

## **ARTICLE 4. ZONING DISTRICT REGULATIONS**

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### **4.1 GENERAL ZONING DISTRICT REGULATIONS**

All development on a zoning lot is subject to the standards of this Article for the applicable zoning district and the standards of this Code:

### **4.2 RESIDENTIAL DISTRICTS**

#### **A. Purpose Statements**

##### **1. R-A Rural Agricultural Zoning District**

The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district.

##### **2. R-E Residential Estate Zoning District**

The purpose of the R-E Residential Estate District is to provide for large-lot, estate-type residential areas that create a low density environment that relates to the natural setting. Limited non-residential uses are allowed that are compatible with the low density, open character of the district.

##### **3. R-1-12 Single-Family Residential Zoning District**

The R-1-12 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on larger lots of 12,000 square feet or more. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

##### **4. R-1-10 Single-Family Residential Zoning District**

The R-1-10 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 10,000 square foot lots that reflect the predominant pattern of single-family residential development in the Planning Area. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

##### **4. R-1-7 Single-Family Residential Zoning District**

The R-1-7 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 7,000 square foot lots that reflect the predominant pattern of single-family residential development in Caddo Parish. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

##### **5. R-1-5 Single-Family Residential Zoning District**

The R-1-5 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 5,000 square foot lots that have been established with a smaller lot size than the predominant pattern of single-family residential development. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

**6. R-TH Townhouse Residential Zoning District**

The R-TH Townhouse Residential Zoning District is intended to provide for a moderate density neighborhood environment of single-family detached and attached, two-family, and townhouse dwellings. This district may function as a transitional zone between predominantly single-family neighborhoods and adjacent higher density multi-family neighborhoods or non-residential areas. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

**7. R-2 Multi-Family Residential Zoning District**

The R-2 Multi-Family Residential Zoning District is intended to provide for an environment of various dwelling types, including single-family detached and attached, two-family, townhouse, and low-rise multi-family dwellings. This district may function as a transitional zone between predominantly single-family neighborhoods and adjacent higher density multi-family neighborhoods or non-residential areas. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

**8. R-MHS Residential Manufactured Home Subdivision Zoning District**

The R-MHS Residential Manufactured Home Subdivision Zoning District is intended for a mix of manufactured homes approved by the Department of Housing and Urban Development and typical single-family dwellings. The district regulations are designed to protect the residential character of the area. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

**9. R-MHP Residential Manufactured Home Park Zoning District**

The R-MHP District is intended for manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, usually under single ownership, and designed to accommodate manufactured homes.

**B. Uses**

Article 5 lists permitted and special principal uses and temporary uses for the residential districts.

**C. Dimensional Standards**

1. Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.
2. The R-MHP District standards are found in Section 4.2.D.
3. The R-HU District has additional district specific standards in Section 4.2.E.
4. Residential conversions of existing single-family dwellings to multi-unit dwellings are allowed in accordance with Section 4.2.F.
5. Additional dimensional standards apply to residential lots located within the CLO Cross Lake Overlay Zoning District in Section 4.6.E.

<b>TABLE 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS</b>					
	<b>R-A</b>	<b>R-E</b>	<b>R-1-12</b>	<b>R-1-10</b>	<b>R-1-7</b>
<b>BULK</b>					
<b>Minimum Lot Area</b>	1 acre	25,000sf	12,000sf	10,000SF	7,000sf
<b>Minimum Lot Width</b>	125'	100'	80'	70'	60'
<b>Maximum Building Height</b>	35'	35'	35'	35'	35'
<b>Maximum Building Coverage</b>	25%	40%	40%	35%	50%
<b>Maximum Impervious Surface</b>	40%	45%	50%	60%	60%

<b>SETBACKS</b>					
<b>Minimum Front Setback</b>	30'	30'	20'	20'	20'
<b>Minimum Interior Side Setback</b>	15'	15'	10'	10'	5'
<b>Minimum Corner Side Setback</b>	30'	30'	15'	15'	15'
<b>Minimum Reverse Corner Side Setback – SF-D, SF-A, and 2F Only</b>	30'	30'	15'	15'	15'
<b>Minimum Rear Setback</b>	20'	20'	15'	15'	15'

**TABLE 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS**

	R-1-5	R-TH
<b>BULK</b>		
<b>Minimum Lot Area</b>	5,000sf Non-residential: 10,000sf	SF-D: 5,000sf 2F & SF-A: 7,000sf TH: 3,000sf/du Non-residential: 10,000sf
<b>Minimum Lot Width</b>	50' Non-residential: 75'	SF-D: 50' 2F & SF-A: 70' TH: 20'/du Non-residential: 75'
<b>Maximum Building Height</b>	35'	35'
<b>Maximum Building Coverage</b>	55%	55%
<b>Maximum Impervious Surface</b>	65%	70%
<b>SETBACKS</b>		
<b>Minimum Front Setback</b>	20'	20'
<b>Minimum Interior Side Setback</b>	5' Non-residential: 10'	SF-D: 5' 2F, SF-A, TH, Non-Residential: 10'
<b>Minimum Corner Side Setback</b>	10'	10'
<b>Minimum Reverse Corner Side Setback – SF-D, SF-A, and 2F Only</b>	10'	10'
<b>Minimum Rear Setback</b>	15'	15'

