

ORDINANCE NO. 4972

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE FOR THE HAUGHTON METROPOLITAN PLANNING COMMISSION AND THE PARISH OF BOSSIER, LOUISIANA, TO ADD SECTION 5.7.3 – LOUISIANA HIGHWAY 80 REDEVELOPMENT CORRIDOR OVERLY DISTRICT. (HAUGHTON MPC CASE HP-6-23)

WHEREAS, the Bossier Parish Police Jury held a public hearing on September 6, 2023, 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 5.7.3 – Louisiana Highway 80 Redevelopment Corridor Overlay District, as follows:

Article 5 – Use Regulations

*Article 5.7.3 is hereby added as follows:*

5.7.3 Louisiana Highway 80 Redevelopment Corridor Overlay District

A. Purpose and Intent

The Louisiana Highway 80 Redevelopment Overlay District is created to recognize that zoning amendments will occur within existing subdivisions, with platted lots that front on and received direct access from LA 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 LA Highway 80 corridor are in transition from the current mix of agricultural lands, residential, commercial and industrial land uses. The LA Highway 80 Corridor Redevelopment 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 LA Highway 80 Corridor Redevelopment 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 Code.

B. District Boundaries

The LA Highway 80 Redevelopment Corridor Overlay District extends generally, 1400 feet from the centerline of Highway 80, north and south, extending East of the West section line of Section 18, Township 18 North, Range 11 West, to the East section line of Sections 1 and 12, Township 18 North, Range 11 West, also being the boundary line between Bossier and Webster Parish. The area shall be depicted on a map that has been adopted with the inception of the LA Highway 80 Redevelopment Corridor Overlay District. If a site, lot or property is partially located within the corridor, the entire portion of the site, lot or property facing the corridor will be subject to these regulations.

C. Applicability

The provisions applicable to the LA Highway 80 Redevelopment Corridor Overlay District shall apply to both modifications of existing structures as well as new construction within the corridor overlay area.

D. Submittal Requirements

All applications for zoning amendments in the overlay district shall follow the procedures as stated in Section 3.9 of this code.

E. 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 residential properties.

F. Compatibility Buffer Requirements

Compatibility Buffers, as required in Article 13 of this code, shall be reviewed by the Planning Commission to determine if it is required and should be installed. Review shall be on a case-by-case basis as determined by the Planning Commission, as many of the properties have a narrow width and installation of a buffer could possibly render the property unbuildable.

G. Architectural Standards

The Architectural Standards, as stated in Article 12 of this Code, are applicable and are intended to create development of enduring quality and unique architectural style.

H. On-Premise Signage

Shall be limited to twenty-five (25) feet in height. All single-pole signs shall utilize sign pole covers unless approved otherwise as a Conditional Use by the Planning Commission.

I. Residential Subdivisions

In addition to the subdivision and land development regulations found in Article 11, future residential development 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 six foot high solid wall (or Wood fence) constructed entirely of brick or stone masonry and vegetated strip of canopy trees, shrubs and groundcover that provides a full landscape buffer measured at one tree per 20 lineal feet of frontage and one shrub per three feet of linear frontage.

2. If a residential lot is separated from LA Highway 80 by a minimum 20 foot wide landscaped strip and a residential street, a residential lot may face LA Highway 80.

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. Jorden. It was duly adopted on the 6<sup>th</sup> day of September, 2023, with the following votes recorded:

YEAS: Mr. Benton, Mr. Brotherton, Mr. Cochran, Mr. Darby, Mr. Gray, Mr. Jorden, Mr. Marsiglia, Ms. Parks, Mr. Plummer, Mr. Rimmer, Mr. Rodgers, Mr. Salzer

NAYS: None

ABSTAIN: None

ABSENT: None

RACHEL D. HAUSER  
PARISH SECRETARY

DOUG RIMMER, PRESIDENT  
BOSSIER PARISH POLICE JURY

