

2023 Regular Session

HOUSE BILL NO. 608

BY REPRESENTATIVE MCCORMICK

PARISHES: Provides relative to zoning regulations and restrictions in Caddo Parish

1 AN ACT

2 To enact R.S. 33:4780.53, relative to Caddo Parish; to provide relative to zoning regulations
3 and restrictions; to provide relative to the powers and duties of the governing
4 authority of Caddo Parish with respect to the adoption of such regulations and
5 restrictions; to provide limitations; and to provide for related matters.

6 Notice of intention to introduce this Act has been published
7 as provided by Article III, Section 13 of the Constitution of
8 Louisiana.

9 Be it enacted by the Legislature of Louisiana:

10 Section 1. R.S. 33:4780.53 is hereby enacted to read as follows:

11 §4780.53. Zoning regulations and restrictions; Caddo Parish

12 A. Notwithstanding any other provision of law to the contrary, the governing
13 authority of the parish of Caddo may avail itself of the powers conferred by this
14 Subpart for the purpose of adopting regulations and restrictions which are applicable
15 to the unincorporated area of the parish lying outside of the boundaries of the
16 metropolitan planning area only after a proposition authorizing the parish governing
17 authority to avail itself of the powers conferred by this Subpart for such purpose has
18 been approved by a majority of the electors of the unincorporated area of the parish
19 lying outside of the boundaries of the metropolitan planning area voting at an
20 election held for that purpose in accordance with the Louisiana Election Code.

1 B. Notwithstanding any other provision of law to the contrary, the governing
2 authority of the parish of Caddo may adopt regulations and restrictions pursuant to
3 this Subpart which are applicable to the unincorporated area of the parish lying
4 inside the boundaries of the metropolitan planning area without appointing a zoning
5 commission as required by R.S. 33:4780.45. If a zoning commission is appointed
6 pursuant to R.S. 33:4780.45, the parish governing authority may adopt regulations
7 and restrictions which are applicable to the unincorporated area of the parish lying
8 inside the boundaries of the metropolitan planning area only after receiving a report
9 of findings and recommendations from such zoning commission as otherwise
10 provided in this Subpart.

11 C. Notwithstanding any other provision of law to the contrary, the term
12 "metropolitan planning area" as used in this Section means the area included within
13 the boundaries of the city of Shreveport and any unincorporated area of the parish
14 of Caddo that is located within five miles of the boundaries of the city of Shreveport
15 as such boundaries of the city exist on the effective date of this Section, or may exist
16 in the future.

DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

HB 608 Original

2023 Regular Session

McCormick

Abstract: Provides relative to certain requirements regarding the adoption of zoning regulations and restrictions in Caddo Parish.

Present law generally authorizes parish governing authorities, for the purpose of promoting the health, safety, morals, or general welfare of the community, to regulate and restrict the height, number of stories, and size of structures; the percentage of lots that may be occupied; courts and other open spaces; the density of population; and the location and use of the buildings, structures, and land for trade, industry, residence, or other purposes. Authorizes parish governing authorities to divide the parish into districts to carry out the purposes of present law. Provides that regulations adopted pursuant to present law shall be made in accordance with a comprehensive plan. Requires parish governing authorities, in order to use the powers authorized by present law, to appoint a zoning commission whose function shall be to recommend the boundaries of the original districts and the regulations and restrictions to be enforced therein.

Proposed law retains present law but makes an exception for Caddo Parish. Requires the parish governing authority to receive voter approval prior to using the powers authorized in

present law for the purpose of adopting regulations and restrictions applicable to the unincorporated area of the parish lying outside of the boundaries of the metropolitan planning area. Relative to regulations and restrictions applicable to the unincorporated area of the parish lying inside the boundaries of the metropolitan planning area, authorizes the parish to adopt regulations and restrictions pursuant to present law without appointing a zoning commission.

Proposed law defines "metropolitan planning area" as the area included within the boundaries of the city of Shreveport and any unincorporated area of Caddo Parish that is located within five miles of the boundaries of the city of Shreveport.

(Adds R.S. 33:4780.53)