

RECOMMENDED UDC AMENDMENTS. July 1, 2020

The City of Shreveport Unified Development Code (UDC) undergoes regular review in order to ensure that the Code promotes sound, stable, and desirable development within the jurisdiction of the City, to correct errors in the text or to accommodate changed or changing conditions in a particular area. Amendments to the UDC are processed as either general amendments, suggested and reviewed by the MPC staff, or amendments which include those that are legally necessary, incorporate previously approved ordinances or determinations, or are emergency amendments (City designated). Periodically, revisions to both the Shreveport and Caddo Parish UDC's are required to reflect the changing nature of business within the planning limits of the MPC.

Periodically, revisions are required to reflect the changing nature of business in our community. These proposed amendments are intended to be more user-friendly, with regard to various house-keeping and corrective changes due to oversight, contradictions, or missing items. Amendment 1, aims to resolve questions generated on how extended uses are currently governed in the UDC. Amendments 2-4 are aimed at avoiding discrepancies between the Shreveport City Code and the Shreveport UDC regarding temporary outdoor storage containers.

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

Explanations are given for each amendment shown.

1. Amend ARTICLE 1. TITLE, PURPOSE, AND APPLICABILITY, SECTION 1.4. Transition Rules in the Shreveport UDC, to now read as follows:

* * *

I. Previously Granted Uses.

If a property was granted a specific use or uses as a part of an Extended Use District approval prior to the effective date of this Code, such use or uses are deemed a lawful permitted use. The use or uses granted as a part of a previous Extended Use District approval is subject to the approval conditions under which it was originally approved.

Explanation: *To resolve questions generated to how extended uses are currently governed in the UDC, staff believes the proposed text amendment will bring clarity to how existing "extended uses" are transitioned and allowed to continue to operate legally as a permitted use.*

2. Update Table 5-1 in Article 5. USES in the Shreveport UDC:

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

Explanation: *Staff was directed to address concerns dealing with certain aspects of the UDC as it applies to temporary outdoor storage containers. Currently, there is duplicative language in the City Code (Sec. 22-28. - Portable storage containers.) concerning outdoor storage containers, which is regulated by the Shreveport Public Works Department. To avoid any discrepancies between the two Codes, staff is proposing to remove all references from the Shreveport UDC regarding outdoor storage containers for better clarity for enforcement. This amendment removes Temporary Outdoor Storage Container from the Use Matrix.*

3. Delete in its entirety "Temporary Outdoor Storage Container" in ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC.

* * *

~~Temporary Outdoor Storage Container. Temporary self storage containers delivered to a residence or business owner to store belongings, and then picked up and returned to a warehouse until called for.~~

* * *

Explanation: *Staff was directed to address concerns dealing with certain aspects of the UDC as it applies to temporary outdoor storage containers. Currently, there is duplicative language in the City Code (Sec. 22-28. - Portable storage containers.) concerning outdoor storage containers, which is regulated by the Shreveport Public Works Department. To avoid any discrepancies between the two Codes, staff is proposing to remove all references from the Shreveport UDC regarding outdoor storage containers for better clarity for enforcement. This amendment removes the use definition for Temporary Outdoor Storage Container from the Article 5.*

4. Delete in its entirety "Temporary Outdoor Storage Container" in ARTICLE 6. USES, SECTION 6.2. TEMPORARY USE STANDARDS in the Shreveport UDC.

* * *

~~G. Temporary Outdoor Storage Container~~

- ~~1. Generally, a temporary use permit is not required.~~
- ~~2. Temporary outdoor storage containers are permitted in any zoning district when used for loading or unloading. Containers are permitted on site for a period not to exceed 15 days with no temporary use permit. If a longer time period is required, a temporary use permit is required.~~
- ~~3. Temporary outdoor storage containers may not be used for permanent storage. They may not serve as a substitute for permanent storage needs on the site on which they are located. Containers may not be permanently attached to the ground, serviced with permanent utilities, or stacked on the site.~~

* * *

Explanation: Staff was directed to address concerns dealing with certain aspects of the UDC as it applies to temporary outdoor storage containers. Currently, there is language in the City Code (Sec. 22-28. - Portable storage containers.), which is regulated by the Shreveport Public Works Department. To avoid any discrepancies between the two Codes, staff is proposing to remove all references from the Shreveport UDC regarding outdoor storage containers. This amendment removes the use standards for Temporary Outdoor Storage Container from Article 6.