

Overview of Central Parkway Zoning Ordinance

(see Ordinance for more details)

Quality commercial development while protecting nearby residential neighborhoods.

The Central Parkway zoning is intended to encourage quality commercial development along Highway 167 now branded as “Central Parkway” through Ruston, while protecting nearby residential neighborhoods. More uses will be streamlined as uses-by-right, which means that the Zoning Administrator can approve a development after it meets the new requirements. A map showing each of the 4 districts is attached. Uses within each of the new zoning districts are shown in the attached use chart.

Four customized districts reflecting traditional and future Ruston.

The Central Parkway is divided into four segments, each customized to the notable characteristics of traditional (Pines) and future (Sports District) Ruston.

1. Central Parkway Pines (CPP) – from the North city limits to Pinecrest Drive

This district is intended to provide a compatible transition from single family residential uses to more mixed and commercial uses while maintaining compatibility with neighboring residential uses and preserving the scenic beauty of the natural environment.

2. Central Parkway Mid-Town (CPT) – from Pinecrest Drive to Line Avenue

This district continues the Central Parkway through downtown Ruston while retaining its existing commercial zoning, including: existing B-4, B-3, Core Edge, Core Landmark, and Core Downtown (formerly named Core Center). The Central Parkway designation applies one additional restriction in this segment: it prohibits pole signs in the portion of the Core Edge District within the boundaries of the Central Parkway.

3. Central Parkway Sports (CPS) – from Line Avenue to Tennessee Avenue

This is the primary transportation corridor to the new Ruston Sports Complex. Private property in this district is envisioned to provide supporting private development to complement the public investment in the complex.

4. Central Parkway Meadows (CPM) – from Tennessee Avenue to the South city limits

This district is intended to provide a compatible transition from open farm land and single family residential uses to more mixed and commercial uses while maintaining compatibility with neighboring uses and preserving the scenic beauty of the natural environment.

Development standards to promote quality construction and neighborhood protection.

Development standards in the Central Parkway are designed to promote quality construction and to protect nearby residential neighborhoods, which standards are summarized as follows. Additional details of the standards are shown on the attached charts.

- (1) Before clearing a lot, developers must submit complete, scaled site plans, including: a landscape plan and must coordinate with the City Forester, or other person designated by the Zoning Administrator, to preserve as many viable trees as feasible and plan the replacement of any required trees.
- (2) Commercial Developments which share a lot line with residential properties must provide buffering between the properties to screen residences from automobile lights and to help screen other activity and noise.
 - The landscape plan must include certification by an engineer or landscape professional that the buffering shown on the plan will provide the required opaque barrier between the properties.
 - Side yard buffer:
 - Side lot lines of new commercial development next to existing homes must be buffered with a double-faced opaque, 8 foot high fence.
 - Rear yard buffer:
 - New commercial developments sharing a rear lot line with residentially zoned property must provide a solid opaque barrier and a 10 foot wide landscaped buffer strip along the common property line. The solid opaque barrier must be one or a combination of berms, fences, or walls.
 - The 10 foot wide rear buffer area must be landscaped with understory trees and shrubs.
 - The rear buffer area cannot be used for storage, parking, or structures.
 - Drive through or outdoor speakers must be oriented away from residentially zoned properties and uses operating 24 hours must disable speakers between 12:00 a.m. and 6:00 a.m.
 - Air quality is to be preserved by use of exhaust filters.
- (3) Buildings will have to meet architectural standards including:
 - High quality materials, itemized in the code, must be used for at least 90% of the building facades.
 - Flat roofs must be enclosed with a cornice or cap.
 - Facades facing streets must have 25% transparency.
 - Main building entrances must face the street and provide a sidewalk connecting to the sidewalk along the street.
 - All buildings on the site are to be unified in appearance.
- (4) Sign restrictions in the Central Parkway are limited to monument signs, wall signs, projecting signs and window signs. Pole signs in the Central Parkway are allowed only in those areas that fall within B-3 and B-4 zones.