

## RECOMMENDED UDC CODE TEXT AMENDMENTS.

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. 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. **Amend TABLE 5-1: USE MATRIX in ARTICLE 5.- USES, SECTION 5.2.- USE MATRIX in the City of Shreveport UDC. All uses within the Use Matrix shall be alphabetized accordingly.**

- Delete row "Dwelling —Above the Ground Floor"
- Add new row "Dwelling—Mixed Use" and permit as a permitted use (P) in the following zoning districts:
  - R-MUV [\(P\)](#)
  - C-1 [\(P\)](#)
  - C-2 [\(P\)](#)
  - C-3 [\(P\)](#)
  - C-4 [\(P\)](#)
  - C-UC [\(P\)](#)
  - C-UV [\(P\)](#)
  - D-1-CBD [\(P\)](#)
  - D-1-E [\(P\)](#)
  - D-1-CMU [\(P\)](#)
  - D-1-RMU [\(P\)](#)
  - D-1-AC [\(P\)](#)
  - D-1-HC [\(P\)](#)
  - I-MU [\(P\)](#)
  - IC [\(P\)](#)

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

2. **Delete definition "Dwelling—Above the Ground Floor" in ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC.**

### 5.3 USE DEFINITIONS

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~~Dwelling—Above the Ground Floor. Dwelling units located within a single multi-story buildings located above non-residential uses on the ground floor or to the rear non-residential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, non-residential uses must front on the primary street frontage.~~

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3. **Add new definition "Dwelling—Mixed Use" in ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC. All subsequent definitions shall be alphabetized accordingly.**

### 5.3 USE DEFINITIONS

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Dwelling—Mixed Use. Housing units that are part of developments with both residential uses and other types of uses.

4. Add new use standard "Dwelling—Mixed Use" to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Shreveport UDC. Re-letter all subsequent requirements accordingly.

6.1 USE STANDARDS

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Q. Dwelling—Mixed Use

1. Location of Dwelling Units. Housing units can be on floors above businesses, behind businesses, or a mix of both.
2. Street Frontage. If a building faces the main street, the first 40 feet of space or up to half the building's depth must be used for non-residential businesses on the ground floor. These businesses cannot be things like leasing offices, maintenance areas, or places only for people who live there. A doorway and a common area for residents can be included, but the walkway can't be more than 10 feet wide.
3. Ground Floor Area. No more than 70% of the ground floor can be used for residential purposes in any development.
4. Special Permits. If a Dwelling-Mixed Use development is less than 200 feet from a single-family zoning district, it needs a Special Use Permit. The distance is measured from the nearest point on the property line of the proposed use to the nearest point of the property line of the single-family zoning district.
5. Variance from Use Standards. None of the above standards shall be eligible for a variance request to be considered by the Zoning Board of Appeals.

**[Note (2): See Exhibit "D" for all Dwelling-Mixed Use illustrations]**