

ORDINANCE NO. 4799

AN ORDINANCE TO AMEND ORDINANCE NO. 4705 OF 2018, WHICH ADOPTED AN AMENDED UNIFIED DEVELOPMENT CODE FOR THE BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION AND THE PARISH OF BOSSIER, LOUISIANA, TO AMEND ARTICLE 5 - USE REGULATIONS, BY ADDING SECTION 5.7.5 HIGHWAY 80 CORRIDOR OVERLAY DISTRICT

WHEREAS, the Bossier Parish Police Jury held a public hearing on November 18, 2020, to review proposed amendments to the Unified Development Code; and

WHEREAS, the proposed amendments received a FAVORABLE recommendation from the Bossier City-Parish Metropolitan Planning Commission; and

BE IT ORDAINED, the Unified Development Code is amended to add Section 5.7.5 to Article 5 - Use Regulations, as follows:

Section 5.7.5 Highway 80 Corridor Overlay District

**A. District Boundaries**

The Hwy 80 Corridor Overlay District extends generally, 1400 feet from the centerline of Highway 80, north and south, extending east of Bellevue Road to the west side of Mahaffey Road. The area boundary shall be depicted on a map that has been adopted with the inception of the Hwy 80 Corridor Overlay District. If a site or property is partially covered by said overlay district, then the entire portion of the site or property facing the corridor is to be covered by these regulations.

**B. Purpose and Intent**

The Hwy 80 Redevelopment Overlay District is created to recognize that zoning amendments will occur within existing subdivisions, with platted lots that front on and receive direct access from Highway 80 and allow property owners to apply for zoning amendments within the redevelopment area. As a result of changes over time, the Bossier Parish Police Jury recognizes that the existing subdivisions along the Highway 80 corridor are in transition from the current mix of agricultural working lands, residential, commercial and industrial land uses. The Hwy 80 Corridor Overlay District shall be in addition to, and shall overlap and overlay, all other zoning districts so that any parcel of land lying in the Hwy 80 Corridor Overlay District shall also lie in one or more of the other zoning districts. All regulations of the underlying zoning districts shall be applicable except as modified by the provisions of this section.

**C. Applicability**

The provisions applicable to the Hwy 80 Corridor Overlay District shall apply to both modifications of existing structures as well as new construction within the Hwy 80 Corridor Overlay District.

#### **D. Submittal Requirements**

All applications for zoning amendments in the district, shall follow the procedures as stated in Section 3.9 of the Bossier City - Parish Unified Development Code.

#### **E. Compatibility Buffer Standards**

1. Applicability
  - a. A landscaped buffer shall be located on the site of the nonresidential or multifamily use along all property lines adjacent to the existing or proposed single family residential uses per Section 13.10 of the Unified Development Code.

#### **F. Exterior Lighting**

Outdoor lighting installations shall be designed to illuminate at the minimum level necessary for safety and security, and to avoid harsh contrasts in lighting levels between the project site and adjacent properties. Outdoor lighting shall be installed in accordance with underlying zoning district as well as the following additional requirements. The outdoor lighting standards in Section 12.6 are intended to eliminate spillover light and light glare on motor vehicle operators, pedestrians, and land uses near light sources and to help control the nuisance aspects of glare or spillover light onto adjacent uses.

#### **G. Architectural Standards**

The Architectural standards as stated in Article 12 of the UDC, are applicable and are intended to reflect the goals of the Comprehensive and Land Use Plan while creating development of enduring quality and unique architectural style.

#### **H. Signage**

1. On-Premise Signs

On Premise signs shall be limited to monument signs only, when a single family residence is adjacent to the site and shall be reviewed by the Planning Commission as a Conditional Use following the procedures of Section 3.3.2. Review shall be for such factors as illumination, height, size and any obstruction of visibility concerning the adjacent residence.
2. Off-Premise Advertising Devices

Off-Premise advertising devices which are located on property adjacent to and oriented toward Interstate 20 are permitted within the overlay district.

#### **I. Residential Subdivisions**

In addition to the Subdivision and Land Development regulations found in Article 11, future residential developments shall comply with the requirements of the underlying zoning district and shall comply with one of the following requirements:

1. Rear-fronting residential lots shall be platted with a landscaped common area restricting vehicular access placed adjacent to the public right-of-way. Such common area shall be a minimum of 20 feet in depth and include a continuous minimum 6-foot high solid wall constructed entirely of brick or stone masonry and a vegetated strip of canopy trees, shrubs, and groundcover that provide a full landscape buffer measured at 1 tree per 30' of linear frontage and 1 shrub per 3' of linear frontage.
2. If a residential lot is separated from Hwy 80 by a minimum 20-foot wide landscaped strip and a residential street, a residential lot may face Hwy 80.

**J. Outside Storage and Mechanical Equipment**

1. Outside Storage  
Outside storage shall be completely screened from the public right-of-way. Outdoor storage shall include the parking of all company owned and operated vehicles.
2. Mechanical Equipment  
Mechanical equipment shall be shielded and screened from the public right-of-way and be designed to be perceived as an integral part of the building.

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

The ordinance was offered by Mr. Benton, seconded by Mr. Brotherton. Upon unanimous vote, it was duly adopted on this 18<sup>th</sup> day of November, 2020.

RACHEL D. HAUSER  
PARISH SECRETARY

JIMMY COCHRAN, PRESIDENT  
BOSSIER PARISH POLICE JURY