

ORDINANCE NO. 4585

AN ORDINANCE TO AMEND ORDINANCE NO. 3908 of 2003 TO AMEND THE UNIFIED DEVELOPMENT CODE TO REFLECT CHANGES RELATIVE TO ARTICLE 12, ARCHITECTURAL DESIGN STANDARDS, AS RECOMMENDED BY THE BOSSIER CITY COMPREHENSIVE PLAN UPDATE ADOPTED MARCH 19, 2013.

BE IT ORDAINED, that the following newly adopted architectural standards shall apply to any applicable project that has not had final approval by the Metropolitan Planning Commission as a component of a Planned Unit Development or Zoning Amendment and/or a building permit application on file in the Bossier Parish Building Permits Department for the purpose of receiving a building permit as of the date of approval of this ordinance;

BE IT ORDAINED, THAT THE FOLLOWING Sections of the Unified Development Code are amended to read as follows:

Section 12.7 Architectural Design Standards for Building within the Business, Industrial, and Special Purpose Districts

12.7.1 Purpose

The following standards for applicable architecture throughout the Metropolitan Planning Commission (MPC) jurisdiction are intended to reflect the goal of the Bossier Comprehensive and Land Use Plan while creating development of enduring quality and unique architectural style.

12.7.2 Applicability

All new development located within an applicable district shall be subject to these provisions. Approval by the Zoning Office must be obtained before any site improvement or construction can begin, and a Certificate of Occupancy or Zoning Permit can be issued. Major rehabilitations of existing buildings, within an applicable district, are also subject to these provisions. Major rehabilitation shall be defined as any renovation, restoration, modifications, addition, or retrofit of a building that exceeds fifty (50) percent of the current appraised value of the building. The appraised value of the land is not included in the 50% calculation. The current appraised value shall be established by the Bossier Parish Tax Assessor's office.

A. Applicable districts shall include the following:

1. Business Districts: B-1, B-2, B-3, B-4, and B-5
2. Special Purposed Districts: RFD, RT, and A-1
3. Industrial Districts: I-1 and I-2
4. All uses in the R-A district when approved as a Conditional Use and all uses approved as a component of a Planned Unit Development (PUD).

12.7.3 Exemptions

The following uses or occupancies are exempted from the provisions:

- A. Single-family residential buildings that are occupied as a residence.
- B. Accessory structures, with one or more side walls, with a footprint of less than 300 square feet, and the total footprint for all such structures on the premise does not exceed 2,000 square feet. Conditional Use Approval,

following the procedures of Section 3.3.2 of this code, shall be required for more than two (2) accessory buildings or when total square footage exceeds 2,000 square feet. Accessory buildings located within the I-1, I-2, A-1 zoning classifications are exempt from this requirement.

12.7.4 Waivers and Architectural Review

- A.** If a proposed development or improvement will not be visible from a public or private street once the project is completed, the MPC zoning board may waive any or all of the architectural standard requirements. Request for a waiver shall be reviewed as a Conditional Use Approval following the procedures of Section 3.3.2 of this code. Applications shall include the submission of architectural elevations of the proposed construction in color and visual evidence that the project will be visible from the street.

- B.** If a proposed development or an improvement or addition greater than 50% of the appraised value as defined in Section 12.7.2, is adjacent to an industrial zoning classification or an existing Industrial land use, the owner or applicant may apply to the Architectural Design Review Committee for the review of a lesser standards of architectural design that shall concentrate on the Front Façade and a minimum of 25% of the sides of the proposed structure that adjoin the Front Façade.

- C.** All Overlay Districts and the following arterial streets shall not qualify for this architectural design waiver.
 - a.** Airline Drive, Arthur Ray Teague Parkway, Barksdale Boulevard, Benton Road, East Texas Street, Jimmie Davis Highway, McDade Street, Old Minden Road (west of Airline Drive), Shed Road (between Benton Road and Airline Drive and east of I-220), Shreveport-Barksdale, Traffic Street, Viking Drive (between Benton Road and Airline Drive)

12.7.5 Architectural Design Review Committee

Architectural design review of alternative façade designs and materials shall be reviewed by the Metropolitan Planning Commission Architectural Review Committee (ARC). The purpose of utilizing alternative façade materials and designs is to create a unique architectural style and is not simply a means to avoid the intent and/or requirements of the architectural standard requirements. Committee membership is as follows:

- A.** For projects located within the corporate limits of Bossier City, the ARC shall consist of a five (5) member committee comprised of the following:
 - 1. A representative of Bossier City Mayor's office
 - 2. A representative of the Bossier MPC
 - 3. Two (2) representatives of the Bossier MPC office staff
 - 4. The Bossier City Engineer

