

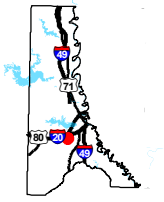
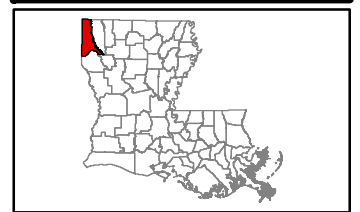
Exhibit C. Shreveport Airport Warehouse District Site Zoning Map & Documents



Shreveport Airport Warehouse District Site Zoning Map

Shreveport Airport
Warehouse District Site
Caddo Parish, LA

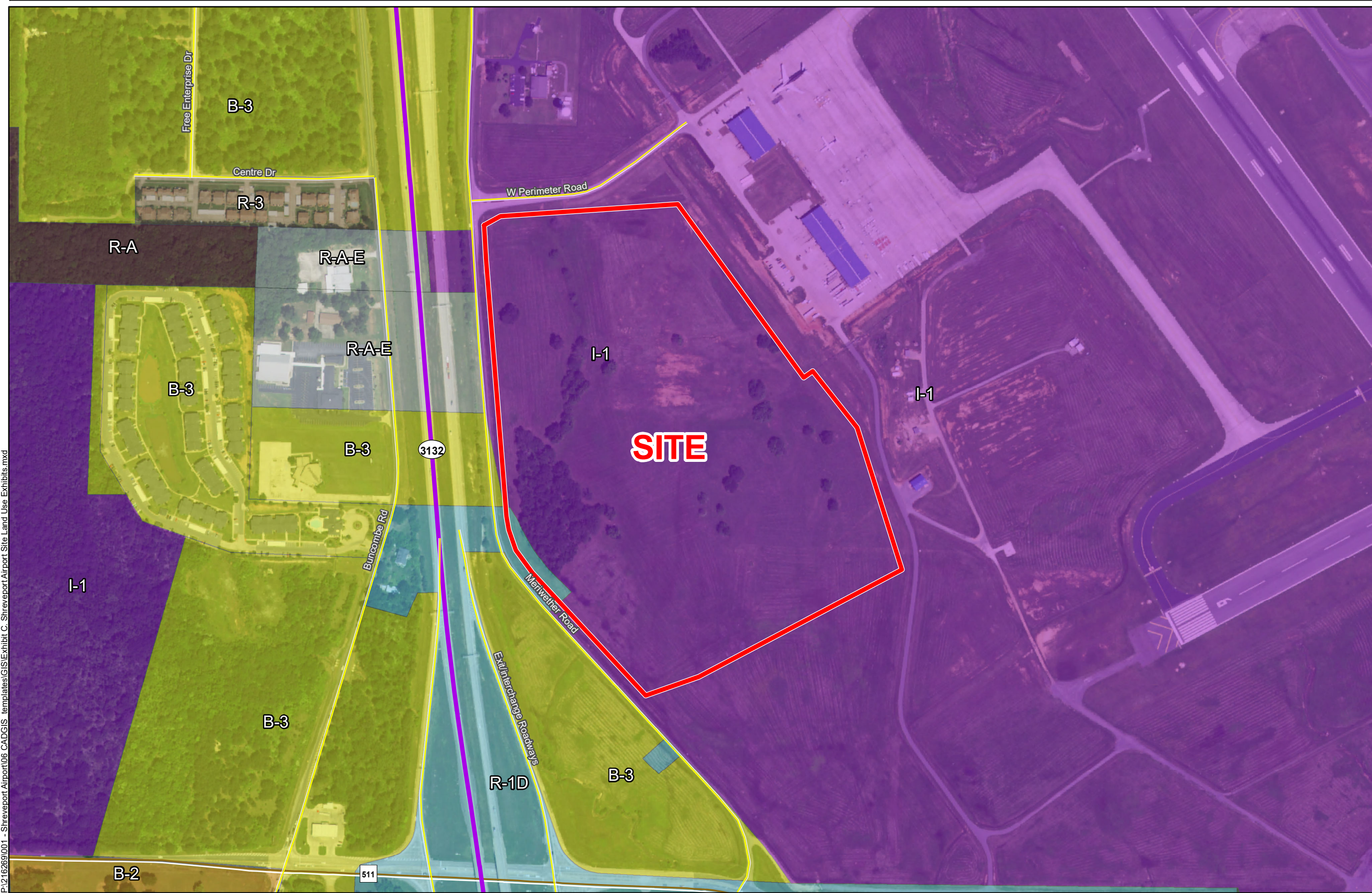
Shreveport Airport Authority



Caddo Parish

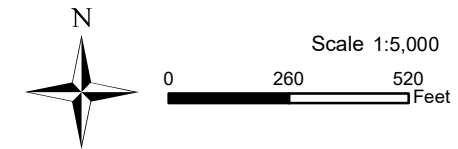
LEGEND

- Site Boundary (54.12 Ac. ±)
- Shreveport Metropolitan Area Zoning**
- B-2: General Business
- B-3: Community Business
- I-1: Light Industrial
- R-1D: Urban, One Family Residence
- R-3: Urban, Multiple Family Residence
- R-A: Residence-Agriculture
- R-A-E: Residence Agriculture, Extended Use
- Existing Roadway**
- 4-Lane State Highway
- Rural State Highway
- Local Roads



P:\216269\001 - Shreveport Airport\06 CAD\GIS - templates\GIS\Exhibit C - Shreveport Airport Site Land Use Exhibits.mxd

- General Notes:**
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 3. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 3. Zoning layer digitized in house based on available zoning map from Shreveport Metropolitan Council dated February 24, 2011 found at <http://shreveportcaddompc.com/zoning-maps/>.



Date:	3/15/2017
Project Number:	216269
Drawn By:	TMK
Checked By:	JAY

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DIVISION 2. - I-1 LIGHT INDUSTRY DISTRICTS

<p style="text-align: center;">Shreveport Airport Warehouse District Site Zoning Documents</p>

Sec. 106-816. - Generally.

The I-1 districts are composed of land and structures used for light manufacturing or wholesaling, or suitable for such uses, where the use and its operation do not directly adversely affect nearby residential and business uses. These districts are usually separated from residential areas by business areas or by natural barriers. The district regulations are designed to allow a wide range of industrial activities subject to limitations designed to protect nearby residential and business districts.

(Ord. No. 184, 1957, § IID.2., 1-14-58)

Sec. 106-817. - Permitted uses—Generally.

In the I-1 districts only, the uses listed in this division are permitted.

(Ord. No. 184, 1957, § IID.2.a., 1-14-58)

Sec. 106-818. - Same—Uses by right.

The uses listed below are permitted subject to the conditions specified:

