

**FACT SHEET**

**CITY OF SHREVEPORT, LOUISIANA**

<u>TITLE</u>	<u>DATE</u>	<u>ORIGINATING DEPARTMENT</u>
An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, relative to Short-Term Rental Property, and to otherwise provide with respect thereto.	Jun 22, 2021	Shreveport   Caddo Metropolitan Planning Commission (“MPC”)
		<u>COUNCIL DISTRICT</u> City-wide
		<u>SPONSOR</u>

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

**BACKGROUND INFORMATION**  
The Shreveport UDC serves as the official land use and development regulatory ordinance and includes the official zoning map for the City of Shreveport.  
These proposed amendments are intended to update, consolidate, and reformat the former subdivision and zoning regulations regarding Short-Term Rental Property and bed and Breakfast. MPC is proposing the use category “Transient Vacation Rentals” to be changed to “Short Term Rental Property (STR)”. The following Articles or portions thereof were amended: Article 5, “Uses,” including amendment updating Use Matrix and Definitions; Article 6, “Use Standards,” including amendments updating Principal Use Standards; Article 23, “Short-Term Rental Property,” adding an Article 23.

<u>TIMETABLE</u>	<u>ATTACHMENTS</u>
MPC Introduction: May 5, 2021	Exhibit “A” MPC Memo
MPC Review & Recommendation: Jun 2, 2021	Exhibit “B” Use Matrix, Table 5-1
Introduction to City Council: Jun 22, 2021	Exhibit “C” Article 23
Final Passage by City Council: July 13, 2021	Exhibit “D” Staff Report

**SPECIAL PROCEDURAL REQUIREMENTS**  
**MPC Recommendation.** Pursuant to [La. R.S. 33:140.30](#), no amendment shall become effective unless it is first submitted to and approved (recommendation) by the MPC. The MPC reviewed these amendments and provided a favorable recommendation on Jun 2, 2021. Therefore, the City Council may render its decision to approve the amendments by a simple majority vote. See La. R.S. [33:140.30](#) and [Shreveport UDC 16.1 \(D\)\(3\)\(b\)](#).

**Notice and Public Hearing at MPC.** In accordance with the intent of [La. R.S. 33:140.30](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting on Jun 2, 2021, before voting on the proposed amendments. At least ten (10) days’ notice of the time and place of the Public Hearing was published on May 14, 2021, in *The Inquisitor* (a newspaper of general circulation in the parish).

<u>FINANCES</u>	<u>SOURCE OF FUNDS</u>
\$0	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:** Maryam Moradian, MPC  
Community Planner

ORDINANCE NO. \_\_\_\_\_ OF 2021

**AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, RELATIVE TO SHORT-TERM RENTAL PROPERTY, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BY COUNCILMEMBER:**

**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 May 5, 2021, 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 Jun 2, 2021, 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. 33:140.30](#); and

**WHEREAS**, in accordance with the intent of [La. R.S. 33:140.30](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on January 6, 2021, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

**WHEREAS**, 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 Inquisitor* (a newspaper of general circulation in the parish) and said Notice was published on May 14, 2021; 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. Replace "Transient Vacation Rental" with "Short-Term Rental Property" in ARTICLE 5. USES, SECTION 5.2 USE MATRIX in the City of Shreveport UDC to now read as follows:

Add "Short-Term Rental Property" as a permitted use (P) / special exception (E) use in the following zoning districts.

- |                |                 |
|----------------|-----------------|
| • R-A (P/E)    | • C-2 (P/E)     |
| • R-E (P/E)    | • C-3 (P/E)     |
| • R-1-12 (P/E) | • C-4 (P/E)     |
| • R-1-10 (P/E) | • C-UC (P/E)    |
| • R-1-7 (P/E)  | • C-UV (P/E)    |
| • R-1-5 (P/E)  | • D-1-CBD (P/E) |
| • R-UC (P/E)   | • D-1-E (P/E)   |
| • R-HU (P/E)   | • D-1-CMU (P/E) |
| • R-TH (P/E)   | • D-1-RMU (P/E) |
| • R-2 (P/E)    | • D-1-AC (P/E)  |
| • R-3 (P/E)    | • D-1-HC (P/E)  |
| • R-4 (P/E)    | • I-MU (P/E)    |
| • R-MHS (P/E)  |                 |
| • C-1 (P/E)    |                 |

Explanation: 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), which requires review and approval by the Zoning Board of Appeals.

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

2. Replace "Transient Vacation Rental" with "Short-Term Rental Property" in ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS in the City of Shreveport UDC to now read as follows:

\* \* \*

**Bed and Breakfast.** A residential dwelling, or portion of a residential dwelling, where a resident and/or owner, who lives on the premises, provides lodging for a daily fee and prepares meals for guests. A bed and breakfast may include dining facilities.

\* \* \*

**Short-Term Rental Property (STR).** Defined in Article 23 Section 23.2.

\* \* \*

3. Amend "Bed and Breakfast" in ARTICLE 6. USE STANDARDS, SECTION 6.1 PRINCIPAL USE STANDARDS, Subsection 6.1.E in the City of Shreveport UDC to now read as follows. Re-alphabetize all subsequent uses accordingly.

\* \* \* \* \*

**E. Bed and Breakfast**

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. Parking for any bed and breakfast shall comply with all applicable parking provisions as described in Article 9 of this Code. All vehicles shall be parked in designated parking areas, and parking is prohibited in any landscaped area.
2. Cooking facilities are prohibited in individual guest rooms.
3. Breakfast must be served to guests at a minimum. Meals may only be served to registered guests unless the meal is part of a special event. Special events may only be allowed through a temporary use permit approved by the Zoning Administrator.
4. Guest stays are limited to a maximum of 14 consecutive days.
5. Bed and breakfast facilities are limited to having six (6) or fewer guest rooms, and may not exceed two (2) adults per room. If the bed and breakfast wish to allow more than the maximum number of allowed rooms and/or adults per room, special exception use approval by the Zoning Board of Appeals is required.
6. One sign, either freestanding or wall, is permitted. Such a sign may not exceed six square feet and is limited to five feet in height.
7. Bed and breakfasts are permitted to host private events including, but not limited to luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other similar gatherings for direct or indirect compensation, but must obtain a temporary use permit in accordance with Article 16. Private events may include food and beverages that are prepared and served on-site or by a caterer to invited guests. Live entertainment may be provided as an ancillary use as part of an event.

\* \* \* \* \*

4. Replace "Transient Vacation Rental" with "Short-Term Rental Property" as " KK. " in ARTICLE 6. USE STANDARDS, SECTION 6.1 PRINCIPAL USE STANDARDS in the City of Shreveport UDC to now read as follows in which Alphabetize Accordingly.

\* \* \*

**KK. Short-Term Rental Property**

All short-term rental properties are subject to the requirements of this Code. Defined in Article 23.

\* \* \*

5. Add an ARTICLE 23. SHORT-TERM RENTAL PROPERTY in the City of Shreveport UDC.

**[Note (2): See Exhibit "C" ARTICLE 23. SHORT-TERM RENTAL PROPERTY]**

**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 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 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:**

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City Attorney's Office