

Draft Zoning Amendment
Central Parkway Corridor Ordinance

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ORDINANCE NO. _____ OF 2018

ORDINANCE AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF RUSTON, LOUISIANA

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RUSTON, LOUISIANA:

WHEREAS, the City of Ruston (“City”) desires to recognize and establish a unique and cohesive corridor along Highway 167 through Ruston in order to promote appropriate commercial development and public improvements; and,

WHEREAS, the City also desires to provide protection to residential properties along the Highway 167 corridor with customized buffering requirements for commercial development; and,

WHEREAS, the City desires to simplify and clarify Zoning Code language and simplify the development process; and,

WHEREAS, the City desires to preserve natural beauty within the corridor; and,

WHEREAS, the City desires to amend and update the Zoning Code and the Zoning Map as a part of the Zoning Code; and,

WHEREAS, the Ruston Zoning Commission has conducted a public hearing for consideration of the amendments to the Zoning Code and Zoning Map at its regular meeting on February 19, 2018, and by affirmative vote following the public hearing, has recommended approval of the amended Zoning Code and Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RUSTON, LOUISIANA:

A. Amendments to Zoning Code Creating Central Parkway Zoning

§1. Sec. 3.1 Division of Districts is amended by deleting Item 21. Commercial Node District and substituting in its place, Central Parkway, to the list of Districts to provide as follows:

Division of Districts

* * * * *

21. Central Parkway

* * * * *

§2. Sec. 3.1 Division of Districts is amended by adding the following Items and shifting down and renumbering the remaining items to provide as follows:

Division of Districts

* * * * *

22. CPP Central Parkway Pines District

23. CPT Central Parkway Mid-Town District

- 24. CPS Central Parkway Sports District
- 25. CPM Central Parkway Meadows District
- 26. D-1 Light Industrial District
- 27. D-1B Research/Office District
- 28. D-2 Heavy Industrial District
- 29. NCO Neighborhood Conservation Overlay District
- 30. PUD Planned Unit Development

* * * * *

§3. Sec. 3.7 of the Code is amended by deleting CN Commercial District Additional Standards, and substituting in its place, Reserved, to provide as follows:

* * * * *

Sec. 3.7 Reserved.

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Sec. 3.1.21 Central Parkway

The Central Parkway, a corridor of properties fronting along U.S. Highway 167 through Ruston, is established to recognize and preserve its historical significance, its natural beauty, and its continuing importance to Ruston’s thriving economy. The goals of the Central Parkway are to:

- **Preserve** – provide judicious conservation of viable trees
- **Prosper** – a thriving economy along the highway and enhanced property values along and near the highway through high quality, attractive development of commercial and residential uses.
- **Protect** – safeguard the quality of life, promote a healthy and active outdoor environment, and maintain the property values of nearby homes

The name “Central Parkway” reflects the heritage and continuing function of Highway 167 through Ruston. Highway 167 runs through the center of both Louisiana and Arkansas. With Ruston’s central location in north Louisiana, it is appropriate that Highway 167 also runs through the center of Ruston. From its earliest days, this road was an important trade route through Ruston, long before it was a paved highway. Known at that time as the Pershing Highway, it is the landmark that divides Ruston’s East and West streets and house numbers

In 1926 the United States government began a program to assign numbers instead of named routes to important highways. Pershing Highway and Dixie Overland Highway became some of the first “interstate” highways, designated as U.S. Highway 167 and U.S. Highway 80, respectively. Ruston’s early growth benefited from these two major U.S. highways bringing traffic from across the country and intersecting in the center of town.

Today, much of Highway 167 has been improved to 4 or 5 lanes, divided in many places, making it a desirable and heavily traveled route for interstate travel and commerce.

The Central Parkway is a transition of uses beginning with suburban at its northern end, then general urban, urban core, general urban, suburban, and finally rural, at its southern end.

Approaching Ruston from the north, Highway 167 has a mixture of low intensity businesses, churches, and single family homes. Nearing Interstate Highway 20, more uses are commercial, becoming denser and more urban. As the highway crosses I-20 and passes through an area of old historical homes, it leads into a vibrant, walkable downtown. The densely developed urban downtown area gradually becomes less dense as it continues southward until reaching the new Sports Complex. The uses become much lower density as the highway crosses LA Highway 3061, with some churches, businesses, and single-family residences along the highway, with open fields and pastures behind the developed frontage.

* * * * *

§4. Sec. 3.1.22 is amended to add Central Parkway Pines District and to shift down and sequentially renumber the remaining districts, to provide as follows:

Sec. 3.1.22 CPP Central Parkway Pines District

A. INTENT

This district runs along US Highway 167 through a mixture of zoning ranging from B-3 General Commercial to R-25 Single family residential. The CPP Central Parkway Pines 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.

To preserve as many of the viable trees as feasible, there will be a 40 foot landscaping and tree buffer from the highway. Developers will be required to coordinate with the City Forester, or other person designated by the Zoning Administrator, to preserve as many viable trees as feasible and to plan required replacement trees.

Buffering will be required between commercial development and **existing residences** and residentially zoned properties.

B. PRINCIPAL PERMITTED USES

- i. **Accessory uses and accessory structures customarily incidental to any of the above permitted uses § 4.6**
- ii. Banks and financial institutions
- iii. Bed-and-breakfast homestays and inns
- iv. Brewpubs ~~Bars, lounges, nightclubs or~~
- v. **Business support service establishments**
- vi. **Charitable organizations**
~~Child care facilities~~
- vii. **Churches and other places of worship**
- viii. Commercial parking lots or structures
- ix. **Dwellings, single family, detached § 3.9.5**
- x. **Grocery stores ≤10,000 sq. ft.**
- xi. **Health clubs, fitness, gyms**
- xii. **Labs, medical, dental, optical**
- xiii. **Libraries, public**
- xiv. **Municipal office buildings**
- xv. **Museums**
~~Nursing, rest, or convalescent home~~
- xvi. **Offices, medical, professional & administrative**
- xvii. **Parks and Community gardens § 4.12**

<p>Red = Changes in uses compared to former CN District.</p>

- xviii. Personal service establishments
- xix. **Public safety facilities**
- xx. Recreation, commercial indoor facilities § 4.9
- xxi. Restaurants § 4.16
- xxii. **Retail commercial uses ≤6,000 sq. ft. ~~including food/beverage sales~~**
- xxiii. Small scale specialty food and non-alcoholic beverage production and sale § 4.18
- xxiv. **Strip retail center**
- xxv. **Tattoo shops and body art establishments**

