



CADDO PARISH PLANNING AND ZONING COMMISSION  
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**CADDO PARISH UDC CODE TEXT AMENDMENT SUMMARY: 24-02-CTAP**

**— Allowing “Dwelling—Manufactured Home” in R-E Zoning District as a Special Exception Use —**

**REQUEST:** PZC Case #24-02-CTAP recommends revising *Table 5-1: Use Matrix* in *Article 5. – Uses of the Caddo Parish Unified Development Code*. Row “*Dwelling—Manufactured Home*” of the *Use Matrix* would be amended to allow manufactured homes as a *Special Exception Use (E)* in the R-E Zoning District.

**STAFF ANALYSIS:** This proposed amendment seeks to revise *Table 5-1: Use Matrix* in *Article 5* of the *Caddo Parish Unified Development Code*. Specifically, it aims to modify the “*Dwelling—Manufactured Home*” row of the *UDC’s Use Matrix* and, if approved by the Caddo Parish Commission, would permit manufactured homes as a *Special Exception Use (E)* in the R-E Zoning District.

- This change would create a pathway for manufactured homes in R-E zones where they are likely not currently permitted.
- As a special exception use, additional review and approval would be required for each case, potentially allowing for increased housing options while maintaining some control over implementation.
- This amendment could have implications for property values and the character of R-E districts and may generate community interest or concern.
- The proposal will require careful evaluation to ensure alignment with comprehensive plan and zoning goals, as well as assessment of potential impacts on R-E zoned areas.
- Public hearings and approval by the appropriate governing body would be necessary before implementation.
- It’s advisable to gather public input and consider the broader implications of this amendment on the community and existing R-E zoning district residents.

**RECOMMENDATION:** MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted.