

ORD 57

To amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, adding code requirements related to mansard roofs, with all new definitions and provisions included herein, and to otherwise provide with respect thereto.

ORDINANCE NO. \_\_\_\_\_ OF 2024

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, ADDING CODE REQUIREMENTS RELATED TO MANSARD ROOFS, WITH ALL NEW DEFINITIONS AND PROVISIONS INCLUDED HEREIN, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY COUNCILMEMBER:

WHEREAS, the City desires to make every effort to notify the public and to encourage public participation and input on these proposed *code text amendments* to the Shreveport Unified Development Code; and

WHEREAS, on May 1, 2024, these *code text amendments* were resubmitted to the Shreveport MPC, at its regular board meeting, for re-review and re-recommendation in accordance with [La. R.S. 33:140.27](#); and

WHEREAS, in accordance with the intent of [La. R.S. 33:140.27](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on May 1, 2024, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

WHEREAS, in accordance with the intent of [La. R.S. 33:140.35](#), at least ten (10) days' Notice of the time and place of the Public Hearing was published, at the request of the Shreveport-Caddo MPC staff, in *The Shreveport Times* (a newspaper of general circulation in the municipality) and said Notice was published on April 15, 2024; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Shreveport, Louisiana, in a due, legal and regular session convened, that the following amendments to the City of Shreveport, Louisiana, Unified Development Code ("Shreveport UDC") are hereby authorized as follows:

1. Add new definition "Mansard Roof" and "Waterfront Lot" in ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT, SECTION 2.3 DEFINITION OF GENERAL TERMS in the Shreveport UDC. These new definitions will need to be alphabetized accordingly.

ARTICLE 2. - DEFINITIONS AND RULES OF MEASUREMENT

\* \* \* \* \*

2.3 DEFINITION OF GENERAL TERMS

\* \* \* \* \*

**Deck Line.** The intersection of two roof surfaces of a mansard roof forming the highest horizontal line of the steeper roof slope.

\* \* \* \* \*

**Eave Line.** The extension of a roof line beyond the vertical wall of a building.

\* \* \* \* \*

**Mansard Roof.** A sloping roof which projects from the wall of a building and has a pitch of 45 degrees or greater to the horizontal, or a roof having a double slope, the lower slope being steeper than the upper slope.

\* \* \* \* \*

2. Add new sign provisions in ARTICLE 9. SIGN REGULATIONS, SUBSECTION 9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS, SUBSECTION 9.7.N ROOF SIGNS in the Shreveport UDC, to now read as follows:

## **ARTICLE 9. – SIGN REGULATIONS**

\* \* \* \* \*

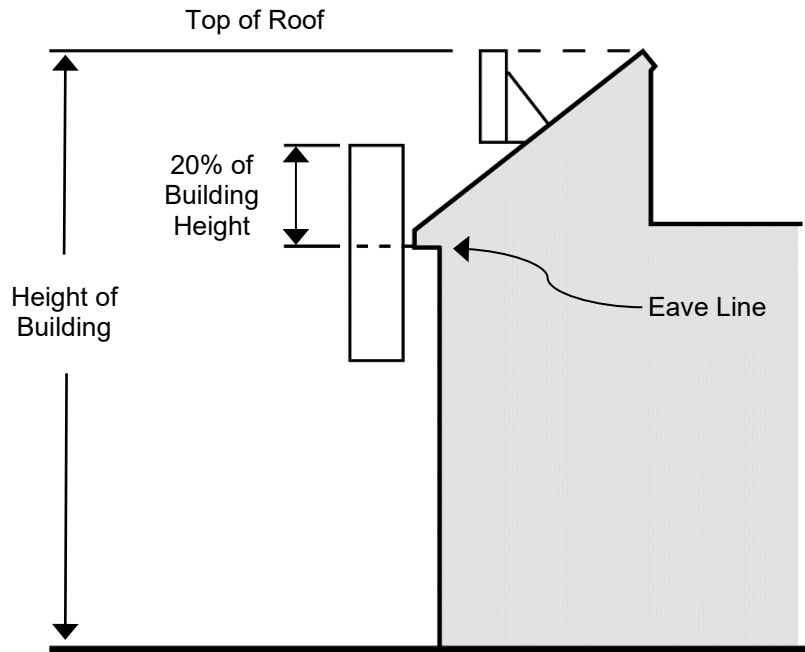
### **9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS**