C. CONDITIONAL USES

- i. **Assisted living facility**
- ii. **Automobile car wash**
- iii. **Automobile convenience/gasoline stations**
- iv. **Automobile maintenance/service establishment, minor**
- v. **Dwellings, attached live/work**
- vi. **Dwellings, multiple-family § 3.9.6**
- vii. **Dwellings, rowhouse / townhouse**
- viii. **Dwellings, two-family**
- ix. **Grocery stores > 10,000 sq. ft**
- x. **Hospitals**
- xi. Recreation, commercial indoor facilities § 4.9
- xii. **Research-and-development labs and facilities**
- xiii. **Retail commercial uses >6,000 sq. ft., ~~including food and beverage sales~~**
- xiv. **Theaters, cinemas**

D. DEVELOPMENT STANDARDS

Design compatibility. New improvements or uses to the site or structure shall be sensitive to the fact that the new improvement or use will be within a district that may act as a transition or buffer between intensive non-residential districts and residential neighborhoods. The new structure or use shall be designed so that it does not impact the adjacent **residential** uses, yet enhances the site's use as a buffer or transition area.

1. **Site Plan Approval Required before Clearing of Lot**

Complete, scaled Site Plans, including Landscaping Plans, must be submitted prior to clearing of the lot. Unless otherwise specified by City Code, the Zoning Administrator shall approve the Site Plans or forward them to the appropriate body for approval. Developers must coordinate with the City Forester, or other person designated by the Zoning Administrator, to preserve as many viable trees as feasible and to plan the replacement of any required trees.

2. **Buildings**

- (1) All buildings on the same site shall be architecturally unified in color scheme and building materials. Materials shall be appropriate for the use of the buildings and for relationship to other buildings within the surrounding areas. All auxiliary and accessory buildings shall be constructed of the same materials as the primary building.
- (2) Main building entrances must face the street and a 5 ft. wide minimum paved pedestrian access shall be provided from public sidewalk to main building entry

- (3) Maximum building height: 30 ft; an additional one-foot vertical height may be added for each three feet measured horizontally from any/all abutting residential lot lines.

3. Roofs

- (1) Flat or Parapet roofs shall be enclosed with a cornice or cap along the front and sides. Buildings with flat roofs shall have a visually defined base.
- (2) Rooftop equipment shall be positioned and screened to minimize views from adjacent properties and obscure views from the public rights-of-way.

4. Facades

Blue = same as existing requirements in Core

- (1) Business facades facing U.S. Highway 167 shall have a minimum of 25 percent transparency.
- (2) At least 90% of all exterior building facades shall be finished with a combination of two or more of the following:

Material
Glass
Brick
Cut or cast stone, limestone, granite, marble
Wood
Stucco
EIFS (exterior insulation and finishing systems), installed via a wall drainage system if a minimum of 6 inches above grade, with approval of Building Official.
Split-face concrete block, scored or fluted block
Fiber cement (hardiplank)
Flush architectural metal panels with concealed fasteners for up to 50 percent of each façade.
Ironwork
Other accent materials, for up to 20 percent of each façade, if approved by the Building Official and Zoning Administrator.

The Zoning Administrator and Building Official may approve a variation in these materials or additional materials if they find the overall architectural design and visual character fits with the spirit of this section, the materials comply with other standards, and the materials are compatible with neighboring buildings and the Master Plan.

5. Site Standards

- (1) Lot Coverage. Maximum lot coverage by buildings on the site 50%
- (2) Setbacks
 - Minimum front yard setback: 40 ft **Shall apply to all public street frontages**
 - Minimum rear yard setback: 10 ft
 - Next to residentially zoned: 20 ft
 - Minimum side yard setback: 10 ft No setback required along interior lot lines
 - ~~Next to residentially zoned — 20 ft~~
- (3) Drainage. All development must conform to drainage standards of Chapter 24 of the Ruston Code of Ordinances and to Louisiana Department of Transportation and Development (“LaDOTD”) requirements. Required permits from LaDOTD shall

be submitted with the site plans. All necessary written permits or acceptances from the LaDOTD and other appropriate state and federal agencies shall be submitted prior to approval of the Site Plans. ~~City Water Drainage Ordinance 1355 will be strictly adhered to.~~

- (4) Driveways. All points of vehicular access shall be approved as part of the site plan review process; required permits from LaDOTD shall be submitted with the site plans. All necessary written permits or acceptances from the LaDOTD and other appropriate state and federal agencies shall be submitted prior to approval of the Site Plans.

- (5) Lighting

All new projects, additions to existing projects, and new nonresidential uses, shall mitigate any light and glare impacts that may be directed towards ~~on-site~~ residential units. This may require the preparation of a photometric study that addresses the potential lighting impacts upon the residential neighborhood, and proposed mitigation measures and evidence that the measures will be incorporated into the design of the project.

All exterior lighting shall be directed and hooded to eliminate bleedover into the adjacent properties.

No lighting standards shall be placed in the setback areas.

- (6) Parking

No parking in front ~~40~~ 25 feet of lot

Property owners who reserve cross-access easements to be paved when abutting lots are developed, will receive an incentive of a parking reduction of 20% or two spaces, whichever is greater, for each cross-access easement. Parking spaces eliminated as a result of future paving of cross access easements will not be required to be replaced.

- (7) Refuse collection

Trash collection sites shall be indicated on the site plan.

Dumpsters and trash shall be enclosed within a permanent structure that meets city requirements.

- (8) Sidewalks. Sidewalks with a minimum width of 5 feet shall be provided along the street front in the City right-of-way and ~~from the street sidewalk to the main building entry~~.

- (9) Subdivisions with restrictive covenants. Applicants shall present evidence that any restrictive subdivision covenants have been revised to allow for commercial development before ~~site plan approval. a rezoning application can be considered~~.

- (10) Supplemental Landscape Requirements. In addition to the landscape requirements in Section 5.2, ~~except where otherwise specified~~, the following:

Shade trees at a minimum of one per 40 feet of street frontage. Trees to be placed in the front yard setback, outside the street right-of-way. Size of new trees to be a minimum of three inches DBH. Preservation of existing trees over 12 inches DBH in the setback area shall account for two new trees.