<b>TABLE 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS</b>		
<b>BULK</b>	<b>R-2</b>	<b>R-MHS</b>
<b>Minimum Lot Area</b>	SF-D: 5,000sf SF-A & 2F: 7,000sf TH: 2,000sf/du MF: 2,000sf/du Non-residential: 10,000sf	SF-D & Manufactured Home: 6,000sf Non-residential: 10,000sf
<b>Minimum Lot Width</b>	SF-D: 50' SF-A & 2F: 70' TH: 20'/du MF: 80' Non-residential: 75'	50' Non-residential: 75'
<b>Maximum Building Height</b>	SF-D, SF-A, 2F: 35' TH, MF, & Non-Residential: 40'	35'
<b>Maximum Lot Coverage</b>	SF-D, SF-A, 2F, & TH: 45%	40%
<b>Maximum Impervious Surface</b>	SF-D, SF-A, 2F, & TH: 70%	70%
<b>SETBACKS</b>		
<b>Minimum Front Setback</b>	30'	30'
<b>Minimum Interior Side Setback</b>	SF-D, SF-A, & 2F: 5' TH, MF, & Non-Residential: 10'	SF-D & Manufactured Home: 5' Non-Residential: 10'
<b>Minimum Corner Side Setback</b>	10'	10'
<b>Minimum Reverse Corner Side Setback – SF-D, SF-A, and 2F Only</b>	10'	10'
<b>Minimum Rear Setback</b>	15'	15'

**D. R-MHP District Standards**

Development in the R-MHP District is limited to manufactured home parks, which are subject to the following standards.

**1. Dimensional Standards**

Table 4-2: R-MHP District Dimensional Standards establishes the dimensional standards for manufactured home parks in the R-MHP District. Standards are provided for the manufactured home park development overall and for individual manufactured home sites within the park.

TABLE 4-2: R-MHP DISTRICT DIMENSIONAL STANDARDS		
	Manufactured Home Park	Manufactured Home Site
<b>BULK</b>		
Minimum Lot/Site Area	10 acres	4,500sf
Minimum Lot/Site Width	250'	45'
Maximum Building Height	--	20'
Minimum Separation Between Sites	--	20' as measured from the walls of manufactured homes
<b>SETBACKS</b>		
Minimum Front Setback	50'	Dedicated internal street: 20' Private access drive: 10'
Minimum Interior Side Setback	50'	10'
Minimum Corner Side Setback	50'	10'
Minimum Rear Setback	50'	10'

**2. Design and Operation Standards**

a. Manufactured home parks must meet the following design standards:

- i. All manufactured home parks require site plan review.
- ii. The perimeter yard of a manufactured home park requires a buffer area of 15 feet at the furthest point in the required setback from the abutting lot line, and must contain the following:
  - (A) A mix of shade and evergreen trees planted at an average of one tree for every 25 linear feet of yard width. These shade and evergreen trees may be clustered to allow for access points or to maximize the screening effect, conditioned on approval of the landscape plan.
  - (B) Two ornamental trees may be substituted for one shade tree for up to 25% of required trees.
  - (C) Shrubs must be planted at an interval of one shrub for every 3 feet of linear yard width, on center, and must be designed to present a continuous hedge or screen upon maturity.
  - (D) The remainder of the buffer area must be planted with low groundcover, seed, or sod.
- iii. In addition to the required buffer area of the perimeter yard outlined above, the remainder of the setback must be landscaped as follows:
  - (A) The landscape yard should be planted with low groundcover, seed, or sod.

(B) A mix of shade and ornamental trees are required, planted at an average of one tree for every 750 square feet of yard area. These trees may be clustered to allow for access points or to maximize the screening effect, conditioned on approval of the landscape plan.

(C) A minimum of 25% of trees provided must be ornamental in nature. Ornamental trees should constitute no more than 50% of required trees.

b. Manufactured home sites within parks must meet the following design standards:

- i. The boundaries of each manufactured home site must be clearly marked.
- ii. There must be at least 20 feet between the sides of manufactured homes. Bay windows, porches, canopies or other projections are considered sides or ends of a mobile home when determining these requirements. Such projections, such as porches and canopies, must be constructed of fireproof material that meets the requirements of the Building Code.
- iii. Each manufactured home site must have a concrete slab or runway for the manufactured home to set on, and be of a size large enough to accommodate a manufactured home in such a fashion that the concrete will extend at least one inch around the walls of the manufactured home on all sides.
- iv. There must be a concrete slab along side of each manufactured home site of at least 12 feet by 30 feet to be used as a parking space for the occupants of the manufactured home. If a canopy is to be used over the area designated as car storage, it must be of fire-resistant material and is allowed only at the rear end of each carport area.
- v. All manufactured homes must be designed with skirting that is constructed of noncombustible or fire-resistant material that meets the requirements of the building code.
- vi. The front entry of a manufactured home should be a dominant feature of a manufactured home using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

#### **E. Specific Standards for Residential Conversions**

Residential conversions of single-family dwellings into multi-family dwellings within the residential districts are permitted for dwellings that meet the following standards. Residential conversions require site plan review approval. Construction drawings and plans that describe the proposed conversion in detail are required as part of the application. This does not apply to any conversions in the R-HU District, where such conversions are controlled by the district standards.