\* \* \* \* \*

#### **N. Roof Signs**

1. Roof signs are permitted for non-residential uses in the districts indicated in Table 9-2.
2. Roof signs may not project more than 20 feet above the rooftop.
3. Roof signs are limited to a maximum area of three square feet per linear foot of façade.
4. Roof signs may be internally or externally illuminated.
5. Signs on Mansard Roofs shall met the following provisions:
  - a. All signs on mansard roofs shall be one-sided, permanent in nature and may be illuminated.
  - b. Signs on mansard roofs shall be consistent with and incorporated into the architecture of the building and shall be constructed to conceal all supporting structures and fastenings to the greatest extent feasible.
  - c. There shall be not more than one sign on a mansard roof per lot, except that on a corner lot two signs, one facing each street, shall be permitted.
  - d. The maximum size of a sign on a mansard roof is established at one square foot per linear foot of building wall where the sign will be mounted or 40 square feet, whichever is greater.
  - e. For a corner lot, the maximum size of a sign on a mansard roof located on each building wall shall be established at one square foot per linear foot of building wall where the sign on a mansard will be mounted or 40 square feet, whichever is greater. The size of a sign on a each side of the building shall be limited to the square footage calculated on that side only. In no case shall the square footage permitted for the signs located along the front lot line and the square footage permitted for the building wall located along the corner side lot line be combined to create a larger sign on a wall other than that permitted on each individual wall.

- f. Signs placed on a wall of a structure may not project above the eave line of a mansard roof a distance greater than twenty (20%) percent of the distance between the ground level and the top of mansard roof. No sign on a mansard roof shall project higher than the deck line of the mansard roof, as shown in the figure below.



**BE IT FURTHER ORDAINED** that the Mayor of the City of Shreveport, or his/her designee, and the Executive Director of the Shreveport-Caddo Metropolitan Planning Commission, or his/her designee, shall be and is hereby authorized to do any and all things and to sign any and all documents in a form acceptable to the City Attorney, or his/her designee, necessary to effectuate the purposes set forth herein.

**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 of this Ordinance 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 all ordinances, resolutions or parts thereof in conflict herewith are hereby repealed.

**BE IT FURTHER ORDAINED** that this Ordinance shall become effective in accordance with the provisions of Shreveport City Charter Section 4.23.

**THUS DONE AND ORDAINED** by the City Council of the City of Shreveport, Louisiana.

**APPROVED AS TO LEGAL FORM:**

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City Attorney's Office



**Office of the MPC**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6440 | fax 318-673-6112

**SHREVEPORT UDC CODE TEXT AMENDMENT SUMMARY: 24-02-CTAC**

**—Signs on Mansard Roofs—**

MPC Case #24-02-CTAC recommends two (2) text amendments.

**REQUEST:** These proposed code text amendments would amend *Article 2. – Definitions and Rules of Measurement* and *Article 9. – Sign Regulations*, adding a new definition for mansard roofs, as well as adding new regulations for signs on mansard roofs.

**MASTER PLAN CONSISTENCY:** Staff certifies that the proposed UDC amendments are consistent with the Shreveport-Caddo 2030 Great Expectations Master Plan.

**STAFF ANALYSIS:** Currently, Article 9 regulates signs roof signs, but does not specifically regulate signs on mansard roofs. The proposed amendments (1) add a definition for mansard roof to *Article 2. Definitions and Rules of Measurement* and (2) will modify *Article 9. Sign Regulations* to add new provisions for signs on mansard roofs.

