

# ARTICLE 1. TITLE, PURPOSE, AND APPLICABILITY

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## 1.1 TITLE

This Unified Development Code (“UDC”), which incorporates the Official Zoning Map for the physical area of Caddo Parish, Louisiana, that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission’s planning area, but outside of the corporate limits of the City of Shreveport, is known, cited, and referred to as the “Caddo Parish Unified Development Code” “Unified Development Code,” or “Caddo Parish UDC.” The term “Code,” as used within this UDC, shall mean the Caddo Parish Unified Development Code.

## 1.2 PURPOSE

The intent of this Code is to establish land use regulations for the area of Caddo Parish that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission. The purpose of this Code is to:

- A. Promote the public health, safety, and welfare.
- B. Promote the orderly development of Caddo Parish in accordance with the Shreveport-Caddo 2030 Master Plan, hereby referenced as “Master Plan,” and adopted land use policies.
- C. Divide the Caddo Parish into zoning districts, according to use of land and structures, bulk of structures, intensity of the use of the lot, or other classification, as deemed best suited to carry out the purposes of this Code.
- D. Preserve and enhance the value of structures, communities, and neighborhoods that constitute the distinct places within the Caddo Parish.
- E. Promote economic development throughout Caddo Parish that balances the needs of the current and future economy with a high quality of life standard.
- F. Provide for preservation, protection, and conservation of natural resources.
- G. Promote the principles of sustainability, as described and defined in the Shreveport-Caddo 2030 Master Plan.
- H. Maintain, develop, and plan for public facilities and utilities in an economical and environmentally sound manner.
- I. Provide for the protection of public investment in transportation, water, stormwater management systems, sewage treatment and disposal, solid waste treatment and disposal, schools, recreation, public facilities, open space, and other public requirements.
- J. Focus growth to support the principles of smart growth by preserving open space and natural areas, reducing traffic congestion, utilizing existing infrastructure and resources, and preserving quality of life.
- K. Plan, construct, and maintain an accessible, efficient, multi-modal, transportation system that meets the needs of the public and commerce, while minimizing risks to health, safety and the environment.
- L. Provide for efficiency and economy in the process of development.
- M. Provide for the gradual elimination of nonconformities.

### 1.3 APPLICABILITY

#### A. Territorial Application

This Code applies to all land, uses, and structures within the physical area of Caddo Parish, Louisiana that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission's planning area. A map of the Planning Area, as of the effective date of this Code, is included in Appendix A: Planning Area Map for Reference of this document for reference purposes only. The Shreveport Metropolitan Planning Commission keeps official record of the Planning Area boundaries.

#### B. General Application

In their interpretation and application, the provisions of this Code are held to be the minimum requirements for the promotion and protection of the public health, safety, and welfare.

#### C. Required Conformance

Any portion or whole of a structure must be erected, constructed, reconstructed, moved, or enlarged in conformance with the requirements of this Code. Any structure or land must be used and occupied in conformance with the requirements of this Code.

#### D. Relation to Private Agreements

This Code is not intended to abrogate, annul, or otherwise interfere with any private agreement, easement, covenant, restriction, or other private legal relationship. The Zoning Administrator is responsible for enforcing this Code; it does not enforce private agreements, easements, covenants, or restrictions except those specifically required for the administration and enforcement of this Code.

#### E. Relation to Other Laws and Regulations

Unless otherwise specifically provided, this Code controls over less restrictive statutes, ordinances, or regulations, and more restrictive statutes, ordinances, or regulations control over the provisions of this Code.

#### F. Rules Regarding Illustrations and Graphics

Any illustrations, graphics, and/or photos contained in this Code are to assist the reader in understanding and applying the Code. If there is any inconsistency between the text of the Code and any such illustration, graphic, and/or photo, the text controls unless specifically stated otherwise.

### 1.4 TRANSITION RULES

#### A. Existing Illegal Structures and Uses

A structure or use that is illegal at the time of the adoption of, but is made legal by the provisions of this Code, is deemed lawful as of the effective date of this Code. However, if that structure or use does not conform to every requirement of this Code, then that structure or use remains illegal and is subject to the enforcement provisions of this Code.

