

ORDINANCE NO. 5861 of 2019

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFORM DEVELOPMENT CODE, BY AMENDING SECTION 15.1 APPLICATION, TO ALLOW WAIVER OF APPLICATION REQUIREMENTS IN CERTAIN CASES; BY AMENDING SECTION 18.4 NONCONFORMING LOT, TO DELETE THE PROVISION ON COMMON OWNERSHIP OF SUBSTANDARD LOTS OF RECORD; BY AMENDING SECTION 18.5 NONCONFORMING SITE ELEMENTS, TO INCREASE THE SIZE AND NATURE OF GRANDFATHERED PARKING LOTS; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Caddo Parish Commission, on recommendation of the Shreveport-Caddo Parish Metropolitan Planning Commission, adopted the Caddo Parish Uniform Development Code;

WHEREAS, the Metropolitan Planning Commission has determined that certain provisions in that Code should be changed to address recent issues and improve the application and administration of that Code and land use in the Metropolitan Planning Commission's jurisdiction within Caddo Parish;

WHEREAS, the Caddo Parish Commission, having considered the recommendations of the Metropolitan Planning Commission, agrees that such changes are desirable.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Sections 15.1, 18.4, and 18.5 of Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Uniform Development Code, are hereby amended and re-enacted to read as follows, to wit:

I. "15.1 APPLICATION.

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B. Completeness

1. The application must include all information, plans, and data as specified in the application requirements. Any required plans must be at a scale sufficient to permit a clear and precise understanding of the proposal, unless specifically required to be at a set scale.
2. The Executive Director will examine all applications within 30 days of filing to determine completeness. If the application does not include all the submittal requirements for the application, the Executive Director will reject the application and provide the applicant with the reasons for the rejection. The Executive Director will take no further steps to process the application until all deficiencies are remedied.
3. If any application submittal requirement is not applicable or inappropriate to determine the nature of the development, a submission waiver may be requested with justification for such a waiver.
4. After an application is determined to be complete, any substantive change made by the applicant to the application requires resubmittal of the entire application and a new completeness review. However, such revisions do not require an additional payment of fees.
5. Once the application is under consideration by the appropriate body, additional information or revisions requested during review do not constitute a substantive change to the application.

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II. "18.4 NONCONFORMING LOT

A. Definition

A nonconforming lot is a lot of record that at one time conformed to the lot dimension requirements (lot area, lot width, lot depth) of the zoning district in which it is located but because of subsequent amendments to the Code no longer conforms to the applicable lot dimensions.

B. Use

A nonconforming lot of record in a residential district may be used for a single-family dwelling. In the R-MHS District, a nonconforming lot of record may be used for a manufactured home.

C. Development

Development of a nonconforming lot must meet all applicable dimensional or bulk regulations of the district in which it is located with the exception of any lot dimension requirement that renders it nonconforming.

~~D. Common Ownership of Substandard Lots of Record~~

~~In all residential districts, if two or more contiguous, lawfully established substandard lots of record are under the same ownership, such lots are considered to be one lot and undivided for the purpose of this Code, provided that the merger does not result in more than one principal building on the lot. For purposes of this provision, a garage is not considered a principal building. This also does not apply if such a merger would create a through lot.~~

III. "18.5 NONCONFORMING SITE ELEMENTS

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C. Required Conformance

All nonconforming site elements must be brought into conformance when the following occurs:

1. General

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e. An existing parking lot of 10 20 or more spaces is fully reconstructed or repaved, or an existing parking lot area is expanded by 50%. Resealing or re-striping of an existing parking lot, which does not entail paving, resurfacing, or replacement of the asphalt, concrete, or other surface paving material, is not considered reconstruction.

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BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date