Landscaping in the setback area shall be grass and ornamental plantings, 100 percent organic.

Purple = 2/8/18 changes from public input

6. Residential Buffering Requirements

- (1) Residential Buffer. Developments which share a common lot line with existing residences or residentially zoned properties ~~properties outside the district~~, shall provide and maintain a buffer between the properties to screen the residential properties from automobile lights in the parking and circulation areas of the development and to help screen other activity and noise.
- (2) Certification of plan. An engineer or landscape professional shall certify on the landscape plan that the buffering shown on the plan will provide an opaque barrier between the properties.
- (3) Side Buffer Required for Existing Residences. Developments sharing a common side lot line with existing residences shall provide a buffer along the common lot line. The buffer shall be, at a minimum, a double-faced, opaque fence, with a minimum height of eight (8) feet, subject to the requirements of Section 5.2.6.C.
- (4) Rear Buffer Required for Residentially Zoned Properties. Developments sharing a common lot line with residentially zoned properties shall provide along the common lot line a buffer with the following specifications.

- i. Rear Buffer Width. The rear buffer shall be an average of ten (10) feet wide and be subject to the requirements of Section 5.2.4.C.
- ii. Rear Buffer Construction. One or a combination of the following rear buffers shall be installed:
 - a. Fence. An opaque fence with a minimum height of eight (8) ~~six (6)~~ feet and a minimum thickness of ½ inches, made of wood, precast concrete, or metal with abutting noninvasive plant material six feet in height at planting and expected, within 12 months of installation, to attain 8 feet or more in height and to become 70 percent visually opaque year round. ~~Corrugated and galvanized steel or metal sheets are prohibited.~~
 - b. Wall. A wall eight (8) ~~six (6)~~ feet in height constructed of one or a combination of the following materials: precast concrete brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, or other similar material approved by the ~~approving body~~ Zoning Administrator.
 - c. Berm. A berm constructed of clean fill, with a maximum slope of 3:1, with a rounded crest at least two feet in width; berms shall be landscaped with plant materials.
- iii. Rear Buffer Landscaping. Trees and shrubs required in the rear buffer.

Fence and Wall adapted from Existing Landscape Code 5.2.4.B.ii

Understory trees	6 per 50 lineal feet
Shrubs	12 per 50 lineal feet

- iv. Permitted Uses Within the Rear Buffer Yard. No active recreation area, storage of materials, parking, or structures, except for necessary utility boxes and equipment, shall be located within the rear buffer yard. The buffer yard may be included in the required building setback.

(5) Exceptions.

- i. No fence or wall is required if an existing fence or wall on the abutting residential property meets the requirements of this section.
- ii. Single-family detached residential lots within the CPP district shall not be required to provide buffering.

iii. If the grade of the site, or other **topographic** condition, prevents the buffer from accomplishing its purpose, the minimum requirements may be modified by the ~~approving body~~ **Zoning Administrator**.

(6) **Noise**. In addition to the requirements of Section 5.12 Performance Standards, drive-through or outdoor speakers shall be oriented away from **residences, residentially zoned properties**, and for uses operating 24 hours, speakers shall be disabled between 12:00 a.m. and 6:00 a.m.

(7) **Air Quality**. The air quality of adjacent properties shall ~~should~~ be preserved by use of exhaust filters and shall meet the requirements of Section 5.12 Performance Standards.

7. Signs

The standards in Sec. 5.11 shall apply, and additionally, signs in this district shall conform to the following standards:

(1) Sign shall be of a scale that complements the commercial use while not overwhelming the adjoining residential property.

(2) The design details, color, and architectural style should be consistent with the architecture of the buildings on the site.

(3) The sign base shall be constructed from brick, stone, masonry, or other compatible material.

(4) Columns or pilasters, with a minimum width of 6 inches, are required to frame the sign panel.

(5) The sign panel should be constructed of durable materials such as solid material background with metal letters, aluminum panels, or routed wood.

(6) Inclusion of the street address is required and shall not count as sign area.

8. Performance Standards

The performance standards required for all commercial uses within the corporate limits of Ruston by Section 5.12 of the Zoning Code, shall apply to uses in this zoning district. Maintenance of plant materials and landscape structural features shall comply with the requirements of Section 5.2.

~~4. Fencing. A solid (non-metal) fence or an equivalent berm should be constructed on lot lines common with residential zoned property. The minimum height of eight feet or a noninvasive plant material screen with a minimum height at planting of six feet, and ultimate height of eight feet or more and expected to become 70 percent visually opaque (year round) within 12 months of installation, should be adhered to.~~

~~6. Design standards.~~

~~A. Maximum density. When residential units are combined with office, or retail commercial uses in a single building or on the same parcel, the maximum density shall be eight dwelling units per acre. The floor area ratio requirement for commercial structures does not apply to the residential portion of the structure.~~

~~C. Design standards. The design of the structure and site shall encourage integration of the street/ pedestrian environment with the non-residential uses through the use of green areas and street furniture, yet use its design to hinder the street pedestrian from direct access to the on-site residential units. The design of a mixed-use area shall ensure that the commercial units are of residential character, creating a neighborhood and not simply a place to live. The design shall ensure that privacy between other residential units and between other uses shall be maintained~~

~~E. Hours of operation. The hours of operation/performance in the mixed use area by non-residential uses shall be restricted from operation between the hours of 9:00 p.m. to 7:00 a.m. In the event the nature of the business or a business expansion warrants additional operating hours, a conditional exception may be requested and granted based on impact mitigation measures.~~

~~F. Signage. Distinctive signage for identification and guidance appropriate for each use shall be of a scale that complements the commercial use while not overwhelming the adjoining residential property. Monument signs only are allowed, maximum sign size is 75 square feet, with a maximum height of six feet. Temporary and miscellaneous signs are prohibited. Sign setback is at least 10 feet from right-of-way line.~~

~~G. Design scale and materials. Building materials and textures shall be used that define the commercial areas while maintaining an overall design that compliments the adjoining residential uses. Practices such as stepping down the heights of structures at the edge of the development to match those in adjacent residential areas and decreasing density at the edge of development are encouraged. Varying setbacks to soften the edge of development are also encouraged.~~

