

RECOMMENDED UDC CODE TEXT AMENDMENTS. 22-5-CTA.

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].

1. Add the new use "Data Center" to Table 5-1 in Article 5. USES, SECTION 5.2 USE MATRIX in the Shreveport UDC.

1. Add a new "Data Center" row, and include in the following allowable zoning districts.

- C-3 (P/S)
- C-4 (P/S)
- OR (P/S)
- I-MU (P/S)
- I-1 (P)
- I-2 (P)

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

Explanation: Establish a new use category for data centers, which previously were uncategorized within the Code. The new use category expands where data centers are permitted, but also adds new design requirements and size limitations that will require special exceptions for most modern data centers.

2. Add the following new definition "Date Centers" to ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC. This new definition will need to be alphabetized accordingly.

5.3 USE DEFINITIONS

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Data Center. A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

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Explanation: Establish a new use category for data centers, which previously were uncategorized within the Code. The new use category expands where data centers are permitted, but also adds new design requirements and size limitations that will require special exceptions for most modern data centers.

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

6.1 USE STANDARDS

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L. Data Center

1. All data centers shall only operate in allowable zoning districts as indicated on the Use Matrix in Article 5 of this Code. Any data center located within 200' of a residentially zoned district shall require a special use permit approved by the Metropolitan Planning Commission.
2. In all allowable zoning districts, all equipment necessary for cooling, ventilating, or otherwise operating the facility must be contained within an enclosed building where the use is located. This includes emergency power generators and other emergency power supply equipment.

3. [In the C-3 and C-4 Districts, the maximum permitted size is 40,000 square feet in gross floor area. However, this size limit may be exceeded as part of special use permit approval.](#)
4. [In the I-MU and OR District, the maximum permitted size is 80,000 square feet in gross floor area. However, this size limit may be exceeded as part of a special use permit approval.](#)

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Explanation: Establish a new use category for data centers, which previously were uncategorized within the Code. The new use category expands where data centers are permitted, but also adds new design requirements and size limitations that will require special exceptions for most modern data centers.

4. **Delete use regulation "d" for the temporary use "Portable Beverage Service Facility" in ARTICLE 6. USE STANDARDS, SECTION 6.2. TEMPORARY USE STANDARDS, Subsection 6.2.G.7 in the Shreveport UDC. Re-letter all subsequent use provisions for "Portable Beverage Service Facility" accordingly.**

6.2 USE STANDARDS

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G. Temporary Seasonal Sales

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7. Portable Beverage Service Facility

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~~d.—One-hundred-foot minimum distance from a developed residential lot in a residential district.~~

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Explanation: Eliminates the 100' distance requirement for portable beverage service facility from a residentially zoned district. MPC staff feels this currently restriction does not make sense, since—historically—they located near residentially zoned properties.

5. **Amend "Refuse and Recycling Containers" in TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.4 PERMITTED ENCROACHMENTS in the Shreveport UDC.**

TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS Y= Permitted // N= Prohibited Max. = Maximum // Min. = Minimum NOTE: Generally, a building permit is required for the construction of an accessory structure, unless specifically exempted by this Table or this Code.				
	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback
***	***	***	***	***
Refuse and Recycling Containers (Section 7.3)	N	Y N	Y	Y
***	***	***	***	***

Explanation: Table 7-1 currently does not align with language prohibiting refuse and recycling containers in the corner side yard. This amendments fixes any confusion.

6. Amend "Block Design" in ARTICLE 12. RIGHT-OF-WAY AND ACCESS STANDARDS, SECTION 12.1 BLOCKS, Subsection 12.1.B.3.b in the Shreveport UDC.

12.1 BLOCKS

a. Block Design

3. All rights-of-way must terminate at other rights-of-way forming a network. The City Engineer may grant an exception for cul-de-sacs and dead-end streets when they meet the following criteria:

- b. The cul-de-sac or dead-end street is no more than 600 feet in length, as measured along the centerline from the closest intersection. The length of the cul-de-sac or dead-end street may be more than 600 feet in length if necessitated by topographic and geometric limitations or other circumstances beyond the subdivider's control. Any cul-de-sac or dead end street must be approved by the ~~City Engineer~~ Executive Director of the MPC.

Explanation: *At the request of the City Engineer, any cul-de-sac or dead end street, greater than 600' in length, shall be approved by the Executive Director.*

7. Amend the definition for "Determination of No Material Effect" in ARTICLE 21. HISTORIC PRESERVATION, SECTION 21.11 DEFINITIONS in the Shreveport UDC.

21.11 DEFINITIONS

Determination of No Material Effect. Determination of no material effect means a document issued by the Shreveport Chief Building Official or the Executive Director of the MPC, or their designees, indicating approval for any normal repair or act of maintenance as defined by this Article. A Determination of No Material Effect may be issued when:

1. The proposed activity is not viewable from the public right-of-way of the property's address; or
- ~~1.2.~~ The proposed activity does not create a substantial adverse change in the façade or exterior features of a building, structure or site; or
- ~~2.3.~~ The scope of work is limited to fencing, landscaping and/or hardscaping; and
- ~~3.4.~~ The proposed activity nonetheless does require a regulated permit.

Explanation: *The definition for Determination of No Material Effect needs to match the application standards/requirements for a Certificate of Appropriateness, which is currently found in Section 21.5.*

8. Amend "Distance Requirements" in ARTICLE 23. SHORT-TERM RENTAL PROPERTY, SECTION 23.5 PERMIT TYPES AND USE STANDARDS, Subsection 23.5.B.4.b in the Shreveport UDC.

23.5 PERMIT TYPES AND USE STANDARD

B. Short-Term Rental, 'Type B'

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4. Special Exception Use Approval

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- b. **Distance Requirements.** Except in the D-1 district, approved short-term rental properties must be located no closer than 500 feet from any other existing short-term rental property, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same user is located. If any short-term rental property wishes to locate closer than the 500-foot minimum distance from any legally existing short-term rental property, a special exception use approval is required.

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Explanation: Currently, there is a 500' distance regulation for short-term rentals (STR). Currently, if a new STR is proposed, and an approved STR is currently operating within 500' of the proposed STR, prior to the approval of the proposed STR application, a Special Exception Use is required by the ZBA. This amendment exempts properties in the D-1 Zoning District from that distance standard.