Accessory use.

Air conditioning sales and service.

Airport, including allied business and industrial uses involved in the maintenance, manufacture, repair, rental, sale, servicing, storage or testing of aircraft, aircraft parts and accessories or in the sale or provision of other goods and services incidental to a public airport; need not be enclosed within structure.

Animal hospital or veterinary clinic with outside kennels.

Armory.

Art, sculpture, fountains, monuments, statues and/or other similar landscape features; need not be enclosed within a structure, must be in compliance with requirements of section 106-1181.

- Auto parts and accessories, including installation, service and the retail sale of gasoline.
- Automobile and truck body repair.
- Automobile and truck laundry, including steam cleaning.
- Automobile and truck maintenance shops and garages.
- Automobile and truck sales and/or repair but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed provided the unenclosed part shall comply with the requirements for maintenance of offstreet parking facilities.
- Automobile filling station and/or service and repair, but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within structure, provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities; pump islands shall be located at least 15 feet from the property line; canopies anchored or supported in pump island may extend to within five feet of the property line; canopies shall have a minimum height of ten feet above driveway.
- Automotive vehicle storage; inoperative vehicles must be enclosed within structure; operative vehicles need not be enclosed within structure.
- Aviary; need not be enclosed within structure.
- Bakery, wholesale.
- Bank.
- Barber and beauty supplies and equipment sales.
- Battery manufacture.
- Beverage manufacture (not including alcoholic).
- Brooms and brushes manufacture.
- Canvas products manufacture.
- Carting, express, crating, hauling and storage.

Clothing manufacture.

Coffee roasting.

Cold storage plant.

Contractors storage yard for vehicles, equipment, materials and/or supplies; need not be enclosed within structure.

Cosmetics (compounding only).

Creamery.

Dairy equipment sales.

Dog pound; need not be enclosed within structure.

Drug manufacture.

Dry cleaning.

Dry goods, wholesale.