~~H. Accessibility. Points of vehicular access to commercial and residential areas should be separate and distinct. The commercial design should utilize joint commercial driveway access with interior circulation designed to carry the traffic away from the adjoining residential uses. A maximum of one commercial driveway every 400 feet for ingress and egress onto the main arterial or collector street is allowed. No side street access is allowed.~~

~~I. Activity centers. The mixed use areas provide for creativity in the use of property and a blending of distinct but compatible uses. Activity centers that are inviting places to live, work and play are encouraged. The properly design mixed use area could encompass gathering places that serve civic, public and community purposes while providing for living, shopping and working activities. By their very nature they encourage pedestrian, bicycle and vehicle traffic in a compatible whole.~~

~~J. Number of employees. The number of employees shall be no greater than an aggregate of ten full-time employees at any one time. In the event that a business expansion warrants additional employees a conditional exception may be requested and granted based on impact mitigation measures.~~

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§5. Sec. 3.1.23 is amended to add Central Parkway Mid-Town District and to shift down and sequentially renumber the remaining districts, to provide as follows:

Sec. 3.1.23 CPT Central Parkway Mid-Town District

The Central Parkway Mid-Town District continues the Central Parkway through downtown Ruston, from the Central Parkway Pines District to the Central Parkway Sports District. This district retains the existing zoning within its boundaries, as shown on the zoning map which is made a part of this code, including: B-4, B-3, Core Edge, Core Landmark, and all of the Core Downtown (formerly named the Core Center).

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§6. Sec. 3.1.24 is amended to add Central Parkway Sports District and to shift down and sequentially renumber the remaining districts, to provide as follows:

Sec. 3.1.24 CPS Central Parkway Sports District

A. INTENT

This district runs along US Highway 167, through a mixture of uses, from densely developed small lot commercial properties in B-2 and B-3 zoning districts to R-25 Single family residential homes. The Central Parkway Sports District is the primary transportation corridor to the new Ruston Sports Complex which will be the most comprehensive complex in the

State, with venues for six sports. The complex will provide recreational opportunities for all ages with family-friendly, top-of-the-line facilities for Ruston area youth and sports teams. Private property in the CPP Central Parkway Sports District is envisioned to provide supporting private development to complement the public investment in the complex.

To preserve as many of the viable trees as feasible, there will be a 15 foot landscaping and tree buffer from the highway. Developers will be required to coordinate with the City Forester, or other person designated by the Zoning Administrator, to preserve as many viable trees as feasible and to plan required replacement trees.

Buffering will be required between commercial development and **existing residences or** residentially zoned properties.

B. PRINCIPAL PERMITTED USES

- i. Accessory uses and accessory structures customarily incidental to any of the above permitted uses § 4.6
- ii. Animal boarding, kennels, shelters
- iii. **Automobile car wash**
- iv. Automobile convenience/gasoline stations
- v. **Automobile maintenance/service establishment, minor**
- vi. Banks and financial institutions
- vii. Bed-and-breakfast homestays and inns
- viii. Brewpubs ~~Bars, lounges, nightclubs or~~
- ix. Business support service establishments
- x. Charitable organizations
- xi. Child care facilities
- xii. Churches and other places of worship
- xiii. Commercial parking lots or structures
- xiv. **Conference / Convention Center**
- xv. Dwellings, single family, detached § 3.9.5
- xvi. Grocery stores
- xvii. Health clubs, fitness, gyms
- xviii. **Hotels, motels, and conference centers**
- xix. Labs, medical, dental, optical
- xx. Libraries, public
- ~~Micro-breweries, wineries, or other food processing~~
- xxi. Municipal office buildings
- xxii. Museums
- ~~Nursing, rest, or convalescent home~~
- xxiii. Offices, medical, professional & administrative
- xxiv. **Parks and Community gardens § 4.12**
- xxv. Personal service establishments
- xxvi. Post Office, local
- xxvii. Public Multi-Sport Recreational Complex
- xxviii. Public safety facilities
- xxix. Recreation, commercial indoor facilities § 4.9
- xxx. Recreation, commercial outdoor facilities § 4.9
- xxxi. **Research-and-development labs and facilities**

<p>Red = Changes in uses compared to B-2 and former CN Districts.</p>
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- xxxii. Restaurants § 4.16
- xxxiii. Retail commercial uses >6,000 sq. ft., ~~including food and beverage sales~~
- xxxiv. Retail commercial uses ≤6,000 sq. ft. ~~including food/beverage sales~~
- xxxv. Small scale specialty food and non-alcoholic beverage production and sale § 4.18
- xxxvi. Strip retail center, ~~no front yard parking~~
- xxxvii. ~~Tattoo shops and body art establishments~~
- xxxviii. ~~Theaters, cinemas~~
- xxxix. Veterinary services, animal hospitals

C. CONDITIONAL USES

- i. Assisted living facility
~~Automobile car wash~~
~~Automobile maintenance/service establishment, minor~~
- ii. Dwellings, attached live/work
- iii. Dwellings, multiple-family § 3.9.6
~~Dwellings, rooming/boarding house~~
- iv. Dwellings, rowhouse / townhouse
- v. Dwellings, two-family
- vi. Hospitals
- vii. Landscape nurseries and garden supply establishments
~~Mini-warehouses~~

D. DEVELOPMENT STANDARDS

Design compatibility. New improvements or uses to the site or structure shall be sensitive to the fact that the new improvement or use will be within a district that may act as a transition or buffer between intensive non-residential districts and residential neighborhoods. The new structure or use shall be designed so that it does not impact the adjacent **residential** uses, yet enhances the site's use as a buffer or transition area.

1. Site Plan Approval Required before Clearing of Lot

Complete, scaled Site Plans, including Landscaping Plans, must be submitted prior to clearing of the lot. Unless otherwise specified by City Code, the Zoning Administrator shall approve the Site Plans or forward them to the appropriate body for approval. Developers must coordinate with the City Forester, or other person designated by the Zoning Administrator, to preserve as many viable trees as feasible and to plan the replacement of any required trees.

2. Buildings

- (1) All buildings on the same site shall be architecturally unified in color scheme and building materials. Materials shall be appropriate for the use of the buildings and for relationship to other buildings within the surrounding areas. All auxiliary and accessory buildings shall be constructed of the same materials as the primary building.
- (2) Main building entrances must face the street and a 5 ft. wide minimum paved pedestrian access shall be provided from public sidewalk to main building entry
- (3) Maximum building height: ~~40~~ 30 ft; an additional one-foot vertical height may be added for each three feet measured horizontally from any/all abutting residential lot lines.

