMENDED UDC CODE TEXT AMENDMENTS. 23-4-CTAP.

The Caddo Parish Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to correct errors in the text or to accommodate changed or changing conditions in a particular area. Periodically, revisions are required to reflect the changing nature of business in our community. These proposed amendments add the use "Storage Facility - Residential," and all its provisions, to the UDC, as follows: [~~strikeout~~ indicates deleted text, underline indicates added text].

1. Add the new use "Storage Facility - Residential" to Table 5-1 in Article 5. USES, SECTION 5.2 USE MATRIX in the Caddo Parish UDC.

1. Add a new "Storage Facility - Residential" row, and include in the following allowable zoning districts.

- R-A [\(P\)](#)
- R-E [\(P\)](#)
- R-1-12 [\(P\)](#)
- R-1-10 [\(P\)](#)

[Note (1): See Exhibit "B" for all revisions to Table 5-1]

2. Add the following new definition "Storage Facility - Residential" to ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Caddo Parish UDC. This new definition will need to be alphabetized accordingly.

5.3 USE DEFINITIONS

* * * * *

Storage Facility - Residential. A structure to be used, or intended to be used, for the private noncommercial, nonindustrial storage uses by the property owner, provided that structure is the primary use of the property, and shall only be located in a residentially zoned district where permitted.

* * * * *

3. Add new use standard "L. Data Center" to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Caddo Parish UDC. Re-alphabetize all subsequent use standards accordingly.

6.1 USE STANDARDS

* * * * *

HH. Storage Facility - Residential

1. A building permit is required for the construction of a storage facility – residential structure.
2. No storage facility – residential structure shall occur within the area set aside for minimum building setbacks.
3. The maximum height of a storage facility – residential structure shall be 18 feet.
4. No outdoor lighting fixture shall be more than 15 feet in height.

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

18.4 NONCONFORMING LOT

* * * * *

B. Use

~~A nonconforming lot of record in a residential district may be used for a single-family dwelling. In the R-MHS District, a nonconforming lot of record may be used for a manufactured home.~~

1. A nonconforming lot of record in a residential district may be used for a single-family dwelling.
2. A nonconforming lot of record may be used for a manufactured home in any residential zoning district where it is located, as permitted. A variance would not be required.
3. Duplexes may be constructed within the R-2 or R-3 District where the lot width is nonconforming. A variance would not be required.
4. Multiple nonconforming lots of record may be combined into one nonconforming lot of record. A variance would not be required.

