

# UDC DISTRICTS

## SHREVEPORT / CADDO

UNIFIED DEVELOPMENT CODE



### *UDC Zoning Districts*

#### RESIDENTIAL DISTRICTS

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**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.

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### *UDC Zoning Districts*

#### **RESIDENTIAL DISTRICTS (continued)**

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**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**

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**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.

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## SHREVEPORT / CADDO UNIFIED DEVELOPMENT CODE



### *UDC Zoning Districts*

#### **COMMERCIAL DISTRICTS (continued)**

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**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**

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**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.

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### *UDC Zoning Districts*

#### **DOWNTOWN DISTRICTS (continued)**

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**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**

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**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**

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**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.

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### *UDC Zoning Districts*

#### **SPECIAL PURPOSE DISTRICTS (continued)**

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**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.