**RECOMMENDATION:** MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted.

## RECOMMENDED UDC CODE TEXT AMENDMENTS. 24-02-CTAC.

The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to reflect the changing nature of business in our community. These proposed amendments concern mansard roofs.

Staff is requesting the Shreveport UDC be amended as follows: ~~strikeout~~ indicates deleted text, underline indicates added text].

1. Add new definition "Mansard Roof" and "Waterfront Lot" in ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT, SECTION 2.3 DEFINITION OF GENERAL TERMS in the Shreveport UDC. These new definitions will need to be alphabetized accordingly.

### 2.3 DEFINITION OF GENERAL TERMS

\* \* \* \* \*

Deck Line. The intersection of two roof surfaces of a mansard roof forming the highest horizontal line of the steeper roof slope.

\* \* \* \* \*

Eave Line. The extension of a roof line beyond the vertical wall of a building.

\* \* \* \* \*

Mansard Roof. A sloping roof which projects from the wall of a building and has a pitch of 45 degrees or greater to the horizontal, or a roof having a double slope, the lower slope being steeper than the upper slope.

\* \* \* \* \*

2. Add new sign provisions in ARTICLE 9. SIGN REGULATIONS, SUBSECTION 9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS, SUBSECTION 9.7.N ROOF SIGNS in the Shreveport UDC, to now read as follows:

