

ORDINANCE NO. 4836

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 – ALCOHOL DENSITY CONDITIONAL USE OVERLAY DISTRICT

WHEREAS, the Bossier Parish Police Jury held a public hearing on June 16, 2021, 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 – Alcohol Density Conditional Use Overlay District, as follows:

Section 5 Use by Regulation

***Section 5.7.5 is hereby added as follows:***

5.7.5 Alcohol Density Conditional Use Overlay District

A. Purpose and Intent

The Alcohol Density Conditional Overlay District is intended to promote the health, safety, economic, cultural, and general welfare of the citizens of Bossier Parish by providing for specific spacing between liquor stores, bars, and lounges in a manner to mitigate any nuisances created by the over-concentration of such uses.

B. Eligible Properties and District Boundaries

Commercial properties zoned B-3, B-4, or B-5 which front or have corner lot frontage adjacent to a State Highway and are located within the district boundary of Alcohol Density Conditional Use Overlay District Map Exhibit A, are eligible to receive conditional use approval to operate as a liquor store, bar, or lounge. The District boundary upon any eligible commercial property shall not extend to a depth greater than 300 feet, as measured from the edge of the right of way of the adjacent State Highway.

C. Separation Requirements

A liquor store, bar, or lounge shall be separated from any other liquor store, bar, or lounge, or any other one of these uses, by a minimum of 1320 feet. This measurement shall be interpreted to mean as one walks, using sidewalks, street, and other reasonable access points such as entrance and exit driveways, from the nearest point of the proposed property boundary of the liquor store, bar, or lounge, to the nearest point of any existing liquor store, bar, or lounge. 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 exists.

D. Buffering Requirements

When a liquor store, bar, or lounge is located adjacent to a residentially zoned property, Residential Compatibility standards contained in Article 13.10 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 or vacant property zoned Residential Agriculture and not yet developed or platted, or which is designated on the Comprehensive Master Plan for residential use.

BE IT FURTHER ORDAINED, that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

The ordinance was offered by Mr. Benton, seconded by Mr. Plummer. Upon unanimous vote, it was duly adopted on this 16<sup>th</sup> day of June, 2021.

RACHEL D. HAUSER  
PARISH SECRETARY

JEROME DARBY, PRESIDENT  
BOSSIER PARISH POLICE JURY