Electric repair shop.

Electric substation; need not be enclosed within structure.

Electroplating.

Elevator maintenance and service.

Farm equipment and supplies sales; need not be enclosed within structure.

Farming and truck gardening; need not be enclosed within structure.

Feed store.

Fire station.

Fixture sales.

Food locker plant: renting only individual lockers for home customer storage of food; cutting and packaging of meats and game permitted, but not including any slaughtering or eviscerating thereof.

Food products manufacture.

Food products, wholesale storage and sales.

Foundry.

Freight depot, railway and/or truck.

Frozen food plant.

Fruit and produce, wholesale.

Furniture manufacturing.

Glass products manufacture (from glass stock).

Hardware manufacture.

Hardware, wholesale storage and sales.

Hatchery.

Health studio, athletic club, martial arts school or commercial gymnasium (public or private, with all components contained within an enclosed structure).

Heliport.

Hosiery mill.

Ice cream manufacture.

Indoor commercial amusements (excluding pool or billiard tables) as an accessory use only. No more than three non-gaming machines or amusement devices shall be permitted on the premises.

Kennels, boarding.

Laboratory.

Laundry, linen supply, or diaper service.

Lumberyard and building materials; need not be enclosed within structure.

Machine shop.

Machinery, tools, and construction equipment, sales and service; need not be enclosed within structure.

Mail order house.

Manufacture of electronic and communication equipment.

Mattress manufacture and rebuilding.

Metal products fabrication.

Metal sharpening.

Millinery manufacture.

Millwork and similar wood products manufacture.

Ministorage, retail storage.

Mobile homes, trailers and other portable buildings display, sales and service; need not be enclosed within structure.

Mobile recycling unit/collection center.

Novelty and souvenir manufacture.

Office.

Office equipment and supplies manufacture.

Oil well supplies and machinery; need not be enclosed within structure.

Optical goods, wholesale.

Outdoor general advertising structure; need not be enclosed within structure.

Packing and gasket manufacture.

Painting and decorating contractor.

Paper or corrugated packaging products, warehousing, distribution and fabrication from containerboard rolls or corrugated sheet material.

Paper supplies, wholesale.

Passenger depot, railway or bus.

Pipe storage; need not be enclosed within structure.

Pipeline or electric transmission line; need not be enclosed within structure.

Plumbing shop.

Printing, publishing, and allied industries.

Radio and television broadcasting; transmitter and studio.

Railroad facilities, except shops; need not be enclosed within structure.

Recycling collection center.

Recycling service center.

Restaurant, including indoor and outdoor dining areas, drive-in, drive-thru, pick-up window, delivery service operations or other exterior service facilities.

Restaurant supplies sales.

Roofing and sheet metal shop.

Rug cleaning.

Sand and gravel storage yard; need not be enclosed within structure.

Seed store.

Shoe manufacture.

Shoe store, wholesale.

Sign shop.

Sporting goods store, wholesale.

Taxidermist.

Telephone exchange, but not including shops or garages.

Temporary uses, including commercial, cultural, entertainment, industrial, recreational, religious, seasonal or community service events for a period not exceeding 15 days duration and no more frequent than two such periods during a calendar year for the same building site (municipal address), requires written notice to the zoning administrator; need not be enclosed within structure.

Tool and equipment rental (with outside display).

Toy manufacture.

Trailer sales; need not be enclosed within structure.

Transfer and storage.

Trade school.

Transit vehicle storage and servicing; need not be enclosed within structure.

Tree service, surgery, maintenance, excluding retail nursery, greenhouse sales operation; need not be enclosed within structure.

Truck stop, provided that the building site shall include a minimum area of five acres (217,800 square feet) and have at least 300 feet of frontage on a thoroughfare classified as an arterial street with a paved width and lane configuration that provides ease of ingress/egress for large trucks, buses and similar commercial vehicles, including tandem trailer rigs; a site development plan, including written comments from the traffic engineer shall be submitted for planning commission review and approval; need not be enclosed within structure.

Venetian blind and metal awning fabricating and cleaning.

Water distillation.

Water or sewage pumping station.

Water storage; need not be enclosed within structure.

Welding shop.

Well drilling company.

Wholesale and warehousing.