### ARTICLE 9. -SIGN REGULATIONS

\* \* \* \* \*

#### 9.7 PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS

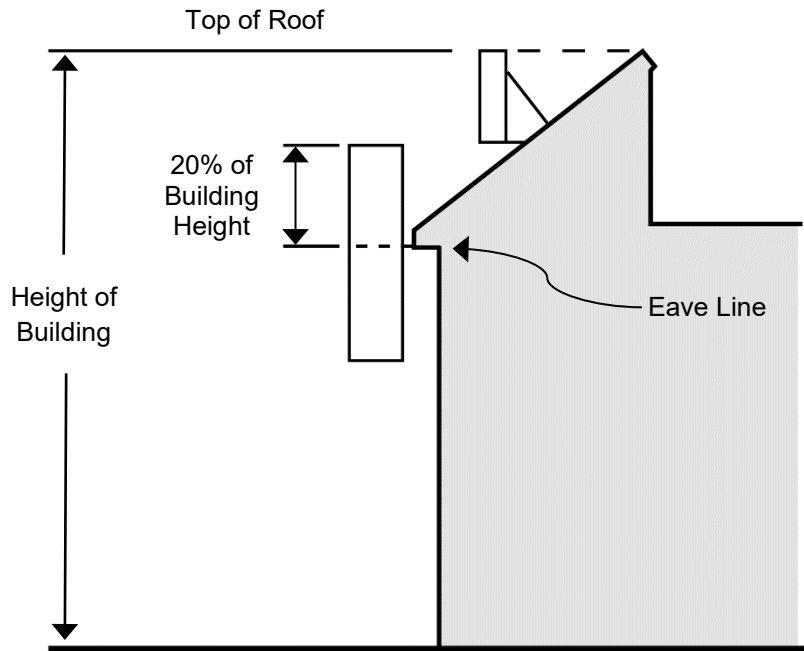
\* \* \* \* \*

##### N. Roof Signs

1. Roof signs are permitted for non-residential uses in the districts indicated in Table 9-2.
2. Roof signs may not project more than 20 feet above the rooftop.
3. Roof signs are limited to a maximum area of three square feet per linear foot of façade.
4. Roof signs may be internally or externally illuminated.
5. Signs on Mansard Roofs shall met the following provisions:
  - a. All signs on mansard roofs shall be one-sided, permanent in nature and may be illuminated.
  - b. Signs on mansard roofs shall be consistent with and incorporated into the architecture of the building and shall be constructed to conceal all supporting structures and fastenings to the greatest extent feasible.
  - c. There shall be not more than one sign on a mansard roof per lot, except that on a corner lot two signs, one facing each street, shall be permitted.
  - d. The maximum size of a sign on a mansard roof is established at one square foot per linear foot of building wall where the sign will be mounted or 40 square feet, whichever is greater.
  - e. For a corner lot, the maximum size of a sign on a mansard roof located on each building wall shall be established at one square foot per linear foot of building wall where the sign on a mansard will be mounted or 40 square feet, whichever is greater. The size of a sign on a each

side of the building shall be limited to the square footage calculated on that side only. In no case shall the square footage permitted for the signs located along the front lot line and the square footage permitted for the building wall located along the corner side lot line be combined to create a larger sign on a wall other than that permitted on each individual wall.

- f. Signs placed on a wall of a structure may not project above the eave line of a mansard roof a distance greater than twenty (20%) percent of the distance between the ground level and the top of mansard roof. No sign on a mansard roof shall project higher than the deck line of the mansard roof, as shown in the figure below.



## STAFF REPORT – CITY OF SHREVEPORT

**MAY 1, 2024**

**AGENDA ITEM NUMBER: XX**  
**MPC Staff Member:** Adam Bailey  
**City Council District:** All Districts  
**Parish Commission District:** All Districts

**CASE NUMBER:** 24-02-CTAC: City of Shreveport Code-Text Amendments  
**APPLICANT:** METROPOLITAN PLANNING COMMISSION  
**REQUEST:** Code Text (Ordinance) Amendments to the Shreveport UDC Regarding Mansard Roof Signs

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**SUMMARY OF CODE TEXT AMENDMENT(S):** These proposed code text amendments would amend the following UDC article: *Article 9. – Sign Regulations*, adding regulations for mansard roofs signs.

**MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted.**

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**DESCRIPTION:** The Executive Director has requested the Metropolitan Planning Commission to review and recommend code changes regarding the regulations of mansard roof signs. These proposed code text amendments would amend the following articles: *Article 2. Definitions and Rules of Measurement* and *Article 9. – Sign Regulations*.

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**MASTER PLAN CONSISTENCY:** These proposed changes are consistent with the following provisions of the Shreveport-Caddo 2030 Great Expectations Master Plan:

- Ensuring regulatory processes are responsive, efficient, and customer friendly,
- Making the UDC more customer friendly, and
- Revising regulations for best practices and enforcement.

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**NOTIFICATION/ COMMUNITY OUTREACH:** Notifications of the MPC public hearing were published pursuant to the following:

- Notice of the May MPC public hearing was provided through legal advertisement in *The Shreveport Times* on April 15, 2024. No comments have been received to date. Mailed notifications for applications for a code text amendment are not required.
- Following the MPC public hearing on May 1, 2024, the Shreveport City Council will review the proposals at a May 21, 2024, and June 11, 2024, public hearing.

## STAFF REPORT – CITY OF SHREVEPORT

**STAFF ANALYSIS:** Currently, Article 9 regulates signs roof signs, but does not specifically regulate signs on mansard roofs. The proposed amendments (1) add a definition for mansard roof to *Article 2. Definitions and Rules of Measurement* and (2) will modify *Article 9. Sign Regulations* to add new provisions for signs on mansard roofs. The following edits to the existing roof sign standards in *Section 9.7.N Roof Signs* in *Article 9. – Sign Regulations* were drafted by MPC Staff and are attached to the staff report in draft form as *Exhibit B- Amendment Details*.