1. The existing single-family dwelling must be a minimum of 1,750 square feet or more in gross floor area. This gross floor area calculation does not include any basement area.
2. Upon conversion, the unit mix should meet the gross floor area as calculated by the unit types below:
  - a. Efficiency Unit: 500 square feet.
  - b. One Bedroom: 800 square feet.
  - c. Two Bedroom: 1,000 square feet.
  - d. Three or More Bedroom: 1,250 square feet.
3. The dwelling must conform to the applicable dimensional standards for the district in which the building is located.
4. No residential conversion may violate any occupancy regulations.
5. One parking space must be provided for each additional dwelling unit.

6. Following the conversion, the exterior of the dwelling must retain its existing residential character.

## **4.3 COMMERCIAL DISTRICTS**

### **A. Purpose Statements**

#### **1. C-1 Neighborhood Commercial Zoning District**

The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in character of the surrounding residential neighborhood. Residential dwelling units are allowed above the ground floor.

#### **2. C-2 Corridor Commercial Zoning District**

The C-2 Corridor Commercial Zoning District is intended to accommodate the commercial corridors of Caddo Parish. The C-2 District addresses primarily auto-oriented retail, both individual businesses and retail centers, with the intent of improving the pedestrian environment along the corridor. Mixed-use development is encouraged with residential dwelling units allowed above the ground floor.

#### **3. C-3 General Commercial Zoning District**

The purpose of the C-3 General Commercial Zoning District is to accommodate regional commercial centers. The C-3 District provides for medium- and large-scale development that may generate a sizeable amount of traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate mixed-use development where appropriate.

#### **4. C-4 Heavy Commercial Zoning District**

The C-4 Heavy Commercial Zoning District is intended for areas of more intense commercial use, including uses related to motor vehicles and those that may require outdoor storage. Because of the impacts from more intensive commercial uses, the district regulations ensure that setbacks, buffering, and site development controls are in place to mitigate negative impacts on neighboring uses.

### **B. Uses**

Article 5 lists permitted and special principal uses and temporary uses for the commercial districts.

### **C. Dimensional Standards**

1. Table 4-3: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Section 4.3.D has additional design standards that apply to development within the districts.
2. In the C-1 District commercial development is limited to the maximum gross floor area indicated in Table 4-3. Development may exceed this gross floor area if during site plan review the Executive Director finds that the development meets the following standards:
  - a. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, context sensitive landscape and screening, building massing design to mitigate noise, and increased setbacks from residential lots that mitigate noise and line of sight.
  - b. Building design elements incorporate pedestrian-scale features such as awnings and canopies, sloped roofs, and residential-type design features.
  - c. Site illumination is designed and installed to minimize adverse impact on adjacent residential lots.

- d. The site circulation system provides adequate and safe access to the site for any motor vehicles as well as alternate modes of transportation, including pedestrians and bicyclists, and minimizes potentially dangerous traffic movements.

<b>TABLE 4-3: COMMERCIAL DISTRICTS DIMENSIONAL STANDARDS</b>				
	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>
<b>BULK</b>				
<b>Minimum Lot Area</b>	None	None	20,000sf	10,000sf
<b>Minimum Lot Width</b>	None	None	80'	60'
<b>Maximum Gross Floor Area for Retail Use</b>	10,000sf unless meeting the standards of Section 4.3.C.2	None	None	None
<b>Minimum Building Height</b>	None	14'	18'	None
<b>Maximum Building Height</b>	35'	40'	50'	50'
<b>SETBACKS</b>				
<b>Minimum Front Setback</b>	None	None	20'	20'
<b>Minimum Interior Side Setback</b>	None, unless abutting residential district then 5'	None, unless abutting residential district then 10'	10', unless abutting residential district then 20'	10', unless abutting residential district then 20'
<b>Minimum Corner Side Setback</b>	None	None	20'	20'
<b>Minimum Rear Setback</b>	None, unless abutting residential district then 15'	None, unless abutting residential district then 15'	10', unless abutting residential district then 20'	10', unless abutting residential district then 20'

**D. Commercial Design Standards**

1. The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling. When residential dwellings are allowed, those are subject to the applicable use standards of Article 6 of this Ordinance. Table 4-4: Commercial Design Standards indicates the applicability of building design standards to the commercial districts. A “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard is not applicable.

TABLE 4-4: COMMERCIAL DESIGN STANDARDS				
	C-1	C-2	C-3	C-4
<b>Façade Design</b>				
All building façades that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.	•	•	•	•
<b>Roof Design</b>				
Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 feet.	•	•	•	
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.	•	•		
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•
<b>Retail Center Siting</b>				
The site shall be designed so that there is safe pedestrian access to the center from the public right-of-way and safe pedestrian circulation within the development.		•	•	•
A cohesive character is required through the use of coordinated hardscape treatment (special paving materials, lighting, street furniture, etc.) and landscaping.			•	
Outlot buildings must include showcase windows and entrances oriented toward both the street and the interior parking lot.			•	
If outlot buildings are part of a multi-tenant retail center, outlot buildings must define the street frontage by placement within 0' to 25' of the lot line. Outlot buildings may be placed within a required setback to comply with this standard.			•	
A street presence for a mixed-use retail center must be created by locating part of the center or outlot buildings within 0' to 25' of the lot line for at least 30% of the frontage. The center or outlot buildings may be placed within a required setback to comply with this standard.			•	

2. The following building materials are limited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot in residential use. However, such materials may be used as decorative or detail elements for up to 50% of the facade, or as part of the exterior construction that is not used as a surface finish material.

