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## DIGEST

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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)