

Bossier City Neighborhood Improvement Tools

Neighborhood Conservation Overlay Districts (NCOD)

OPTIONAL

A Neighborhood Conservation Overlay District (NCOD) is a zoning tool that allows a neighborhood or subdivision to self-impose additional standards to help preserve, protect, and enhance the established character of an existing area beyond what is specified in the City or MPC regulations.

View and download the complete Neighborhood Conservation Overlay District ordinance from the Bossier MPC website:

<http://bossiercity.org/399/Neighborhood-Conservation-Overlay-Distri>

or call (318) 741-8827 for more information

Examples of Optional Rules

Rental registration programs; minimum landlord requirements; tenant registration or screening

Architectural standards for new construction, remodeling, or outbuildings: materials, colors size, design

Landscaping - residential property requirements

Tree planting and preservation programs

Parking – restrictions on maximum vehicles allowed to park per bedroom or unit, to control number of tenants

Supplemental house maintenance standards: peeling paint, broken doors, shutters, or windows, roof repairs, etc.

Neutral ground/right-of-way beautification

Fences – supplemental restrictions on placement, style, height

Outdoor lighting, types and size of private lighting.

Supplemental animal control regulations, such as limiting the numbers and types of household pets.

Yard decorations

Outline of Process to Create a NCOD

1. The interested group, representing a majority of the assessed value of property, makes application to the MPC.
2. The Planning Director reviews the application for eligibility and sends written notification to the applicant.
3. The group making the application works with the MPC to formulate a draft plan.
4. The applicant group schedules a public meeting to receive comments on the draft plan. The group provides written notice of the meeting to all property owners in the proposed district at least 10 days before the meeting.
5. The group obtains petitions containing signatures of more than 50% of the owners within the proposed district.
6. The Planning Director prepares a conceptual NCOD Plan for the proposed district, using, in part, the draft plan submitted by the applicant group.
7. The MPC makes a recommendation regarding the plan and the governing body conducts a public hearing and makes a decision on the plan.