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**PROPOSED UDC CODE  
TEXT AMENDMENT(S):**

Staff is proposing the following amendments to the Shreveport UDC at this time: **See Exhibit “B” for a detailed list of changes with blue colored underlines for new language and red strikethroughs for deleted language, as applicable.**

**Amendment 1.** Add new definition for *Mansard Roof* in **Article 2. Definitions and Rules of Measurement**.

**Amendment 2.** Amends subsection *9.7.N. Roof Signs* in **Article 9. – Sign Regulations**, adding regulations for sign on mansard roofs.

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**ATTACHMENTS:** **See Exhibit “A” for a one-page summary of proposed amendments.**  
**See Exhibit “B” for a detailed list of changes.**

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**APPROVAL STANDARDS:** The purpose of Section 16.1.E.1 is to provide a uniform means for amending the text of the UDC whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. In determining whether to recommend approval or denial of the proposed text amendment, the MPC shall weigh the relevance to which the proposed amendment:

- a. **Promotes the public health, safety, and welfare.**  
*The proposed text amendments promote the public health, safety, and welfare.*
- b. **Promotes the Master Plan and any adopted land use policies.**  
*The proposed text amendments are consistent with the Master Plan.*
- c. **Promotes intent of this Code.**  
*These amendments will simplify current practices, thus promoting the intent of the Code.*
- d. **Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**  
*The proposed amendments reflect changes in policy.*
- e. **The extent to which the proposed amendment creates nonconformities.**  
*These amendments help alleviate nonconformities, not create them.*

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## STAFF

## STAFF REPORT – CITY OF SHREVEPORT

**RECOMMENDATION:** Based on staff analysis, review of the above standards, and the facts of record, MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted. If approved by City Council, *Article 2* and *Article 9* of the *Shreveport UDC* would be amended, as described within. A majority vote of the MPC Board members present and voting is required to recommend approval to the City Council.

Alternatively, based on information provided at the public hearing, the MPC Board may:

- Deny the proposed code text amendment;
- Deny specific provisions and/or amendments, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

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**PUBLIC ASSESSMENT:** No one spoke in support or opposition.

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**MPC BOARD  
RECOMMENDATION:** The Board voted unanimously to recommend approval of this application.

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING MAY 1, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 1, 2024 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met in the MPC Conference room prior to the hearing for case manager presentations.

**Members Present**

Chris Elbertson, Chair  
Gabriel Balderas  
Rachel Jackson  
Fred Moss, IV  
Bill Robertson  
Harold Sater  
Toni Thibeaux  
Rose Wilson McCulloch

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Adam Bailey, Community Planning & Design Manager  
Emily Trant, Planner II  
Christian Terrell, Planner 1  
Tanner Yeldell, City Attorney's Office  
PeiYao Lin, Community Planner 1  
Kamrin Hooks, Executive Assistant/Planner 1

**Members Absent**

Winzer Andrews, Chair  
Rachel Jackson (left before meeting ended)

The hearing was opened with prayer by **MRS. WILSON MCCULLOCH**. The Pledge of Allegiance was led by **MRS. WILSON MCCULLOCH**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, the City Council. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

**A motion was made by MR. ELBERSON, seconded by MR. MOSS, to approve the minutes of the April 3, 2024 public hearing as submitted.**

**The motion was adopted by the following 8-0 vote: Ayes: Messrs. BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ANDREWS**

**SIRA PRESENTATION**

**Parker Brown 818 Unadilla St, Shreveport, LA, 71106**

**PUBLIC HEARING**

**CASE NO. 24-29-C TEMPORARY USE PERMIT**

Applicant: 2R Construction, LLC  
Owner: Dillard Farms, LLC  
Location: 2444 Midway Ave (NW corner of Midway Ave. and Mansfield Rd.)  
Existing Zoning: I-2  
Request: Temporary Use Permit

Proposed Use: Rock Crushing Facility

**Representative &/or support:** Romano Dillard 5428 Coach Rd, Bossier City, LA, 71111

**Opposition:** NONE.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. BALDERAS to revise the TUP for every 3 years.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ANDREWS