3. Roofs

- (1) Flat or Parapet roofs shall be enclosed with a cornice or cap along the front and sides. Buildings with flat roofs shall have a visually defined base.
- (2) Rooftop equipment shall be positioned and screened to minimize views from adjacent properties and obscure views from the public rights-of-way.

4. Facades

- (1) Business facades facing U.S. Highway 167 shall have a minimum of 25 percent transparency.
- (2) At least 90% of all exterior building facades shall be finished with a combination of two or more of the following:

Blue = same as existing requirements in Core

Material
Glass
Brick
Cut or cast stone, limestone, granite, marble
Wood
Stucco
EIFS (exterior insulation and finishing systems), installed via a wall drainage system if a minimum of 6 inches above grade, with approval of Building Official.
Split-face concrete block, scored or fluted block
Fiber cement (hardiplank)
Flush architectural metal panels with concealed fasteners for up to 50 percent of each façade.
Ironwork
Other accent materials, for up to 20 percent of each façade, if approved by the Building Official and Zoning Administrator.

The Zoning Administrator and Building Official may approve a variation in these materials or additional materials if they find the overall architectural design and visual character fits with the spirit of this section, the materials comply with other standards, and the materials are compatible with neighboring buildings and the Master Plan.

5. Site Standards

- (1) Lot Coverage. Maximum lot coverage by buildings on the site ~~70~~ 50%
- (2) Setbacks
 - Minimum front yard setback: 30 ft **Shall apply to all public street frontages**
 - Minimum rear yard setback: 10 ft
 - Next to residentially zoned: 20 ft
 - Minimum side yard setback: 10 ft No setback required along interior lot lines
 - ~~Next to residentially zoned — 20 ft~~
- (3) Drainage. All development must conform to drainage standards of Chapter 24 of the Ruston Code of Ordinances and to Louisiana Department of Transportation and Development (“LaDOTD”) requirements. Required permits from LaDOTD shall be submitted with the site plans. **All necessary written permits or acceptances from the LaDOTD and other appropriate state and federal agencies shall be submitted prior to approval of the Site Plans.** ~~City Water Drainage Ordinance 1355 will be strictly adhered to.~~

- (4) Driveways. All points of vehicular access shall be approved as part of the site plan review process; required permits from LaDOTD shall be submitted with the site plans. All necessary written permits or acceptances from the LaDOTD and other appropriate state and federal agencies shall be submitted prior to approval of the Site Plans.

(5) Lighting

All new projects, additions to existing projects, and new nonresidential uses, shall mitigate any light and glare impacts that may be directed towards ~~on-site~~ residential units. This may require the preparation of a photometric study that addresses the potential lighting impacts upon the residential neighborhood, and proposed mitigation measures and evidence that the measures will be incorporated into the design of the project.

All exterior lighting shall be directed and hooded to eliminate bleedover into the adjacent properties.

No lighting standards shall be placed in the setback areas.

(6) Parking

No parking in front 15 feet of lot

Property owners who reserve cross-access easements to be paved when abutting lots are developed, will receive an incentive of a parking reduction of 20% or two spaces, whichever is greater, for each cross-access easement. Parking spaces eliminated as a result of future paving of cross access easements will not be required to be replaced.

(7) Refuse collection

Trash collection sites shall be indicated on the site plan.

Dumpsters and trash shall be enclosed within a permanent structure that meets city requirements.

- (8) Sidewalks. Sidewalks with a minimum width of 5 feet shall be provided along the street front in the City right-of-way and from the street sidewalk to the main building entry.

- (9) Subdivisions with restrictive covenants. Applicants shall present evidence that any restrictive subdivision covenants have been revised to allow for commercial development before site plan approval. ~~a rezoning application can be considered.~~

- (10) Supplemental Landscape Requirements. In addition to the landscape requirements in Section 5.2, ~~except where otherwise specified~~, the following:

Shade trees at a minimum of one per 40 feet of street frontage. Trees to be placed in the front yard setback, outside the street right-of-way. Size of new trees to be a minimum of three inches DBH. Preservation of existing trees over 12 inches DBH in the setback area shall account for two new trees.

Landscaping in the setback area shall be grass and ornamental plantings, 100 percent organic.

6. **Residential Buffering Requirements**

Purple = 2/8/18 changes from public input

- (1) Residential Buffer. Developments which share a common lot line with existing residences or residentially zoned properties, ~~outside the district~~ shall provide and maintain a buffer between the properties to screen the residential properties from automobile lights in the parking and circulation areas of the development and to help screen other activity and noise.

Fence and Wall adapted from Existing Landscape Code 5.2.4.B.ii

(2) Certification of plan. An engineer or landscape professional shall certify on the landscape plan that the buffering shown on the plan will provide an opaque barrier between the properties.

(3) Side Buffer Required for Existing Residences. Developments sharing a common side lot line with existing residences shall provide a buffer along the common lot line. The buffer shall be, at a minimum, a double-faced, opaque fence, with a minimum height of eight (8) feet, subject to the requirements of Section 5.2.6.C.

(4) Rear Buffer Required for Residentially Zoned Properties. Developments sharing a common lot line with residentially zoned properties shall provide along the common lot line a buffer with the following specifications.

i. Rear Buffer Width. The rear buffer shall be an average of ten (10) feet wide and be subject to the requirements of Section 5.2.4.C.

ii. Rear Buffer Construction. One or a combination of the following rear buffers shall be installed:

a. Fence. An opaque fence with a minimum height of eight (8) ~~six (6)~~ feet and a minimum thickness of ½ inches, made of wood, precast concrete, or metal with abutting noninvasive plant material six feet in height at planting and expected, within 12 months of installation, to attain 8 feet or more in height and to become 70 percent visually opaque year round. Corrugated and galvanized steel or metal sheets are prohibited.

b. Wall. A wall eight (8) ~~six (6)~~ feet in height constructed of one or a combination of the following materials: precast concrete brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, or other similar material approved by the ~~approving body~~ Zoning Administrator.

c. Berm. A berm constructed of clean fill, with a maximum slope of 3:1, with a rounded crest at least two feet in width; berms shall be landscaped with plant materials.

iii. Rear Buffer Landscaping. Trees and shrubs required in the rear buffer.

