

ORDINANCE NO. 4812

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE FOR THE HAUGHTON METROPOLITAN PLANNING COMMISSION AND THE PARISH OF BOSSIER, LOUISIANA, TO AMEND ARTICLE 4 – ZONING DISTRICTS, BY ADDING SECTION 4.3.2 - HAUGHTON ALCOHOL DENSITY CONDITIONAL USE OVERLAY DISTRICT

WHEREAS, the Bossier Parish Police Jury held a public hearing on January 20, 2021, to review proposed amendments to the Haughton Metropolitan Planning Commission Unified Development Code; and

WHEREAS, the proposed amendments received a FAVORABLE recommendation from the Haughton Metropolitan Planning Commission.

BE IT ORDAINED that the Unified Development Code is hereby amended to add Section 4.3.2 to Article 4 – Zoning Districts, as follows:

Article 4 – Zoning Districts

Article 4.3.2 is hereby added as follows:

4.3.2 Haughton Metropolitan Planning Commission Alcohol Density Conditional Use Overlay District

A. Purpose and Intent

The Alcohol Density Conditional Use Overlay District is intended to promote the health, safety, economic, cultural, and general welfare of the citizens of the Town of Haughton and Bossier Parish by providing for specific spacing between Liquor Stores, Daquiri Stores, Bars, or Lounges in a manner to mitigate any nuisances created by the over-concentration of such uses and to provide for a healthier, more successful business environment.

B. Eligible Properties and District Boundaries

All commercial developments, commercial Planned Unit Developments, or individual properties, which have been zoned and approved for the sale of alcohol, which front on or have corner lot frontage which are adjacent to the following highways: The portions of Highway 614, excluding the portion located within the Town of Haughton Town Limits, Highway 157, Highway 80 and Highway 3227 and any extension thereof, located within the jurisdiction of the Haughton Metropolitan Planning Commission of Bossier Parish. (see attached map)

C. Definitions

1. Liquor Store – A commercial establishment that emphasizes the sale of pre-packaged Beer, Wine or Liquor for consumption off the premises.

Exceptions: Other types of retail establishments in which alcohol sales comprise less than 50% of total sales.

2. Bar or Lounge – A commercial establishment that may or may not include food service but that emphasizes the service of alcoholic beverages for consumption on the premises. This definition may also include a Microbrewery or a Micro-Distillery as defined in Section 5.4 of this code.

Exceptions: An Accessory Bar that is part of a restaurant offering alcoholic beverages.

3. Daquiri Store – A commercial establishment that emphasizes the sale of pre-packaged Daquiris for consumption off the premises.

D. Separation Requirements

1. The separation between Liquor Stores, Daquiri Stores, Bars, and Lounges from other establishments of any of these same alcohol uses, shall be

separated by a minimum of 1320'. This measurement shall be interpreted to mean as one walks, using sidewalks, streets, and other reasonable access points such as entrance and exit driveways, from the nearest point of the structure of another establishment that sells alcohol. In the case of a multi-tenant center, the measurement shall be made to the nearest wall that separates the individual space of an alcohol establishment from the adjoining tenant space, if an adjoining wall between tenant spaces exist.

E. Buffering Requirements

When a Liquor Store, Daquiri Store, Bar, or Lounge is located adjacent to a residential zoning classification, or property dedicated or devoted to a single family residential use, the buffering standards contained in Article 13 shall apply. The standards may be revised as a component of a Conditional Use Alcohol application as submitted to the MPC for situations such as, but not limited to, a multi-tenant center or vacant property zoned Residential Agriculture and not yet developed for residential use.

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

The ordinance was offered by Mr. Brotherton, seconded by Mr. Marsiglia. Upon unanimous vote, it was duly adopted on this 20th day of January, 2021.

RACHEL D. HAUSER
PARISH SECRETARY

JEROME DARBY, PRESIDENT
BOSSIER PARISH POLICE JURY