(Ord. No. 184, 1957, § IID.2.a.(1), 1-14-58; Ord. No. 69, 1963, § 1, 4-23-63; Ord. No. 35, 1965, § I, 4-13-65; Ord. No. 8, 1977, § II, 1-26-77; Ord. No. 27, 1978, § I, 2-28-78; Ord. No. 191, 1978, § II, 7-25-78; Ord. No. 211, 1979, § I, 8-14-79; Ord. No. 221, 1979, § I, 9-11-79; Ord. No. 237, 1979, § I, 9-25-79; Ord. No. 73, 1982, § I, 3-23-82; Ord. No. 35, 1983, § I, 2-23-83; Ord. No. 200, 1984, §§ I, II, 7-24-84; Ord. No. 28, 1985, § III, 3-4-85; Ord. No. 47, 1985, § I, 3-20-85; Ord. No. 161, 1988, § IV, 8-9-88; Ord. No. 157, 1989, §§ I, II, 10-24-89; Ord. No. 13, 1992, 2-11-92; Ord. No. 162, 1993, 9-28-93; Ord. No. 165, 1993, 9-28-93; Ord. No. 178, 1994, 9-13-94; Ord. No. 156, 1995, 9-12-95; Ord. No. 123, 1998, 7-14-98; Ord. No. 123, 2006, 9-12-06; Ord. No. 69, 2007, 5-8-07)

Sec. 106-819. - Same—Uses requiring planning commission approval.

The uses listed below are permitted upon approval of the location subject to site plan approval by the executive director in accordance with section 106-52:

Borrow pit; shall meet criteria established in section 106-1128. (Public hearing optional; however, all property owners within 300 feet of the property containing a borrow pit site shall be notified following procedures used for public hearing notification.)

Correctional, detention or penal facilities (public hearing required before the metropolitan planning commission and city council approval is also required when the proposed use is in the city.

Dwelling, one-family or mobile home.

Open air market; need not be enclosed within a structure.

Plastic manufacturing.

Processing facility.

Temporary uses, including commercial, cultural, industrial, recreational, religious, seasonal or community service events of a duration or frequency of occurrence in excess of that permitted by right; upon showing of reasonable justification, the planning commission may waive or modify such district and/or supplemental regulations and/or specify additional requirements or restrictions as deemed appropriate. The planning commission may hold a public hearing and notify surrounding property owners.

Theater, outdoor, need not be enclosed within structure.

(Ord. No. 184, 1957, § IID.2.a.(2), 1-14-58; Ord. No. 58, 1974, § I, 4-26-74; Ord. No. 161, 1988, § V, 8-9-88; Ord. No. 37, 1989, § I, 3-28-89; Ord. No. 214, 1989, 1-9-90; Ord. No. 72, 1990, § II, 4-10-90; Ord. No. 217, 1990, 10-23-90; Ord. No. 37, 1991, 5-14-91; Ord. No. 61, 1991, 6-11-91; Ord. No. 58, 1993, 5-11-93; Ord. No. 121, 1993, 7-27-93; Ord. No. 165, 1993, 9-28-93; Ord. No. 123, 2006, 9-12-06; Ord. No. 69, 2007, 5-8-07; Ord. No. 51, 2016, 5-24-16)

Sec. 106-820. - Same—Special exception uses.

The uses listed below are declared to possess such characteristics of unique or special form that it shall be considered an individual case and shall be subject to approval of the board of appeals in accordance with the provisions of section 106-46 governing special exceptions:

Automotive vehicle storage; inoperative vehicles need not be enclosed within structure but must be enclosed within a fence not less than seven feet nor more than ten feet high and adequate to screen the area from public view; a chainlink or similar substantial fence will be permitted if screen planting adequate to obstruct view is provided.

Butane, and other liquefied petroleum gas products storage and sales.

Concrete and concrete products manufacture; need not be enclosed within a structure.

Gambling or gaming establishment when operated as part of a truck stop that is in compliance with the Zoning Ordinance and other applicable codes.

Indoor commercial amusements (including pool or billiard tables and arcades) as a primary use; or as an accessory use with four or more non-gaming machines or amusement devices on the premises.

Outdoor amusement parks, water parks or similar facilities (may include batting cages, rental go-cart tracks, driving ranges, miniature golf courses, etc. and indoor arcade components).

Paintball center, firearms or archery training and practice range (including indoor facilities, outdoor facilities or facilities containing both indoor and outdoor components).