- B.** For the projects located outside of the corporate limits of Bossier City, the ARC shall consist of a five (5) member committee comprised of the following:
 - 1. A representative of the Bossier Parish Police Jury
 - 2. A representative of the Bossier MPC

3. Two (2) representatives of the Bossier MPC office staff
4. The Bossier Parish Engineer

12.7.6 Architectural Review Procedures

The ARC may review all aspects of nonresidential and multifamily residential projects that pertain to the outside appearance of the structures. Projects shall be in conformance with all zoning regulations prior to submittal to the ARC. In addition, projects with proposed variances shall be reviewed and approved by the appropriate board prior to the submittal to the ARC. If required, architectural review as a component of a Planned Unit Development (PUD), shall be conducted prior to review of the PUD by the MPC.

- A. A quorum shall consist of three (3) members
- B. A representative from the Bossier MPC office staff shall preside as chairperson of the committee meetings and shall prepare a record of all proceedings for each review. The record of the proceedings shall be filed in the MPC office and shall be made a public record.
- C. Applicants shall initiate a request for Architectural Review to the MPC office staff upon completion of an application form provided to them by the MPC staff.
- D. The ARC shall hold a meeting within ten (10) business days of filing of the request. All meetings shall be open to the public with public notice, including the time and location of all meetings, being made regarding the meeting. The MPC staff shall review and distribute all documents to the ARC members prior to the meeting for their review. At the meeting, the ARC shall approve, with conditions or disapprove the application based on the committee's opinion whether the project conforms to the Architectural Design Standards or intent thereof.

12.7.7 Façade Materials

All buildings on the same site shall be architecturally unified in color scheme and building materials.

- A. Business and Special Purpose Districts excluding the A-1 and A-2 districts.

1. The following exterior materials are acceptable:

- a. Brick, limestone, granite, marble, stucco, glass, split-face concrete block (limited use), exterior insulation and finishing systems (EIFS), fiber cement (hardiplank) siding and wood siding.
- b. Split face concrete block may be used for up to sixty (60) percent of the exterior walls. EIFS installed via a wall drainage system, may be used only if it is a minimum of six (6) inches above grade with approval by the appropriate City or Parish building official.



2. Flush architectural metal panels installed via concealed fasteners for wall systems may be used for up to fifty (50) percent of any single façade if utilized in conjunction with any of the above permitted building materials.

Façades with more than fifty (50) percent must apply to the MPC Architectural Review Committee.

3. As an alternative to 12.7.7.2, metal panels may be used as an accent material for up to twenty (20) percent of each façade. Accent materials are intended to be secondary façade materials that enhance the aesthetics of the building exterior. Accent materials generally consist of materials and/or colors that complement the primary materials and enhance a particular style.
4. The following exterior materials are prohibited when used as a visible exterior façade material:
 - a. Tilt-up concrete panels, smooth face concrete block, vinyl and aluminum siding
 - b. The provisions for façade materials apply to the front and sides of structures for a total of three (3) sides on stand-alone sites.

However, these provisions apply to all four (4) sided buildings located within integrated developments with multiple buildings, out-parcels, and when facing the public right of way or a private drive.

- B. Industrial and A-1 Districts
Façade materials allowed in the Business and Special Purpose Districts shall be allowed and are required on a minimum of forty (40) percent on the front façade(s) only. Any other material types shall be allowed on the remaining sixty (60) percent of the building exterior.
- C. Colors
Buildings shall consist of natural earth tones that are found in the Bossier City/Parish Region. Natural earth tones include colors and shades of the following: red, orange, yellow, olive, tan, and brown. Other colors or combinations may be allowed by the MPC Architectural Review Committee.

12.7.8 Massing, Facades, and Entryways

A. Massing

1. Long expanses of blank walls shall be avoided through the use of wall articulation. Breaking the continuous plane of the wall can be done by recessing vertical segments of the wall at several intervals. Also, a course of brick or other masonry material can be applied to the exterior walls to add visual interest at certain junctures in the wall. Changes in the material colors are also encouraged to break up wall surfaces. The maximum permitted width of an uninterrupted wall plane shall be fifty (50) feet. The front façade shall be articulated regardless of width.



B. Façade

The façade of a building is defined as being all exterior walls structure. The “Front Façade” is the side that is facing the public right-of-way and/or private driveways or streets utilized for public travel or access.

1. Buildings shall have a defined base and cap.
- 2.

3. All entryways used by the general public shall be identifiable and integrated into the building architecture.



4. Outdoor storage display areas shall be included on the site plan submittal for review. Additional parking shall be provided to account for temporary outdoor storage or display areas that utilize parking spaces when they are in use.

5. Awnings or canopies should be provided over pedestrian walkways within thirty (30) feet of all primary entrances used by the general public.



