

## 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].

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1. Amend "Mechanical Equipment" in ARTICLE 7. - ON-SITE DEVELOPMENT STANDARDS, SECTION 7.3. - ACCESSORY STRUCTURES AND USES, SUBSECTION 7.3.Q.1.a in the Shreveport UDC.

### 7.3. ACCESSORY STRUCTURES AND USES

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#### Q. Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

##### 1. Ground-Mounted Equipment

- a. ~~Mechanical equipment is prohibited in the front yard.~~ Mechanical equipment is prohibited in the front yard unless an administrative exception is approved by the Executive Director. If mechanical equipment is located in the front yard as of the effective date of this Code, the equipment may remain and may be repaired and maintained unless it is replaced in its entirety or the principal structure is demolished.
- b. Mechanical equipment is permitted only in the interior side, corner side, or rear yard.

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2. Amend "Authority" in ARTICLE 16. ZONING APPLICATION APPROVAL PROCESSES, SECTION 16.7. ADMINISTRATIVE EXCEPTION TO ZONING, Subsection 16.7.C in the Shreveport UDC.

### 16.7 ADMINISTRATIVE EXCEPTION TO ZONING

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#### C. Authority

Only the items listed below are eligible for an administrative exception; all other requests for relief are considered variances under Section 16.5. The Executive Director is authorized to grant administrative exceptions as follows:

1. ~~A reduction in a required setback of the district of no more than 15%.~~
2. ~~A reduction in the required setbacks for accessory structures of no more than one foot.~~
3. ~~A reduction of required off-street parking spaces by no more than 10% of that required or two spaces, whichever is greater.~~
4. ~~Provision of additional off-street parking spaces above any parking maximums when applicable.~~
5. ~~A reduction in required bicycle parking of up to 50%.~~
6. ~~A density increase of no more than 10% of the total number of residential units.~~
7. ~~An increase in building height of six feet or less.~~
8. ~~A hardship exists in the landscaping or screening requirements because of lot topography, size, shape, or location.~~
9. ~~An increase in sign area or height of no more than 10%. This exception would apply to all sign types except billboards.~~

- 1.** A reduction of not more than 25% in the front yard setback requirement in any district.
- 2.** A reduction of not more than 50% in the rear or side yard setback requirements in any district except when the reduction is for an accessory structure adjacent to a public utility easement, a railroad right-of-way or the 172-foot contour of Cross Lake, in which case the reduction may be up to 100 percent of the required rear or side yard.
- 3.** A reduction of required off-street parking spaces by no more than 10% of that required or two spaces, whichever is greater.
- 4.** A reduction in required bicycle parking of up to 100%.
- 5.** A density increase of no more than 10% of the total number of residential units.
- 6.** An increase of not more than 10% in the maximum height permitted in any district.
- 7.** A hardship exists in the landscaping or screening requirements because of lot topography, size, shape, or location.
- 8.** An increase in sign area or height of no more than 10%. This exception would apply to all sign types except billboards.
- 9.** Approval of ground mounted mechanical equipment in the front yard when determined by the executive director that it is adequately screened from public view.
- 10.** Approval of a variance in the required minimum lot width up to 25% of the required width.
- 11.** Approval of a variance in the required minimum lot area up to 5% or the required area.

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