TABLE 5-1: USE MATRIX																																								
PRINCIPAL 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					
Furniture, Furnishings and Equipment Sales																		P	P										P	P	S									
Gas Station																	S	P	P	S				S				S	S	P	P	P				P		Sec. 6.1.V		
Golf Course/Driving Range	S	S	S	S																																				
Government Office																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P			
Greenhouse/Nursery - Retail																			A	P										P	P									
Group Home	P	P	P	P	P	P	P	P	P	P	P																											Sec. 6.1.W		
Halfway House																				S										S								Sec. 6.1.W		
Healthcare Institution																	P	P	P											P								P		
Heavy Retail, Rental, and Service																			S	P		S					S		S	P	P									
Helipad																							S	S						S							S	Sec. 6.1.A		
Heliport																													S		S	S					S	Sec. 6.1.A		
Hotel																	S	P	P	S	P	S	P	P	S	S	S	S	P								P			
Industrial - Artisan													S						S	P		S					S	P	S	P	P									
Industrial - Heavy													S																											
Industrial - Light													S																		P	P	P							
Industrial Design																				P	A		P				P	P	P	P	P									
Industrial Services																				P	P							P		P	P									
Live Entertainment - Ancillary Use																		S	S	S	S	S	P	P	S		P			P								Sec. 6.1.X		
Live Performance Venue																			P	P	S	P	P	P	P		P			P							P	Sec. 6.1.X		
Lodge/Meeting Hall	S	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. 6.1.Y		
Manufactured Home Park															P																									
Marina																				S										S	S						S			
Medical/Dental Office								S					P				P	P	P	P	P	P	P		P	P	P	P	P	P	P							P		
Movie Studio																								S			S			P	P									
Neighborhood Commercial Establishment			S	S	S	S	S	S	S	S	S	S	S	S																									Sec. 6.1.Z	
Nightclub																			S	S		S		S	S		S		S									Sec. 6.1.X		
Office								S					P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P			
Outdoor Dining																	S	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S							Sec. 6.1.AA	
Parking Lot (Principal Use)																		S	P	P	S	P				S	P	S	P							P	P		Sec. 6.1.BB	
Parking Structure (Principal Use)																		S	P	P	S	P	P	P	P	P	P	P	P	P	P						P	P	Sec. 6.1.BB	
Pay Day/Title Loan Agency																		S	S	S	S		S		S				S										Sec. 6.1.CC	
Passenger Terminal																								S			S	P	P	S										
Personal Service Establishment													P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		
Place of Worship	P	P	P	P	P	P	P	S	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P								P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P	P	P	S		S	P	P		P								P	P		
Public Safety Facility	S	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		
Public Works Facility																				P								S	P	P	P	P							P	
Reception Facility													S					S	P	P	S	P		S	S		S	P											Sec. 6.1.DD	
Recreational Vehicle Park													S							S																		S	Sec. 6.1.G	
Research and Development																								S		S			P	P	P	P							P	
Residential Care Facility																				P	P					S													P	Sec. 6.1.EE
Restaurant																																							P	Sec. 6.1.FF
Retail Goods Establishment																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	
Retail Sales of Alcohol - Beer/Wine																																								Sec. 6.1.GG
Retail Sales of Alcohol - Liquor																																								Sec. 6.1.GG
Salvage Yard																																							P	Sec. 6.1.HH
Self-Service Ice Vending Unit	S																																						P	Sec. 6.1.II
Self-Storage Facility: Climate-Controlled																																							P	Sec. 6.1.JJ
Self-Storage Facility: Outdoor																																								Sec. 6.1.JJ
Sexually Oriented Business																																								Sec. 6.1.KK
Shelter Housing																																							P	Sec. 6.1.W
Short-Term Rental Property	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E			P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E					Sec. 6.1.LL		
Single Room Occupancy																																								Sec. 6.1.Q
Social Service Center																																							P	Sec. 6.1.W
Solar Farm																																							P	Sec. 6.1.MM
Soup Kitchen																																								P
Soup Kitchen, Accessory	P	P	P	P	P	P	P	S	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P		

TABLE 5-1: USE MATRIX																																					
PRINCIPAL 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		
Specialty Food Service													P			P	P	P	P	P	P	S	S	P	S	P	P		P	P							
Storage Structure – Residential	P	P	P	P																																Sec. 6.1.HH	
Storage Yard - Outdoor																			P											P	P					Sec. 6.1.II	
Truck Repair																														P	P						
Truck Stop																					S									P	P						
Utility	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	P	P	P	P	P				P	Sec. 6.1.NN	
Vehicle Dealership – Enclosed																			P	P				P					P	P							
Vehicle Dealership – With Outdoor Storage/Display																			P*	P*		S					S		P*	P*	P*					Sec. 6.1.OO	
Vehicle Operation Facility																				P									S	P	P					P	
Vehicle Rental – Enclosed																			P	P		P	P	P			P	P								P	
Vehicle Rental – With Outdoor Storage/Display																			S	P		S					S	P	S							S	
Vehicle Repair/Service– Major																													P	P	S						Sec. 6.1.PP
Vehicle Repair/Service – Minor													S				S	P	P	S	P			S		S	S		P	P	S					Sec. 6.1.PP	
Warehouse																												P	P	P	P						
Wholesale Establishment																													P	P	A						
Wind Energy System	S	S																										S	S	S						S	
Winery																			S	P	S	P				S	P		P	P							
Wireless Telecommunications – New Facility	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	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	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	P	P	P	Sec. 22.9
Wireless Telecommunications – Modifications (Non-Eligible Facility)																S	S	S	S	S	S	S	S	S	S	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 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)

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 (Temporary)	P**	P**	P**																P*								P*			P*	P*					Sec. 6.2.A	
Borrow Pit	P**	P**	P**																											P*	P*						Sec. 6.2.B
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	P	P	Sec. 6.2.C
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	P	P	Sec. 6.2.D
Temporary Sale of Non-Seasonal Merchandise													P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.2.E
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	P	P	Sec. 6.2.F
Temporary Subdivision Sales Office	P	P	P	P	P	P	P	P	P	P	P	P		P	P																						Sec. 6.2.H

—** 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.