Racetracks, motocross, ATV courses and rodeos.

Tire recycling; need not be enclosed within a structure, must be in compliance with all applicable state and local codes and ordinances, screening requirements to be stipulated by the zoning board of appeals.

(Ord. No. 184, 1957, § IID.2.a.(3), 1-14-58; Ord. No. 64, 1980, § I, 3-25-80; Ord. No. 40, 1981, § I, 2-24-81; Ord. No. 35, 1983, § II, 2-23-83; Ord. No. 212, 1983, § I, 8-23-83; Ord. No. 47, 1985, § I, 3-20-85; Ord. No. 52, 1990, § V, 3-13-90; Ord. No. 66, 1993, 4-27-93; Ord. No. 87, 1993, 5-25-93; Ord. No. 247, 1995, 1-9-96; Ord. No. 164, 1997, 12-9-97; Ord. No. 123, 2006, 9-12-06; Ord. No. 69, 2007, 5-8-07)

Sec. 106-820.1. - Same—Uses requiring planning director approval.

The uses listed below are permitted subject to planning director approval in accordance with the provisions of section 106-45:

Church, including parish house, community house and educational buildings.

Nursery, day care or kindergarten

Security trailer; must be in compliance with guidelines.

All uses listed as "uses by right" in the B-3, Community Business Districts and not otherwise listed as a use by right in Section 106-818, as a use requiring planning commission approval in section 106-819 or as a special exception use in section 106-820.

(Ord. No. 58, 1993, 5-11-93; Ord. No. 179, 1994, 9-13-94; Ord. No. 153, 2000, 10-10-00; Ord. No. 69, 2007, 5-8-07)

Editor's note— Ord. No. 58, 1993, adopted May 11, 1993, amended the zoning ordinance, Ord. No. 184, 1957, by adding provisions as § IID.2.a.(4); such provisions have been included herein as § 106-820.1 at the discretion of the editor.

Sec. 106-821. - Building site area.

Unless a greater area is required for a specific permitted use, the minimum building site area shall be 10,000 square feet. Building coverage shall not exceed 50 percent of the building site area.

(Ord. No. 184, 1957, § IID.2.b., 1-14-58; Ord. No. 156, 1995, 9-12-95)

Sec. 106-822. - Building height limit.

Except as provided in article IX of this chapter, no structure shall be erected or altered to exceed 45 feet.

(Ord. No. 184, 1957, § IID.2.c., 1-14-58)

Sec. 106-823. - Required yards.

Except as provided in article IX of this chapter, the minimum dimensions of yards shall be:

Front yard: 15 feet.

(Ord. No. 184, 1957, § IID.2.d., 1-14-58)

Secs. 106-824—106-835. - Reserved.

Sec. 18-202. - Height limitations.

- (a) Except as otherwise provided in this article, no structure or tree shall be erected, altered, allowed to grow or be maintained in any zone created by this article to a height in excess of the applicable height limit established in this article for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:
- (1) *Runway larger than utility with a visibility minimum greater than three-fourths-mile nonprecision instrument approach zone (runway 5/23).* Slopes upward 34 feet horizontally for each foot vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.
 - (2) *Precision instrument runway approach zone (runway 13/31).* Slopes upward 50 feet horizontally for each foot vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slopes upward 40 feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.
 - (3) *Transitional zones.* Slopes upward and outward seven feet horizontally for each foot vertically beginning at the sides of and at the same elevation as the primary surface and the approach zones, and extending to a height of 150 feet above the airport elevation which is 258 feet above mean sea level. In addition to the foregoing height limitations, there are established height limits sloping upward and outward seven feet horizontally for each foot vertically beginning at the sides of and at the same elevation as the approach zones, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, height limits sloping upward and outward seven feet horizontally for each foot vertically shall be maintained beginning at the sides of and at the same elevation as the precision instrument runway approach surface, and extending to a horizontal distance of 5,000 feet measured at 90-degree angles to the extended runway centerline.
 - (4) *Horizontal zones.* One hundred fifty feet above airport elevation or a height of 408 feet above mean sea level.
 - (5) *Conical zone.* Slopes upward and outward 20 feet horizontally for each foot vertically beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.
 - (6)

Excepted height limitation. Nothing in this section shall be construed as prohibiting the growth, construction or maintenance of any tree or structure to a height up to 50 feet above the surface of the land.