Understory trees	6 per 50 lineal feet
Shrubs	12 per 50 lineal feet

iv. Permitted Uses Within the Rear Buffer Yard. No active recreation area, storage of materials, parking, or structures, except for necessary utility boxes and equipment, shall be located within the rear buffer yard. The buffer yard may be included in the required building setback.

(5) Exceptions.

i. No fence or wall is required if an existing fence or wall on the abutting residential property meets the requirements of this section.

ii. Single-family detached residential lots within the CPP district shall not be required to provide buffering.

iii. If the grade of the site, or other topographic condition, prevents the buffer from accomplishing its purpose, the minimum requirements may be modified by the ~~approving body~~ Zoning Administrator.

(6) Noise. In addition to the requirements of Section 5.12 Performance Standards, drive-through or outdoor speakers shall be oriented away from residences,

~~residentially zoned properties~~, and for uses operating 24 hours, speakers shall be disabled between 12:00 a.m. and 6:00 a.m.

- (7) Air Quality. The air quality of adjacent properties shall ~~should~~ be preserved by use of exhaust filters and shall meet the requirements of Section 5.12 Performance Standards.

7. Signs

The standards in Sec. 5.11 shall apply, and additionally, signs in this district shall conform to the following standards:

- (1) Sign shall be of a scale that complements the commercial use while not overwhelming the adjoining residential property.
- (2) The design details, color, and architectural style should be consistent with the architecture of the buildings on the site.
- (3) The sign base shall be constructed from brick, stone, masonry, or other compatible material.
- (4) Columns or pilasters, with a minimum width of 6 inches, are required to frame the sign panel.
- (5) The sign panel should be constructed of durable materials such as solid material background with metal letters, aluminum panels, or routed wood.
- (6) Inclusion of the street address is required and shall not count as sign area.

8. Performance Standards

The performance standards required for all commercial uses within the corporate limits of Ruston by Section 5.12 of the Zoning Code, shall apply to uses in this zoning district. Maintenance of plant materials and landscape structural features shall comply with the requirements of Section 5.2.

* * * * *

§7. Sec. 3.1.25 is amended to add Central Parkway Meadows District and to shift down and sequentially renumber the remaining districts, to provide as follows:

Sec. 3.1.25 CPM Central Parkway Meadows District

A. INTENT

This district runs along US Highway 167, through AG Agriculture District zoning and a segment of B-2 Light Commercial District zoning. The CPM Central Parkway Meadows 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.

To preserve as many of the viable trees as feasible, there will be a 40 foot landscaping and tree buffer from the highway. Developers will be required to coordinate with the City Forester, or other person designated by the Zoning Administrator, to preserve as many viable trees as feasible and to plan required replacement trees.

Buffering will be required between commercial development and **existing residences or** residentially zoned properties.

B. PRINCIPAL PERMITTED USES

- i. Accessory uses and accessory structures customarily incidental to any of the above permitted uses § 4.6
- ii. Agriculture, commercial

- iii. Animal boarding, kennels, shelters
- iv. Assisted living facilities
- v. Automobile car wash
- vi. Automobile convenience / gasoline stations
- vii. Automobile maintenance /service establishments, minor
- viii. Banks and financial institutions
- ix. Bed and breakfast homestays and inns
- x. Business support services
- ~~Cemeteries~~
- xi. Charitable organizations
- ~~Child care facilities~~
- xii. Churches and other places of worship
- xiii. Commercial parking lots or structures
- xiv. Conference / Convention Center
- xv. Dwellings, single family, detached § 3.9.5
- ~~Environmental monitoring station~~
- xvi. Equestrian stables, private or not-for-profit § 4.10.5
- xvii. Farmers markets
- xviii. Grocery stores
- xix. Health clubs, fitness, gyms
- ~~Home occupations § 4.3~~
- xx. Hospitals
- xxi. Hotels, motels, and conference centers
- xxii. Keeping of animals § 4.10
- xxiii. Labs, medical, dental, optical
- xxiv. Landscape nurseries and garden supply establishments
- xxv. Libraries, public
- xxvi. Micro-breweries, wineries, or other food processing
- xxvii. Mini-warehouses
- xxviii. Municipal office buildings
- xxix. Museums
- xxx. Offices, medical, professional & administrative
- xxxi. Outdoor retail sales, temporary § 4.14
- xxxii. Parks & Community gardens § 4.12
- xxxiii. Personal care homes
- xxxiv. Personal service establishments
- xxxv. Public safety facilities
- xxxvi. Recreation, commercial indoor facilities § 4.9
- xxxvii. Recreation, commercial outdoor facilities § 4.9
- xxxviii. Research-and-development labs and facilities
- xxxix. Restaurants § 4.16
- xl. Retail commercial uses
- xli. Schools, professional, trade, and vocational

<p>Red = Changes in uses compared to AG and former CN Districts.</p>
--

- xlii. Small Scale Specialty Food and Non-Alcoholic Beverage Production and Sale § 4.18
- xliii. Strip retail center, no front yard parking
- xliv. Tattoo shops and body art establishments
- xlv. Theaters, cinemas
- xlvi. Veterinary services, animal hospitals
- xlvii. Wholesale sales

C. CONDITIONAL USES

- i. Automobile maintenance/service establishment, major
- ii. Cold storage plants, including frozen food lockers
- iii. Dwellings, Accessory
- iv. Dwellings, attached live/work
- v. Dwellings, multiple-family§ 3.9.6
- vi. Dwellings, rowhouse / townhouse
- vii. Dwellings, two-family
- viii. Internet / Mail order distribution center
- ix. Large Consumer Goods Sales
- x. Strip Retail Center
~~Wholesale sales~~

D. DEVELOPMENT STANDARDS

Design compatibility. New improvements or uses to the site or structure shall be sensitive to the fact that the new improvement or use will be within a district that may act as a transition or buffer between intensive non-residential districts and residential neighborhoods. The new structure or use shall be designed so that it does not impact the adjacent residential uses, yet enhances the site's use as a buffer or transition area.