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

STAFF REPORT

NOVEMBER 29, 2023

AGENDA ITEM NUMBER: 8

MPC Staff Member: Adam Bailey

Parish Commission District: All Districts

CASE NUMBER: 23-4-CTAP (REHEARING)

APPLICANT: Caddo Parish Planning and Zoning Commission

REQUEST: **Code Text (Ordinance) Amendments to the Caddo Parish UDC, introducing *Storage Facility – Residential as a new use.***

DESCRIPTION: The Caddo Parish Unified Development Code (UDC) was implemented in 2017, and serves as the official land use and development regulatory ordinance for the area of Caddo Parish that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission's planning area. Periodically, the UDC undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to reflect the changing nature of business in our community. Some changes are always necessary in order to make adjustments for unintended limitations placed on certain industries, while others address innovations and unforeseen industry shifts.

The intent of PZC Case #23-4-CTAP is to (1) find a solution that would allow for storage facility structures, in various capacities, to be a permitted use within certain residential zoning districts, and (2) find a solution to allow for certain uses to be allowed on nonconforming lots without the need for a variance. These amendments will affect the following articles, or portions thereof: *Article 5. –Uses*, *Article 6. –Use Standards* and *Article 18. – Nonconformities*, with all the necessary provisions included therein.

Note: These amendments were first introduced to the PZC at the May 24, 2023 PZC Public Hearing; however, they were never formally introduced to the Caddo Parish Commission within the 60 days required by the UDC.

NOTIFICATION: Notifications of the PZC Public Hearing were either published pursuant to the following:

Caddo Parish Unified Development Code

- Pursuant to the Caddo Parish Unified Development Code, Table 15-2 states that a published notification—printed in a newspaper of general circulation within the Caddo Parish—is the only required notification for a code text amendment. Said notice must be published no less than 14 days and no more than 30 days in advance of the scheduled hearing date.
- For the November 29, 2023, Planning and Zoning Commission (PZC) public hearing, a legal ad was published in the official Caddo Parish journal, *The Caddo Citizen*, on November 2, 2023; November 9, 2023; and November 16, 2023.

Mailed Notifications

- Mailed notifications for applications for a code text amendments are not required.

STAFF ANALYSIS: Accessory structures and uses are regulated by Section 7.3 of the Caddo Parish UDC. Per Section 7.3.A.1, *no accessory structure may be constructed prior to construction of the principal building (i.e., no structure may be built until a principal building, such as a house).* The main purpose of these existing regulations is to prevent accessory structures from becoming the predominate element on the site. Other purposes include providing access around structures, helping maintain privacy to



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abutting properties, and ensuring that these structures respect the look and scale of single-dwelling development. They do this by regulating setbacks, height in and out of the setbacks, building size, location, building coverage, and compatibility standards.

However, in the rural areas of Caddo Parish, the way people use their yards over the past several years have changed considerably with the increase in home occupations, food production and keeping of animals, and additional storage needs. This has resulted in the desire of many residents to build new structures to accommodate various storage needs.

Amendments #1-#3 relate to with the proposed new *Storage Facility – Residential*, and Amendment #4 relates to nonconforming lots. These amendments will:

- **Create a new use for personal storage.** A new use, *Storage Facility – Residential*, has been created, defined and identified in the Use Matrix where it would be located. Rather than focus on the potential use of an accessory structure, the amendments create a more standardized set of regulations related to the personal storage of equipment; along with understanding the need to maintain setbacks, height and bulk that cover such a use within residential districts.
- **Treat the new use, as well as other detached accessory structures, similarly.** Amendment #3 creates a uniform use standards that equals that of accessory structures.
- **Allow certain uses on nonconforming lots without the need for a variance.** A nonconforming lot is a lot of record that at one time conformed to the lot dimension requirements (i.e., lot area, lot width, lot depth) of the zoning district in which it is located, but because of subsequent amendments to the Code no longer conforms to the applicable lot dimensions. Proposed Amendment #4 (similar language was recently adopted within the Shreveport UDC) allows for certain uses on certain nonconforming lots to exist without the need for a variance. One such allowance is that a nonconforming lot of record may be used for a manufactured home in any residential district. A variance would not be required.

PROPOSED UDC CODE TEXT AMENDMENT(S):

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

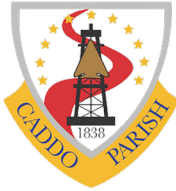
- Amend Article 5. – *Uses*
- Amend Article 6. – *Use Standards*
- Amend Article 18. – *Nonconformities*

Amendment 1. Add the new use “*Storage Facility – Residential*” to Table 5-1:USE MATRIX. *Storage Facility – Residential—a new use category—expands where use is permitted.*

Amendment 2. Add the new use definition for “*Storage Facility – Residential*” to ARTICLE 5. USES. *Establishes a new use category for Storage Facility – Residential, which previously were uncategorized within the Code.*

Amendment 3. Add the new use standards for “*Storage Facility – Residential*” to ARTICLE 6. USE STANDARDS. *Adds new use standards for Storage Facility – Residential uses.*

Amendment 4. 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*



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apply for a variance in order to do so. This amendment would simply the approval process by eliminating the need for such a variances.

ATTACHMENTS: See Exhibit “A” for a one-page outline summarizing these amendments.
See Exhibit “B” for a memorandum detailing the exact language being proposed.
See Exhibit “C” for amended *Table 5-1: USE MATRIX*.

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 the Caddo Parish Commission, *Article 5, Article 6 and Article 18* of the Caddo Parish UDC would be amended, as described within. A majority vote of the PZC members present and voting is required to recommend approval to the Caddo Parish Commission.

Alternatively, based on information provided at the public hearing, the PZC 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.

PUBLIC ASSESSMENT: No one spoke in support or opposition.

**PZC
RECOMMENDATION:**

The Board voted unanimously to recommend this application for approval.

draft

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 29, 2023**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, November 29, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Laura Neubert, Chairperson
Jake Brown
Constance L. Green
Phyllis Hart
Damon Humphrey, Sr.
Lauren Marchive, III

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Kamrin Hooks, Executive Assistant/Planner 1
Jomari Smith, Planner 1
Emily Trant, Land Development Coordinator
Adam Bailey, Community Planning & Design Manager

Members Absent

None

The hearing was opened with prayer by **MR. HUMPHREY, SR.** The Pledge of Allegiance was led by **MS. HART.**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Caddo Parish Planning And Zoning Commission are subject to appeal to the appropriate governing body, the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Caddo Parish Planning and Zoning Commission.

A motion was made by MR. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the October 27, 2023 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 23-4-CTAP CODE TEXT AMENDMENT

Applicant: Caddo Parish Planning and Zoning Commission (PZC)
Request: Code Text Amendments to the Caddo Parish UDC regarding allowing accessory structures in the R-A Zoning District

Representative &/or support: None

Opposition: None

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to recommend for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

draft

END OF PUBLIC HEARING

OLD BUSINESS

CLARKE informed the Board that it would be best to have the slate of officers selected by December so voting can happen on December 27, 2023, for the new officers to take place in January.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:40 p.m.

Laura Neubert, Chair

Phyllis Hart, Secretary

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, November 29, 2023 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

23-4-CTAP

UDC CODE TEXT AMENDMENTS. In accordance with Article 16, Section 16.1 of the Caddo Parish Unified Development Code (UDC), an application has been submitted by Caddo Parish Planning and Zoning Commission (PZC) to consider public comments and testimony regarding certain proposed code text amendments to the UDC including, but not limited to, amending the following articles, or portions thereof, relative to allowing accessory structures in the R-A Zoning District: Article 5. – Uses and Article 6. – Use Standards, with all provisions included therein.

Alan Clarke, Executive Director
Metropolitan Planning Commission