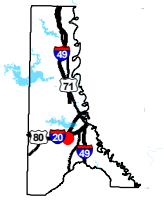
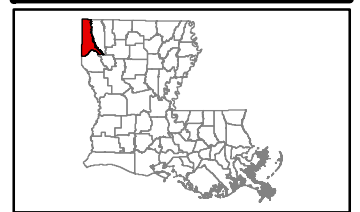
- (b) Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail.

(Code 1971, § 8-81)

Shreveport Airport Warehouse District Site Zoning Map

Shreveport Airport
Warehouse District Site
Caddo Parish, LA

Shreveport Airport Authority

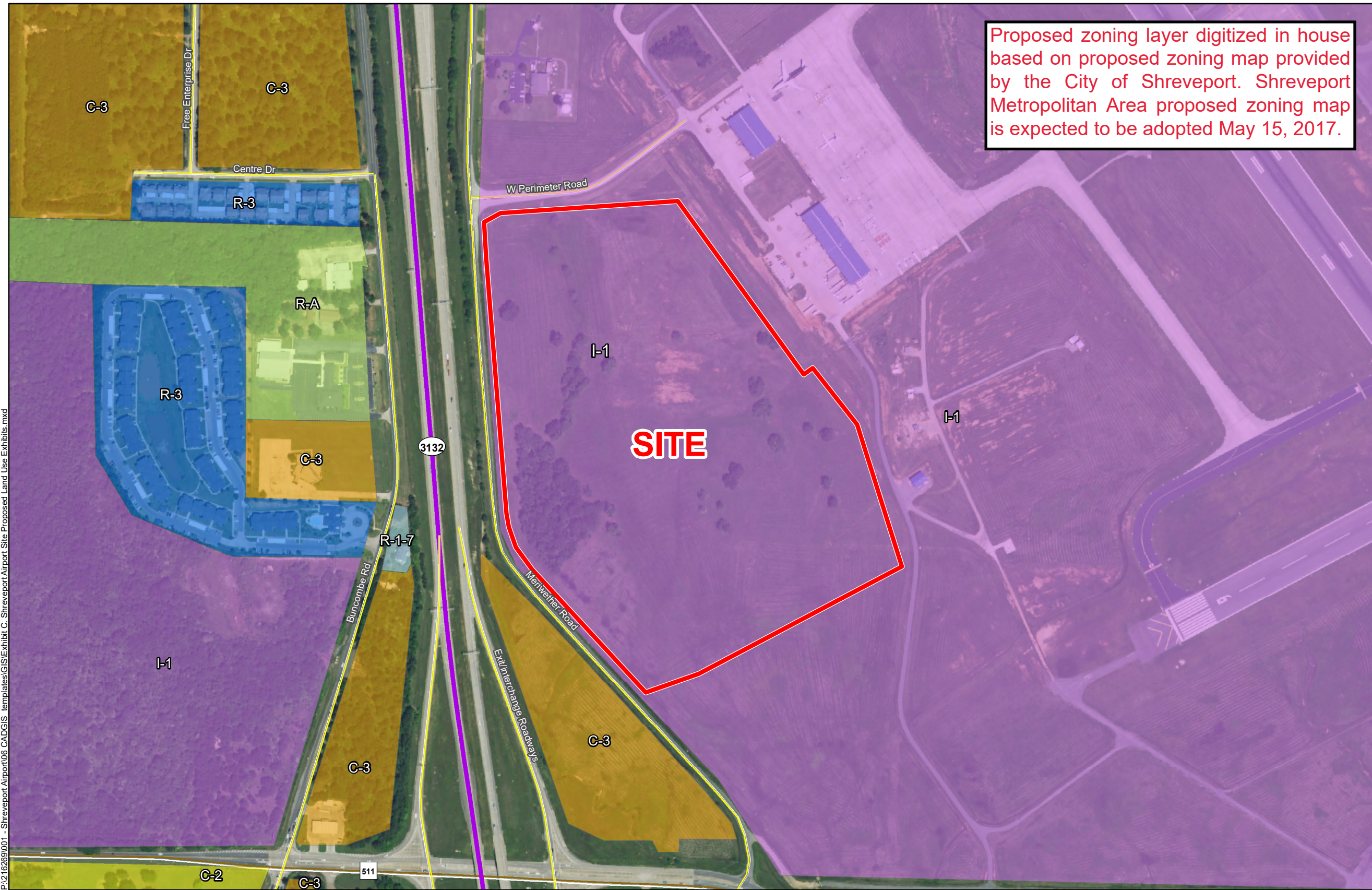


Caddo Parish

LEGEND

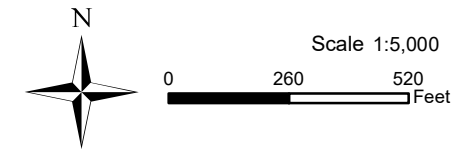
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- C-3: General Commercial
- I-1: Light Industrial
- R-1-7: Single Family Residential
- R-3: Multi-Family Residential
- R-A: Rural-Agricultural
- Existing Roadway**
- 4-Lane State Highway
- Rural State Highway
- Local Roads

Proposed zoning layer digitized in house based on proposed zoning map provided by the City of Shreveport. Shreveport Metropolitan Area proposed zoning map is expected to be adopted May 15, 2017.



P:\216269\001 - Shreveport Airport\06 CAD\GIS - templates\GIS\Exhibit C - Shreveport Airport Site Proposed Land Use Exhibits.mxd

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Drawn By:	TMK
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UDC DISTRICTS

Shreveport Airport Warehouse District Site Zoning Documents

SHREVEPORT / CADDO
UNIFIED DEVELOPMENT CODE

Proposed UDC zoning
districts expected to be
adopted May 15, 2017.

UDC Zoning Districts

RESIDENTIAL DISTRICTS

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.

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.

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.

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 the Planning Area. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

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.

R-UC Urban Core Residential Zoning District: The R-UC Urban Core Residential Zoning District is intended to provide for a denser neighborhood environment of single-family detached and attached, and two-family dwellings on lots with a small lot size to encourage redevelopment of neighborhoods located within or in close proximity to the urban core of the City of Shreveport. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

R-HU Highland Urban Conservation Residential Zoning District: The R-HU Highland Urban Conservation Residential Zoning District is intended for two geographic areas of the Highland-Fairfield neighborhood that are deemed to have special and substantial public interest due to the large number of architecturally fine houses. Although individual structures may or may not be significant, the relationship between various buildings creates a whole that is greater than the sum of its parts. The regulations of the R-HU District aid in the preservation of both the architectural/ historical and residential character of the area. The district permits traditional single-family and two-family dwellings with other limited uses allowed by special use subject to specific criteria.