1. Site Plan Approval Required before Clearing of Lot

Complete, scaled Site Plans, including Landscaping Plans, must be submitted prior to clearing of the lot. Unless otherwise specified by City Code, the Zoning Administrator shall approve the Site Plans or forward them to the appropriate body for approval. Developers must coordinate with the City Forester, or other person designated by the Zoning Administrator, to preserve as many viable trees as feasible and to plan the replacement of any required trees.

2. Buildings

- (1) All buildings on the same site shall be architecturally unified in color scheme and building materials. Materials shall be appropriate for the use of the buildings and for relationship to other buildings within the surrounding areas. All auxiliary and accessory buildings shall be constructed of the same materials as the primary building.
- (2) Main building entrances must face the street and a 5 ft. wide minimum paved pedestrian access shall be provided from public sidewalk to main building entry
- (3) Maximum building height: 40 ft; an additional one-foot vertical height may be added for each three feet measured horizontally from any/all abutting residential lot lines.

3. Roofs

- (1) Flat or Parapet roofs shall be enclosed with a cornice or cap along the front and sides. Buildings with flat roofs shall have a visually defined base.
- (2) Rooftop equipment shall be positioned and screened to minimize views from adjacent properties and obscure views from the public rights-of-way.

4. Facades

- (1) Business facades facing U.S. Highway 167 shall have a minimum of 25 percent transparency.
- (2) At least 90% of all exterior building facades shall be finished with a combination of two or more of the following:

Blue = same as existing requirements in Core

Material
Glass
Brick
Cut or cast stone, limestone, granite, marble
Wood
Stucco
EIFS (exterior insulation and finishing systems), installed via a wall drainage system if a minimum of 6 inches above grade, with approval of Building Official.
Split-face concrete block, scored or fluted block
Fiber cement (hardiplank)
Flush architectural metal panels with concealed fasteners for up to 50 percent of each façade.
Ironwork
Other accent materials, for up to 20 percent of each façade, if approved by the Building Official and Zoning Administrator.

The Zoning Administrator and Building Official may approve a variation in these materials or additional materials if they find the overall architectural design and visual character fits with the spirit of this section, the materials comply with other standards, and the materials are compatible with neighboring buildings and the Master Plan.

5. Site Standards

- (1) Lot Coverage. Maximum lot coverage by buildings on the site ~~70~~ 50%
- (2) Setbacks
 - Minimum front yard setback: ~~50~~ 40 ft **Shall apply to all public street frontages**
 - Minimum rear yard setback: ~~30~~ 10 ft
 - Next to residentially zoned: ~~30~~ 20 ft
 - Minimum side yard setback: ~~25~~ 10 ft No setback required along interior lot lines
 - ~~Next to residentially zoned: 25 20 ft~~
- (3) Drainage. All development must conform to drainage standards of Chapter 24 of the Ruston Code of Ordinances and to Louisiana Department of Transportation and Development (“LaDOTD”) requirements. Required permits from LaDOTD shall be submitted with the site plans. **All necessary written permits or acceptances from the LaDOTD and other appropriate state and federal agencies shall be submitted prior to approval of the Site Plans.** ~~City Water Drainage Ordinance 1355 will be strictly adhered to.~~

- (4) Driveways. All points of vehicular access shall be approved as part of the site plan review process; required permits from LaDOTD shall be submitted with the site plans. All necessary written permits or acceptances from the LaDOTD and other appropriate state and federal agencies shall be submitted prior to approval of the Site Plans.

(5) Lighting

All new projects, additions to existing projects, and new nonresidential uses, shall mitigate any light and glare impacts that may be directed towards ~~on-site~~ residential units. This may require the preparation of a photometric study that addresses the potential lighting impacts upon the residential neighborhood, and proposed mitigation measures and evidence that the measures will be incorporated into the design of the project.

All exterior lighting shall be directed and hooded to eliminate bleedover into the adjacent properties.

No lighting standards shall be placed in the setback areas.

(6) Parking

No parking in front 40 feet of lot.

Property owners who reserve cross-access easements to be paved when abutting lots are developed, will receive an incentive of a parking reduction of 20% or two spaces, whichever is greater, for each cross-access easement. Parking spaces eliminated as a result of future paving of cross access easements will not be required to be replaced.

(7) Refuse collection

Trash collection sites shall be indicated on the site plan.

Dumpsters and trash shall be enclosed within a permanent structure that meets city requirements.

- (8) Sidewalks. Sidewalks with a minimum width of 5 feet shall be provided along the street front in the City right-of-way and from the street sidewalk to the main building entry.

- (9) Subdivisions with restrictive covenants. Applicants shall present evidence that any restrictive subdivision covenants have been revised to allow for commercial development before site plan approval. ~~a rezoning application can be considered.~~

- (10) Supplemental Landscape Requirements. In addition to the landscape requirements in Section 5.2, **except where otherwise specified**, the following:

Shade trees at a minimum of one per 40 feet of street frontage. Trees to be placed in the front yard setback, outside the street right-of-way. Size of new trees to be a minimum of three inches DBH. Preservation of existing trees over 12 inches DBH in the setback area shall account for two new trees.

Landscaping in the setback area shall be grass and ornamental plantings, 100 percent organic.

Purple = 2/8/18 changes from public input

6. **Residential Buffering Requirements**

- (1) Residential Buffer. Developments which share a common lot line with **existing residences or residentially zoned properties, outside the district** shall provide and maintain a buffer between the properties to screen the residential properties from automobile lights in the parking and circulation areas of the development and to help screen other activity and noise.

- (2) Certification of plan. An engineer or landscape professional shall certify on the landscape plan that the buffering shown on the plan will provide an opaque barrier between the properties.
- (3) Side Buffer Required for Existing Residences. Developments sharing a common side lot line with existing residences shall provide a buffer along the common lot line. The buffer shall be, at a minimum, a double-faced, opaque fence, with a minimum height of eight (8) feet, subject to the requirements of Section 5.2.6.C.
- (4) Rear Buffer Required for Residentially Zoned Properties. Developments sharing a common lot line with residentially zoned properties shall provide along the common lot line a buffer with the following specifications.