- a. Plain concrete block
- b. Corrugated metal
- c. Aluminum, steel, or other metal sidings
- d. Exposed aggregate (rough finish) concrete wall panels
- e. T-111 composite plywood siding
- f. Plastic
- g. Vinyl

## **4.4 INDUSTRIAL DISTRICTS**

### **A. Purpose Statements**

#### **1. I-1 Light Industrial Zoning District**

The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts.

#### **2. I-2 Heavy Industrial Zoning District**

The purpose of the I-2 Heavy Industrial Zoning District is to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. Commercial uses and open storage of materials are allowed. The industrial uses include fabrication, warehousing and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

### **B. Uses**

Article 5 lists permitted and special principal uses and temporary uses for the industrial districts.

### **C. Dimensional Standards**

Table 4-7: Industrial Districts Dimensional Standards establishes the dimensional standards for the industrial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Section 4.5.D has additional design standards that apply to development within the districts.

TABLE 4-7: INDUSTRIAL DISTRICTS DIMENSIONAL STANDARDS		
	I-1	I-2
<b>BULK</b>		
Minimum Lot Area	10,000sf	10,000sf
Maximum Building Height	60'	70'
<b>SETBACKS</b>		
Minimum Front Setback	20'	20'
Minimum Interior Side Setback	None, unless abutting residential district then 15'	15', unless abutting commercial or residential district then 25'
Minimum Corner Side Setback	20'	20'
Minimum Rear Setback	15'	15', unless abutting commercial or residential district then 25'

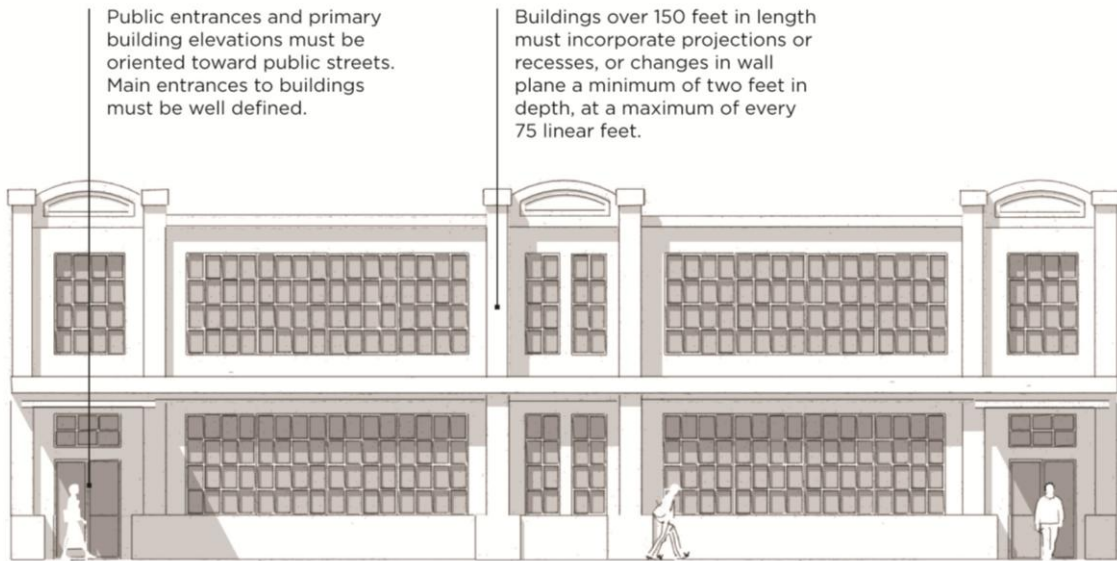
#### D. Industrial Design Standards

- The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling. Table 4-8: Industrial Building Design Standards indicates the applicability of building design standards to the industrial districts. A “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard is not applicable.