#### B. Existing Uses

1. If a structure or land is used in a manner that was classified as a permitted use prior to the effective date of this Code or any subsequent amendment to this Code, and now that use is classified as a special use as of the effective date of this Code or any subsequent amendment to this Code, that use is deemed a lawful special use. Any subsequent addition, enlargement, or expansion of that use must conform to the procedural and substantive requirements of this Code for special uses.
2. If a structure or land is used in a manner that was classified as a use requiring a special approval prior to the effective date of this Code or any subsequent amendment to this Code, and now that use is classified as a special use as of the effective date of this Code or any subsequent amendment to this Code, that use is deemed a lawful special use. Any subsequent addition, enlargement, or

expansion of that use must conform to the procedural and substantive requirements of this Code for special uses.

3. If a structure or land is used in a manner that was classified as a use requiring a special approval prior to the effective date of this Code or any subsequent amendment to this Code, and that use is now classified as a permitted use as of the effective date of this Code or any subsequent amendment to this Code, that use is deemed a lawful permitted use. Any subsequent addition, enlargement, or expansion of that use must conform to any Code requirements for such permitted use and is no longer subject to the approval conditions under which it was originally approved.
4. If a structure or land is used in a manner that was classified as either a permitted use or a use requiring a special approval prior to the effective date of this Code or any subsequent amendment to this Code, but this Code no longer classifies that use as either a permitted or special use in the zoning district in which it is located, that use is deemed a nonconforming use and is controlled by the provisions of Article 18.

#### **C. Structures Rendered Nonconforming**

If a structure existing on the effective date of this Code was a conforming structure before the effective date of this Code or any subsequent amendment to this Code, but such structure does not meet all standards set forth in this Code in the zoning district in which it is located, that structure is deemed a nonconforming structure and is controlled by the provisions of Article 18.

#### **D. Lots Rendered Nonconforming**

If a lot existing on the effective date of this Code was a conforming lot before the effective date of this Code or any subsequent amendment to this Code, but such lot does not meet all standards set forth in this Code in the zoning district in which it is located, that lot is deemed a nonconforming lot and is controlled by the provisions of Article 18.

#### **E. Site Elements Rendered Nonconforming**

If a site element, as defined in Article 18, existing on the effective date of this Code was conforming before the effective date of this Code or any subsequent amendment to this Code, but such site element does not meet all standards set forth in this Code in the zoning district in which it is located, that site element is deemed a nonconforming site element and is controlled by the provisions of Article 18.

#### **F. Previously Issued Building Permits**

If a building permit for a structure was lawfully issued prior to the effective date of this Code, or any subsequent amendment to this Code, and if construction has begun within 90 days of the issuance of that permit, the structure may be completed in accordance with the plans on the basis of which the building permit was issued and may, upon completion, be occupied for the use originally intended.

#### **G. Previously Granted Variances**

All variance approvals granted prior to the effective date of this Code, or any subsequent amendment to this Code, remain in full force and effect. The recipient of the variance may proceed to develop the property in accordance with the approved plans and all applicable conditions.

#### **H. Pending Applications**

An application that has been received and deemed complete, and scheduled for a public hearing or meeting, is subject to the rules in effect on the date the application was deemed complete.

#### **I. Removed Districts**

When a zoning district is removed from this code, any property that is located within the removed district shall be automatically rezoned to the near equivalent district that is less restrictive in use than the removed district. For example, if the Industrial Mixed-Use District (IMU) is removed from the code, the property will automatically be rezoned to Light Industrial (I-1) or if the Office Research District (OR) is removed from the code, the property would automatically be rezoned to Heavy Commercial District (C-4).

## **1.5 SEVERABILITY**

If any section, paragraph, subdivision, clause, sentence, or provision of this Code is adjudged by any court of competent jurisdiction to be invalid, that judgment does not affect, impair, invalidate, or nullify the remainder of this Code. The effect of the judgment is confined to the section, paragraph, subdivision, clause, sentence, or provision immediately involved in the controversy in which judgment or decree was rendered.