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.

UDC DISTRICTS

SHREVEPORT / CADDO

UNIFIED DEVELOPMENT CODE



UDC Zoning Districts

RESIDENTIAL DISTRICTS (continued)

R-2 Multi-Family Residential Zoning District: The R-2 Multi-Family Residential Zoning District is intended to provide for a 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 multifamily neighborhoods or non-residential areas. Limited nonresidential uses that are compatible with surrounding residential neighborhoods may be permitted.

R-3 Multi-Family Residential Zoning District: The R-3 Multi-Family Residential Zoning District is intended to provide for a environment of various dwelling types, including single-family detached and attached, two-family, townhouse, and multi-family dwellings, including low-rise and mid-rise developments. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

R-4 High-Rise Residential Zoning District: The R-4 High-Rise Residential Zoning District is intended to provide for a higher density environment of townhouse and multi-family dwellings, including low-rise, mid-rise, and high-rise developments. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

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 nonresidential uses that are compatible with surrounding residential neighborhoods may be permitted.

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.

COMMERCIAL DISTRICTS

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.

C-2 Corridor Commercial Zoning District: The C-2 Corridor Commercial Zoning District is intended to accommodate the commercial corridors of the Planning Area. 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.

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.

UDC DISTRICTS

SHREVEPORT / CADDO UNIFIED DEVELOPMENT CODE



UDC Zoning Districts

COMMERCIAL DISTRICTS (continued)

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.

C-UC Urban Corridor Commercial Zoning District: The C-UC Urban Corridor Commercial Zoning District is intended for corridor development that originally developed as mixed-use, traditional business districts. The C-UC District is intended to foster the continued development and redevelopment of these corridors in that established urban character and offer flexibility to developers and property owners in creating a mix of commercial, office, and residential spaces.