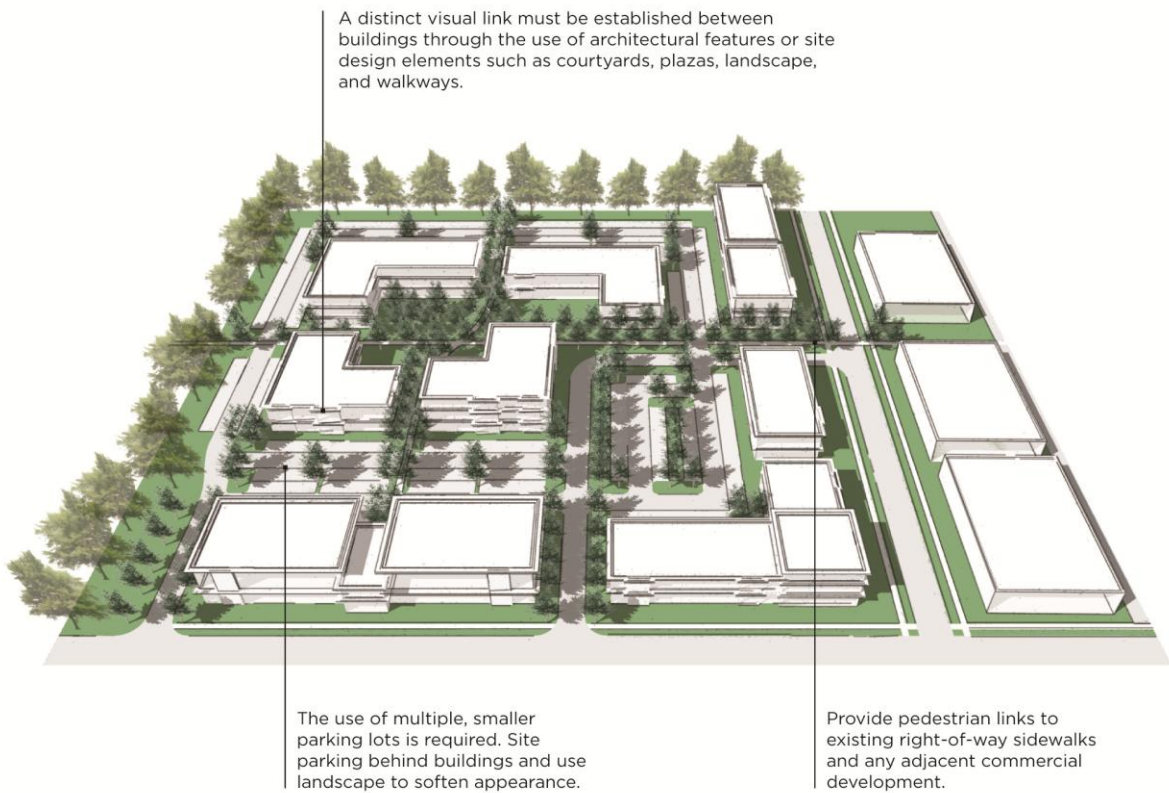
TABLE 4-8: INDUSTRIAL BUILDING DESIGN STANDARDS		
	I-1	I-2
<b>Façade Design</b>		
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.		
<b>Roof Design</b>		
Green roof, blue roof, and white roof designs are encouraged.	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•
<b>Entrance Design</b>		
Public entrances and primary building elevations must be oriented toward public streets. Main entrances to the buildings must be well defined.		
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.	•	
<b>Site Design</b>		
In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.		
The parking lot must not be the dominant visual element of the site when viewed from the primary roadway. Multiple smaller lots separated by landscaping and buildings, or placement behind buildings, are required.		
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.	•	•

2. In the I-1 District, the following building materials are limited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot in residential district. However, such materials may be used as decorative or detail elements for up to 50% of the facade, or as part of the exterior construction that is not used as a surface finish material.
  - a. Plain concrete block (only prohibited in the OR District)
  - b. Corrugated metal
  - c. Aluminum, steel or other metal sidings
  - d. Exposed aggregate (rough finish) concrete wall panels
  - e. T-111 composite plywood siding
  - f. Plastic
  - g. Vinyl

**FIGURE 4-6: INDUSTRIAL DISTRICT DESIGN STANDARDS**



**FIGURE 4-7: INDUSTRIAL DISTRICT SITE DESIGN STANDARDS**



## 4.5 SPECIAL PURPOSE DISTRICTS

### A. NA Natural Areas Zoning District

#### 1. Purpose Statement

The NA Natural Areas Zoning District is intended to protect and preserve existing natural areas such as forest areas, wetlands, and waterways. Natural areas are maintained in a predominantly undeveloped state, though very limited development may be allowed for passive recreation and educational purposes, but must be compatible with and cause little impact to these areas.

#### 2. Uses

Article 5 lists permitted and special principal uses and temporary uses for the NA Natural Areas Zoning District.

#### 3. Dimensional Standards

Table 4-10: NA District Dimensional Standards establishes the dimensional standards for the NA District. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

TABLE 4-10: NA DISTRICT DIMENSIONAL STANDARDS	
	NA District
<b>BULK</b>	
Minimum Lot Area	1 acre
Maximum Building Height	25'
<b>SETBACKS</b>	
Minimum Front Setback	20'
Minimum Interior Side Setback	20'
Minimum Corner Side Setback	20'
Minimum Rear Setback	20'

#### 4. Design Standards

- a. Trails and related public amenities for passive recreation are encouraged but must not create any negative impacts on environmentally sensitive areas.
- b. Native vegetation, such as grasses, shrubs, and trees, may only be disturbed to control noxious or invasive vegetation or to remove dead, dying, or diseased vegetation.
- c. Building materials used for structures or public amenities must use muted, natural colors. Bright colors and reflective material are prohibited.

### B. OS Open Space Zoning District

#### 1. Purpose Statement

The OS Open Space Zoning District is intended to provide and protect open space and public recreational facilities, both outdoor and indoor, located within Caddo Parish. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary commercial activities, such as cultural facilities, performance venues, and restaurants.

