

Office of the MPC
505 Travis Street | Suite 440 | Shreveport , LA
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RECOMMENDED UDC AMENDMENTS. June 2, 2021

The City of Shreveport 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 and processed as either general amendments suggested or reviewed by the MPC staff, or amendments that include those that are legally necessary, incorporate previously approved ordinances or determinations, or are emergency amendments. These proposed amendments will be intended to be more user-friendly, concerning various housekeeping and corrective changes due to oversight, contradictions, or missing items.

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

Explanations : The purpose of these short-term rental amendments is to establish regulations, standards, and a permit registration process governing the renting of privately owned residential dwelling units on a short-term basis; ensure the collection and payment of sales and occupancy taxes, as established in the Shreveport Code of Ordinances; ensure that short-term rental activities do not threaten the character of residential neighborhoods; ensure the protection of the existing housing rental stock; and ensure that such short-term rental activities do not become a nuisance or threaten the public health, safety or welfare of neighboring properties.

Likewise, as part of these amendments, definitions and use standards for bed and breakfast are also being proposed to best reflect its relationship with the short-term rental property as a separate use.

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 use (E) in the following zoning districts.

- R-A (P/E)
- R-E (P/E)
- R-1-12 (P/E)
- R-1-10 (P/E)
- R-1-7 (P/E)
- R-1-5 (P/E)
- R-UC (P/E)
- R-HU (P/E)
- R-TH (P/E)
- R-2 (P/E)
- R-3 (P/E)
- R-4 (P/E)
- R-MHS (P/E)
- C-1 (P/E)
- C-2 (P/E)
- C-3 (P/E)
- C-4 (P/E)
- C-UC (P/E)
- C-UV (P/E)
- D-1-CBD (P/E)
- D-1-E (P/E)
- D-1-CMU (P/E)
- D-1-RMU (P/E)
- D-1-AC (P/E)
- D-1-HC (P/E)
- I-MU (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 ~~single-family~~ 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 in guest rooms with no in-room cooking facilities and prepares meals for guests. A bed and breakfast may include dining facilities.

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

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~~Transient Vacation Rentals. A dwelling or a room or suites of rooms, with or without culinary facilities, is subject to a transient vacation rental agreement with an occupancy duration of fewer than 30 days. All transient vacation rentals must be licensed by the Director of Finance~~

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- 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.

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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. No parking may be located in front of the front building line.~~
- 2- Cooking facilities are prohibited in individual guest rooms.
- 3- ~~Leasing a common dining area for social events is prohibited. No retail sales are permitted.~~
- 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 breakfasts are limited to a maximum of eight guests. Bed and breakfast facilities are limited to having six (6) or less guest rooms, and may not exceed two (2) adults per room. If the bed and breakfast wishes 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, ~~wedding receptions, holiday parties, and fundraisers 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.

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- 4. Delete use "Transient Vacation Rental" and replace 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 . Re-alphabetize all subsequent uses accordingly.

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KK. Short-Term Rental Property

All Short-Term Rental properties are subject to all regulations, standards, and permit registration process as established in Article 23 of this Code, as well as any law, ordinance, or regulation established in the Shreveport Code of Ordinances.

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~~LL.—Transient Vacation Rentals~~

~~All transient vacation rentals are subject to the requirements of this Code and the following standards:~~

- 1- ~~Transient Occupants means any person or guest or invitee of such person who occupies or is in actual or apparent control or possession of residential property registered as a Vacation Rental.~~
- 2- ~~Transient Vacation Rental shall mean any dwelling unit that is advertised or held out to the public to be rented to Transient Occupants.~~
- 3. ~~All transient vacation rentals must be licensed by the Director of Finance.~~

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

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