12.7.9 Roofs

1. Hip, gable or flat roofs may be used.
2. Flat or Parapet roofs should be articulated and interrupted along the sides by breaking the plane of the roof along the sides and front.
3. Embellishment of a flat roof shall be achieved through the use of cornice or cap and base along the front and sides of the roof.
4. Roof mounted mechanical and air conditioning equipment shall be screened from public view on all sides, adjacent streets, and adjoining developments, with the use of parapets, dormers, or by other means. Exceptions may be allowed when topography or other unchangeable conditions such as elevated roadways, do not permit equipment to not be visible. Alternative means of screening shall be reviewed by the Architectural Review Committee.
5. Green Roofs, Mansard Roofs, and other alternative roof forms may be approved as a Conditional Use by the MPC Zoning Board following the procedures of section 3.3.2.

A. Definitions

1. Parapet: An extension of the main walls of a building that runs along the edge of a roof. Often used to shield rooftop mechanical equipment and vents.



2. Gable: A triangular or ridged roof with two slopes that come to a point along a ridge in the middle.



3. Cornice: A projecting decorative molding or overhang that crowns the top course of a wall.



4. Base: The lowest part of the building or structure.



5. Cap: The head or crowning feature of a building or structure.



6. Mansard: A roof with slopes on each of four sides.



7. Dormer: A structural component of a building that protrudes from a roof slope. May contain windows and other architectural features.



12.7.10 Garbage collection Areas

When Dumpsters, trash and recyclable material containment areas are visible from the street frontage or adjoining residential property, the following criteria shall apply to placement and construction type.

- A. Dumpster enclosures shall be constructed with masonry material and provide a gate or set of gates. If the gate side of the enclosure faces the street or adjoining residential property, the gates shall be of an opaque material. The gates shall be kept closed.
- B. The enclosure shall be at least two (2) feet taller than the dumpster, but no taller than eight (8) feet in height.
- C. Dumpster enclosures that are located within the front yard shall be landscaped. Landscaping shall be oriented to face adjoining properties and streets.
- D. Dumpster areas shall not be located within any designated streetscape or buffer yard.
- E. Development within the A-1, A-2 Airbase Buffer Zones and the Industrial districts are exempt from the above requirements.

12.7.11 Exterior Building Lighting

Exterior building lighting plays an integral role in a commercial building whether its purpose is to emphasize architectural elements, landscaping or parking areas. Lighting fixtures should be compatible with the character, scale and function of the building as well as the surrounding area. Building mounted light fixtures shall not be located higher than the roofline and shall have the lamp source shielded from view as to minimize glare.



12.7.12 Appropriate Architectural Elements

Examples of appropriate and inappropriate architectural elements are provided below.

Appropriate Design



Inappropriate Design



Appropriate Roof Screening



Inappropriate Roof Screening



Appropriate Design



Inappropriate Design



Appropriate Garbage Collection Area



Inappropriate Garbage Collection Area



Appropriate Design



Inappropriate Design



12.7.13 Appeals

Any property owner aggrieved by a decision of the Architectural Review Committee, Executive Director or any Administrative Official in the interpretation of the Architectural Design Standards ordinance, may file an appeal to the Board of Adjustments. An appeal shall be filed within ten (10) days from the date of the alleged erroneous order, requirement, decision, determination, or interpretation. Failure to do so within the prescribed period will constitute a waiver of all rights to an administrative hearing.

- A.** An appeal must be filed with the MPC office and shall include the following:
 - 1.** The name, address, and telephone number of the petitioner.
 - 2.** The decisions being appealed and description of the appeal on an applicable application provided by the zoning office.
 - 3.** Site plan of the property involved showing dimension of the lot, architectural elevations, and any proposed improvements thereon.
- B.** Upon completion of an application provided by the MPC staff, the appeal shall be scheduled for a hearing by the Board of Adjustments on the next available regularly scheduled BOA meeting.

BE IT ORDAINED, that the following Section of the Unified Development Code be amended to read as follows:

6.8.C The exterior of the temporary building shall be painted in one primary color that comprises a minimum of 80% of the facades of the structure. The paint scheme should complement the primary building on the site. The temporary building shall be maintained and kept in good repair.

BE IT ORDAINED, that the following Section is deleted from the Unified Development Code.

Section 13.14 Screening of Accessory Waste Storage and Dumpsters.

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

The ordinance was offered by Mr. Avery, seconded by Mr. Rimmer. Upon unanimous vote, it was duly adopted on this 7th day of October, 2015.

RACHEL D. HAUSER
PARISH SECRETARY

JACK SKAGGS, PRESIDENT
BOSSIER PARISH POLICE JURY