#### 2. Uses

Article 5 lists permitted and special principal uses and temporary uses for the OS Open Space Zoning District.

### 3. Dimensional Standards

Table 4-11: OS District Dimensional Standards establishes the dimensional standards for the OS District. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

TABLE 4-11: OS DISTRICT DIMENSIONAL STANDARDS	
	OS District
<b>BULK</b>	
Minimum Lot Area	10,000sf
Maximum Building Height	35'
<b>SETBACKS</b>	
Minimum Front Setback	15'
Minimum Interior Side Setback	15'
Minimum Corner Side Setback	15'
Minimum Rear Setback	15'

### C. RBO Riparian Buffer Overlay Zoning District

#### 1. Purpose Statement

The RBO Riparian Buffer Overlay Zoning District is intended to protect riparian (river and stream) corridors throughout Caddo Parish. The buffer standards of the overlay district are intended to reduce soil and nutrient loss by slowing surface runoff, maintain the quality of water by reducing erosion and minimizing siltation, and provide a buffer to reduce sedimentation and nutrient pollution of streams and rivers from non-point sources. The RBO Overlay District does not apply to areas zoned the RRO Red River Overlay Zoning District. Where the RBO Overlay District applies adjacent to Cross Lake, regulations regarding use and construction apply along the 172 Contour Line within the Caddo Parish Code of Ordinances control over these regulations.

#### 2. Riparian Buffer Applicability

A riparian buffer is comprised of three distinct zones unless it is determined, based on riparian buffer function and site characteristics, that only one or two zones are necessary. Each riparian buffer zone has its own set of vegetative targets. No development is permitted within the buffer zones with the exception of nature trails.

#### 3. Priority Areas Within Riparian Buffers

Riparian buffers are defined by priority sites as follows:

- a. Priority 1 sites consist of major drainage ways and bodies of water and are given the highest priority for protection.
- b. Priority 2 sites consist of major collectors, continually flowing drainways to Priority 1 water bodies, and potentially small lakes are given second highest priority for protection.
- c. Priority 3 sites consist of minor drainways and potentially tertiary waterways with intermittent flow.

#### 4. Buffer Zones

##### a. Buffer Zone 1: Streamside Zone

- i. The function of the streamside zone is to protect the physical and ecological integrity of the ecosystem, especially stream bank and riverbank stabilization. This zone is closest to the stream or river.

- ii. The width of the riparian buffer is measured perpendicular to the adjoining bank. The minimum width of Buffer Zone 1 is:
  - (A) Priority 1 Site: 100 feet
  - (B) Priority 2 Site: 75 feet
  - (C) Priority 3 Site: 50 feet
- iii. The mature vegetative cover of Buffer Zone 1 should consist of undisturbed vegetation. Only water-tolerant species native or naturalized to the region should be planted in Zone 1 if no existing vegetation is present.

**b. Buffer Zone 2: Middle Zone**

- i. The function of the middle zone is to protect key components of the stream or river, and to allow soil particles to trap nitrogen and phosphorus. This zone is adjacent to Zone 1.
- ii. The width of the riparian buffer is measured perpendicular to Buffer Zone 1. The minimum width of Buffer Zone 2 is:
  - (A) Priority 1 Site: 50 feet
  - (B) Priority 2 Site: 50 feet
  - (C) Priority 3 Site: 35 feet
- iii. The mature vegetative cover of Buffer Zone 2 should consist of native or naturalized, lower story and edge vegetation. Only species native or naturalized to the region should be planted in Buffer Zone 2 if no existing vegetation is present.

**c. Buffer Zone 3: Outer Zone**

- i. The function of the outer zone is to prevent development encroachment into Buffer Zones 1 and 2 of the riparian buffer, and to filter runoff. This sedge, forbs-covered, and grass zone serves to feather surface water flow by increasing infiltration and water storage, and absorbing nutrients. This zone is adjacent to Buffer Zone 1 or Buffer Zone 2.
- ii. The width of the riparian buffer is established to ensure the restoration or protection of Buffer Zone 1 and/or Buffer Zone 2. The minimum width of Buffer Zone 3 is:
  - (A) Priority 1 Site: 50 feet
  - (B) Priority 2 Site: 25 feet
  - (C) Priority 3 Site: 20 feet
- iii. The mature vegetative target for Buffer Zone 3 should be grasses, sedges, and forbs native or naturalized to the region that perform phytofiltration.

**D. CLO Cross Lake Overlay Zoning District**

**1. Purpose Statement**

The CLO Cross Lake Overlay Zoning District is intended for development that abuts Cross Lake. This overlay district accommodates the unique water-related development patterns of these areas. Additional regulations regarding use and construction apply along the 172 Contour Line within the Caddo Parish Code of Ordinances.

**2. Applicability**

The CLO Cross Lake Overlay Zoning District applies to all lots within 200 feet of the high water mark.