**CASE NO. 23-208-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: BAH Allegra At Shreveport, LP.  
Owner: Y-S Partners L.L.C.  
Location: 0 Youree Dr (North side of Sophia Ln, Approx. 400' west of Youree Dr.)  
Existing Zoning: C-3  
Request: Special Use Permit for Multi-Family Development  
Proposed Use: Multi-Family Residential  
**REMANDED FROM CITY COUNCIL**  
[Traffic Impact Study](#)  
[Water Pressure Study](#)

**Representative &/or support:** Jeremy Merz 1000 Louisville Ave, Monroe, LA, 71021

**Kimberly McDaniel 37302 Commerce Lane, Prairieville, LA, 70769**

**David Smith (City Engineer) 505 Travis St, Shreveport, LA, 71101**

**Steve Vercher (City Water & Sewer) 401 Edwards St, Shreveport, LA, 71101**

**Opposition:** Tim Euler 512 Forsythe Ct, Shreveport, LA, 71115

**David Petite 409 Brighton Ct, Shreveport, LA, 71115**

A motion was made by MR. MOSS, seconded by MR. ELBERSON to approve the application.

The motion was adopted by the following 7-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. JACKSON & THIBEAUX Nays: Meses. WILSON MCCULLOCH Absent: Messrs. ANDREWS

**CASE NO. 23-212-C ZONING REQUEST**

Applicant: Timothy Heffern  
Owner: Timothy Heffern

*draft*

Location: 0 Maxfern Dr (NW corner of Maxfern Dr and Pinehill Rd)  
Existing Zoning: R-1-7  
Request: R-1-7 to C-4  
Proposed Use: Industrial  
**REMANDED FROM CITY COUNCIL**

**Representative &/or support:** Timothy Heffern 3556 Old Mooringsport Rd, Shreveport, LA, 71107

**Opposition:** NONE

**A motion was made by MR. MOSS, seconded by MRS. WILSON MCCULLOCH to recommend for approval of the C-4 zoning district.**

**The motion was adopted by the following 7-1 vote: Ayes: Messrs. ANDREWS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: Messrs. BALDERAS Absent: Messrs. ANDREWS**

**CASE NO. 23-8-CTAC CODE TEXT AMENDMENT**

Applicant: METROPOLITAN PLANNING COMMISSION  
Request: Code Text (Ordinance) Amendments to the Shreveport UDC  
**REMANDED FROM CITY COUNCIL**

**Representative &/or support:** NONE

**Opposition:** NONE

**A motion was made by MR. BALDERAS, seconded by MR. MOSS to recommend application for approval.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, & THIBEAUX Nays: NONE. Absent: Messrs. ANDREWS and Meses. JACKSON**

**CASE NO. 24-2-CTAC CODE TEXT AMENDMENT**

Applicant: METROPOLITAN PLANNING COMMISSION  
Request: Code Text Amendment for provisions allowing for Mansard Roof Signs

**Representative &/or support:** NONE

**Opposition:** NONE

**A motion was made by MR. SATER, seconded by MR. MOSS to recommend application for approval.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, & THIBEAUX Nays: NONE. Absent: Messrs. ANDREWS and Meses. JACKSON**

*draft*

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**David Hackney 9660 Railsback, Shreveport, LA, 71106**

**NEW BUSINESS**

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 5:05 p.m.**

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**Christian Elbersen, Chair**

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**Rachel Jackson, Secretary**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, May 1, 2024 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 24-02-CTAC:** UDC CODE TEXT AMENDMENTS. In accordance with Shreveport Unified Development Code (UDC), *Article 16, Section 16.1*, an application has been submitted by the staff of the Office of the Shreveport Metropolitan Planning Commission of Caddo Parish to consider public comments and testimony regarding a code text amendment to the Shreveport UDC to amend following articles, or portions thereof: *Article 9. – Sign Regulations*; regarding mansard roof signs, with all provisions included therein.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times