C-UV Urban Village Commercial Zoning District: The C-UV Urban Village Commercial Zoning District is intended for large developments characterized by a mix of commercial uses and higher density residential, creating a coordinated mixed-use environment that is pedestrian-friendly and incorporates public space within the overall design

DOWNTOWN DISTRICT & SUB-DISTRICTS

D-1 Downtown Zoning District: The D-1 Downtown Zoning District is intended for the City of Shreveport's Downtown. In order to address the different character areas that make up downtown, the D-1 District is divided into a series of sub-districts that tailor dimensional standards and design standards to recognize and achieve the different physical characteristics of Downtown. These sub-districts are listed below.

D-1-CBD Downtown Core Sub-District: The D-1-CBD Downtown Core Sub-District is intended to establish standards for the design of structures located within the core of Downtown. The standards recognize that this sub-district is to be the most intensely developed portion of the Downtown.

D-1-E Downtown Entertainment Sub-District: The D-1-E Downtown Entertainment Sub-District is intended for large-scale entertainment and related uses clustered within the Downtown, such as casinos and the convention center.

D-1-CMU Downtown Commercial Mixed-Use Sub-District: The D-1-CMU Downtown Commercial Mixed-Use Sub-District is intended for smaller floor plate office, retail, personal service, and institutional that support the vitality of the Downtown. Residential uses are also permitted to foster a mixed-use environment.

D-1-RMU Downtown Residential Mixed-Use Sub-District: The D-1-RMU Downtown Residential Mixed-Use Sub-District is intended for a downtown neighborhood environment by allowing a mix of housing types and supporting commercial uses. The D-1-RMU Sub-District can also function as a transition between the more intensive development of the Downtown and the more modest-scale development found in adjacent neighborhoods.

D-1-AC Downtown Arts and Culture Sub-District: The D-1-AC Downtown Arts and Culture Sub-District is intended to facilitate sustainable development and use as a creative cultural community. The D-1-AC Sub-District is intended to be a pedestrian friendly, mid-rise, mixed-use district, including residential, retail, and adaptive reuse of historic buildings, and new construction anchored by arts, culture, and entertainment institutions and facilities, as well as signature open space.

UDC DISTRICTS

SHREVEPORT / CADDO

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UDC Zoning Districts

DOWNTOWN DISTRICTS (continued)

D-1-HC Downtown Heavy Commercial Sub-District: The D-1-HC Downtown Heavy Commercial Sub-District is intended for existing areas of heavy commercial uses, such as select light manufacturing and warehouse uses and auto-oriented uses, that are generally located on the edge of Downtown. The standards of the D-1-HC both accommodate existing uses and facilitate the reuse of existing structures.

INDUSTRIAL DISTRICTS

OR Office Research Zoning District: The OR Office Research Zoning District is intended to accommodate larger office structures outside the downtown, office parks, and research and development facilities, which may include limited light industrial uses with no outside impacts.

I-MU Industrial Mixed-Use Zoning District: The purpose of the I-MU Industrial Mixed-Use Zoning District is to provide for a mix of light industrial uses, compatible commercial uses, such as recreation, entertainment, and retail establishments, and higher density residential.

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.

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.

SPECIAL PURPOSE DISTRICTS

IC Institutional Campus Zoning District: The IC Institutional Campus Zoning District is intended to accommodate large institutional uses, such as universities, select vocational educational facilities, and healthcare institutions, to allow for their expansion in a planned manner while protecting the surrounding neighborhoods.

NA Natural Areas Zoning District: 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.

UDC DISTRICTS

SHREVEPORT / CADDO UNIFIED DEVELOPMENT CODE

UDC Zoning Districts

SPECIAL PURPOSE DISTRICTS (continued)

OS Open Space Zoning District: The OS Open Space Zoning District is intended to provide and protect open space and public recreational facilities, both outdoor and indoor, located within the Planning Area. 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.

CLO Cross Lake Overlay Zoning District: 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 Shreveport Code of Ordinances.

RRO Red River Overlay Zoning District: 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.

RP Residential Professional Overlay Zoning District: The purpose of the RP Residential Professional Overlay District is to address areas of detached house development where certain detached dwellings are used for residential and others for first floor, low intensity non-residential uses. This overlay district is tied directly to the underlying residential district in order to maintain the existing character of the development and the neighborhood. Non-residential uses are restricted to only those uses that are compatible with residential uses.

CD Conservation Design Overlay Zoning District: 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.