### **3. Uses**

The uses of the underlying zoning district control within the overlay district area, with the following exceptions:

#### **a. Permitted Uses**

- i. Boathouses
- ii. Piers

#### **b. Special Uses**

- i. Marina

#### **c. Prohibited Uses**

- i. Borrow Pit
- ii. Car Wash
- iii. Gas Station
- iv. Salvage Yard
- v. Storage Yard – Outdoor
- vi. Truck Repair
- vii. Truck Stop
- viii. Vehicle Repair – Major or Minor

### **4. Dimensional Standards**

The dimensional standards of the underlying zoning district control with the exception of the following standards for setbacks, which control over those of the underlying zoning district.

- a. Any new lots created through subdivision as of the effective date of this Code that are not served by community sewer must be a minimum of one acre in lot area.
- b. Maximum impervious surface coverage: 40%.
- c. Minimum street lot line setback: The building line of the existing principal building. Where there is no principal building, then 30 feet.
- d. Minimum waterfront setback: 10 feet.
- e. Minimum interior side setback: 10 feet.

## **E. RRO Red River Overlay Zoning District**

### **1. Purpose Statement**

The RRO Red River Overlay Zoning District is intended to preserve, create, and enhance public views of and access to the Red River riverfront, and encourage use of the waterfront by providing a waterfront promenade, including connections to nearby public right-of-way, open space, and other public amenities. New waterfront development should minimize substantial change to existing public views of the riverfront from adjacent public streets and neighborhoods. Where the Army Corps of Engineers has jurisdiction over development along the Red River, such regulations, requirements, and permits control over these regulations.

### **2. Applicability**

The RRO Red River Overlay Zoning District applies to all lots within 500 feet of the high water mark.

### **3. Uses**

The uses of the underlying zoning district control within the overlay district area.

### **4. Dimensional Standards**

The dimensional standards of the underlying zoning district control with the exception of the following standards, which control over those of the underlying zoning district.

#### **a. Building Separation**

Any structures located along the riverfront over 70 feet in height must be separated from any other structure over 70 feet equal to an amount of the tallest of the two structures.

#### **b. View Corridors**

i. A view corridor is required from any existing public right-of-way that extends to the riverfront or terminates prior to reaching the riverfront, but abuts the RRO Overlay District. The view corridor must be the minimum width of the public right-of-way. The view corridor must continue to the waterfront as a straight-line extension of the public right-of-way.

ii. Development along all public streets that abut the boundaries of RRO District and extend to the riverfront or terminate prior to reaching the riverfront, must maintain an unobstructed view of the riverfront, with the exception of building projections as allowed by item iii below. The view corridors must be of the same width as the street, and must continue to the waterfront in a straight line. This restriction on development that obstructs views of the river may be modified with application for and approval of view corridor modification by the Executive Director.

iii. Building projections into any view corridor are limited to 10% of the width of the corridor and are allowed only in view corridors greater than 30 feet in width.

#### **c. Design Standards**

All buildings within the RRO Overlay District must meet the following design standards:

i. Where public access is provided from the riverfront facade of a structure, that facade must meet all the design requirements of the underlying zone, including those that apply only to facades abutting a right-of-way.

ii. Where public access is not provided from the riverfront facade, the following transparency requirements apply, in addition to any applicable standards from the underlying zone:

(A) The ground floor of the riverfront facade must maintain a transparency of 50%, measured between two and 14 feet in height from grade.

(B) Upper floors of the riverfront facade must maintain a transparency of 25% of the wall area of the story.

iii. Outdoor seating, dining, plazas, and similar amenities for the public are encouraged along any facade that abuts the riverfront.

**d. Waterfront Public Access**

All lots in the RRO Overlay District that abut the riverfront are encouraged to provide public access to the waterfront. The public access walkway should run along the riverfront and be accessible to the public at all times. The pedestrian path should have a clear width of at least 12 feet. Public walkways on adjoining properties should connect, where possible.

**F. CD Conservation Design Overlay Zoning District**

**1. Purpose**

The purpose of the CD Conservation Design Overlay Zoning District is to preserve environmentally sensitive areas while allowing for residential development. The intent is to work with natural land features and cluster residential development within the larger development space to leave the remainder of the site as natural areas or open space. Conservation design helps to achieve numerous environmental and ecological benefits, including wildlife management and habitat preservation, water quality protection, and greater aquifer recharge.

**2. General Requirements**

- a. The minimum area required for CD Overlay District is 20 acres. However, the City Council may approve a district of a smaller area if the purpose and objectives of this district can be met.
- b. The CD Overlay District is permitted only in the following residential districts: R-A, R-E, R-1-12, R-1-10, R-1-7, and R-1-5 Districts.
- c. Lots must be configured to minimize the loss of natural resources, including wetlands, bayous, water bodies, woodlands, and historical resources.
- d. The development must preserve scenic natural views, including views from roadways.
- e. If agricultural uses are being maintained within the development, lots must be configured in a manner that maximizes the usable area remaining for such agricultural uses with appropriate buffers between agricultural uses and residential structures.

**3. Development Standards**

- a. There are three levels of conservation design:
  - i. Conservation Design Low Density (CD-L): is intended for areas of low-density residential. CD-L applies to areas zoned the R-A and R-E District.
  - ii. Conservation Design Medium Density (CD-M) is intended for areas of medium-density residential. CD-M applies to areas zoned the R-1-12, R-1-10 and R-1-7 District.
  - iii. Conservation Design High Density (CD-H) is intended for areas of high-density residential. CD-H applies to areas zoned the R-1-5 District. The CD-H District requires connection to public sewer.
- a. Development in a CD Overlay District must meet the requirements of Table 4-12: CD Overlay District Standards. The intent of these standards is to allow for clustering of lots of a smaller

area to preserve natural areas. In order to approve the smaller dimensions allowed without public sewer, an alternate approved means of wastewater collection and treatment must be provided.

	CD-L		CD-M		CD-H
	Community or Private Sewer	Public Sewer	Community or Private Sewer	Public Sewer	Public Sewer
Minimum Lot Area	20,000sf	10,000sf	6,000sf	4,000sf	3,000sf
Minimum Lot Width	100'	75'	50'	40'	30'
Maximum Building Height	35'	35'	35'	35'	35'
Minimum Front Setback	20'	20'	20'	20'	20'
Minimum Interior Side Setback	10'	10'	5'	5'	5'
Minimum Corner Side Setback	20'	20'	10'	5'	5'
Minimum Rear Setback	20'	20'	20'	20'	20'

- c. There must be a perimeter buffer yard around the entire development of no less than 50 feet. No development is permitted in this perimeter buffer yard, which must remain landscaped with no structures. This perimeter buffer yard may be included in the required percentage of open space if undivided and restricted in perpetuity from future development. Access points to the development are permitted within this perimeter buffer yard.
- d. Residential dwellings must be clustered according to the following standards.
  - i. Each residential cluster is limited to no more than 25 dwellings.
  - ii. Residential clusters should be located a minimum of 100 feet apart lot line to lot line, separated by greenbelts or other natural features. The greenbelts may include bike paths or hiking trails. No development is permitted within these separation areas.
  - iii. Residential clusters must be located to minimize negative impacts on the natural scenic and cultural resources of the site.
  - iv. Residential clusters must be sited to achieve the following goals:
    - (A) Minimize disturbance to natural areas. Clear-cutting is prohibited.
    - (B) Prevent downstream impacts due to runoff through adequate on-site stormwater management practices.
    - (C) Protect scenic views of open land from adjacent roads.
  - v. Siting of residences must not encroach on rare plant communities, high quality sites, or endangered species.
  - vi. Whenever possible, open space must connect with existing or potential open space on adjoining parcels and local or regional recreational trails.

**4. Required Common Open Space**

- a. 40% of the land area in a conservation design must be maintained as active or passive open space, as described in this section.
- b. The minimum open space required must be owned and managed as described in this section. The uses within the open space must be accessible to the residents of the development. These uses may also be available to the general public. The required open space must be undivided and restricted in perpetuity from future development.

- c. The following active and passive open space uses are counted toward the required common open space percentage required:
  - i. Natural water features, wetlands, and conservation areas. No more than 25% of the required open space area may consist of water bodies, ponds, floodplain, or wetlands.
  - ii. A trail system connecting open space areas.
  - iii. Recreational facilities such as swimming pools, tennis courts, and skateparks. No more than 30% of the required total open space area may consist of structures for recreational facilities.
  - iv. Hiking trails and fitness courses.
  - v. Parks and playgrounds.
  - vi. Greenways.
  - vii. Detention/retention areas which are accessible to occupants or the public via nature trails, boardwalks, perimeter walkways or street, but only if they are designed as wetlands or natural water features and are landscaped with native vegetation.
  - viii. Botanical gardens, greenhouses, and community gardens.
  - ix. Reuse of structures existing on the site prior to development for community purposes (i.e. rehab of an existing barn or silo, etc.).
  - x. Agricultural uses, including vineyards with wineries and stables.
  - xi. Existing oil wells and associated facilities.
- d. The following areas are permitted but are specifically excluded from the required common open space percentage:
  - i. Yards on individual lots or yards that are reserved for the exclusive use of an individual property owner.
  - ii. Dedicated streets, alleys, or other public rights-of-way.
  - iii. Vehicular drives, private streets, and parking, loading and storage areas.
  - iv. Golf courses.
- e. A management plan must be prepared and submitted for all common open space, including any man-made drainage facilities that serve more than one property, such as detention/retention ponds. The designated common open space and common facilities must be owned and managed by one or a combination of the following:
  - i. A homeowners association.
  - ii. A condominium association.
  - iii. A non-profit conservation organization or park district.
  - iv. An individual who will maintain the land for common open space purposes, as provided by a conservation servitude. This option may be used only on a very limited basis for unique situations where no other options are practical as approved by the City Council.

#### **4.6 SPECIAL DEVELOPMENT TYPES**

Planned unit developments are included in this Code in Article 16 as a special type of development. The planned unit development technique is intended to encourage and allow more creative and flexible development of land than is possible under base district zoning regulations. Planned unit development is a special approval granted under the provisions of Article 16. Planned unit developments are of two types: a planned unit development (PUD), which must be a minimum of five acres, and a small planned unit development (SPUD), which may be less than five acres in area and is planned all in one stage. Planned unit developments (PUD) and small planned unit development (SPUD) are not zoning districts but rather special approvals.