Fence and Wall adapted from Existing Landscape Code 5.2.4.B.ii

- i. Rear Buffer Width. The rear buffer shall be an average of ten (10) feet wide and be subject to the requirements of Section 5.2.4.C.
- ii. Rear Buffer Construction. One or a combination of the following rear buffers shall be installed:
 - a. Fence. An opaque fence with a minimum height of eight (8) ~~six (6)~~ feet and a minimum thickness of ½ inches, made of wood, precast concrete, or metal with abutting noninvasive plant material six feet in height at planting and expected, within 12 months of installation, to attain 8 feet or more in height and to become 70 percent visually opaque year round. Corrugated and galvanized steel or metal sheets are prohibited.
 - b. Wall. A wall eight (8) ~~six (6)~~ feet in height constructed of one or a combination of the following materials: precast concrete brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, or other similar material approved by the ~~approving body~~ Zoning Administrator.
 - c. Berm. A berm constructed of clean fill, with a maximum slope of 3:1, with a rounded crest at least two feet in width; berms shall be landscaped with plant materials.
- iii. Rear Buffer Landscaping. Trees and shrubs required in the rear buffer.

Understory trees	6 per 50 lineal feet
Shrubs	12 per 50 lineal feet
- iv. Permitted Uses Within the Rear Buffer Yard. No active recreation area, storage of materials, parking, or structures, except for necessary utility boxes and equipment, shall be located within the rear buffer yard. The buffer yard may be included in the required building setback.

(5) Exceptions.

- i. No fence or wall is required if an existing fence or wall on the abutting residential property meets the requirements of this section.
 - ii. Single-family detached residential lots within the CPP district shall not be required to provide buffering.
 - iii. If the grade of the site, or other topographic condition, prevents the buffer from accomplishing its purpose, the minimum requirements may be modified by the ~~approving body~~ Zoning Administrator.
- (6) Noise. In addition to the requirements of Section 5.12 Performance Standards, drive-through or outdoor speakers shall be oriented away from residences,

~~residentially zoned properties~~, and for uses operating 24 hours, speakers shall be disabled between 12:00 a.m. and 6:00 a.m.

- (7) Air Quality. The air quality of adjacent properties shall ~~should~~ be preserved by use of exhaust filters and shall meet the requirements of Section 5.12 Performance Standards.

7. Signs

The standards in Sec. 5.11 shall apply, and additionally, signs in this district shall conform to the following standards:

- (1) Sign shall be of a scale that complements the commercial use while not overwhelming the adjoining residential property.
- (2) The design details, color, and architectural style should be consistent with the architecture of the buildings on the site.
- (3) The sign base shall be constructed from brick, stone, masonry, or other compatible material.
- (4) Columns or pilasters, with a minimum width of 6 inches, are required to frame the sign panel.
- (5) The sign panel should be constructed of durable materials such as solid material background with metal letters, aluminum panels, or routed wood.
- (6) Inclusion of the street address is required and shall not count as sign area.

8. Performance Standards

The performance standards required for all commercial uses within the corporate limits of Ruston by Section 5.12 of the Zoning Code, shall apply to uses in this zoning district. Maintenance of plant materials and landscape structural features shall comply with the requirements of Section 5.2.

* * * * *

§8. Sec. 5.11.3.A is amended to add CPP Central Parkway Pines District, CPS Central Parkway Sports District, and CPM Central Parkway Meadows District to the chart of allowed signs, to describe locations for Pole Signs, and to amend the number of monument signs to 1 per street frontage of parcel to provide as follows:

* * * * *

5.11.3 Sign Types Permitted by District				
A. General Business CN , CPP, CPS, CPM, CE, CH, B-2, B-3, B-4. Permits required unless otherwise noted.				
Sign Type	Location	Max. Area	Max. Height	Number
Wall Sign	On principal building façade to be placed at the sign band, when provided.	1.5 sq ft per lineal foot of street level business frontage, up to 100 sq ft (200 sq ft if building is setback 200 ft or more from facing street).	See Sec 5.11.2.E	1 per street level business with building frontage. Corner buildings shall be permitted 1 on each frontage.
Monument Sign	10 ft minimum front and side yard setbacks	1 sq ft per lineal foot of building frontage, up to 75 sq ft per side	6 ft from ground level to top of sign	1 per street frontage of parcel.
Pole Sign Allowed only in B-3, B-4, CH, and portions of CE* *Pole signs are prohibited in the CE zone within the CPT Central Parkway Mid-Town.	10 ft minimum front and side yard setbacks	<ul style="list-style-type: none"> i. In the B-3 and B-4 districts, 2 sq ft per lineal foot of street level business frontage, up to 200 sq ft per side. ii. In the CE and CH districts, 2 sq ft. per lineal foot of street level business frontage, up to 100 sq ft per side. iii. In the B-3, B-4, CE and CH districts, such signs may be subdivided into sign panels for individual tenants, provided that one panel is a minimum of 40% of the total sign area, and the remaining panels are each a minimum of 20% of the total sign area. 	30 ft from ground level to top of sign, except as otherwise provided in 5.11.3.E	1 per parcel, provided that no monument sign is on the same parcel
Projecting Sign See Section 5.11.3.i	Bottom edge shall be at least 8 ft above ground level	16 sq. ft. total and included as part of total wall sign area	4 ft from bottom edge of sign	1 per occupant at street level spaced at least 20
Window Sign – No permit required	In business windows	20% of the glass area on the floor of the building where the sign will be located	—	—
Other Signs	See Section 5.11.3.J			

* * * * *

§9. Sec. 5.11.3.F is amended by adding CPP Central Parkway Pines District, CPS Central Parkway Sports District, and CPM Central Parkway Meadows District to the first paragraph to provide as follows:

* * * * *

Electronic message signs. Such signs shall be permitted in the CHC Core Highway Corridor, B-2, B-3, B-4, and Industrial districts as a portion of a wall sign, monument sign, or pole sign, subject to the following:

3. Sign Types Permitted – General

* * * * *

F. Electronic message signs. Such signs shall be permitted in the **CPP Central Parkway Pines District, CPS Central Parkway Sports District, CPM Central Parkway Meadows District**, CHC Core Highway Corridor, B-2, B-3, B-4, and Industrial districts as a portion of a wall sign, monument sign, or pole sign (**pole signs allowed in B-3, B-4, CE, except within the CPT Central Parkway Mid-Town, and CH only**), subject to the following:

* * * * *

B. General Amendments to Zoning Code including Central Parkway Zoning

§10. Sec. 2.2 of the Zoning Code of the City of Ruston, Louisiana (the “Code”) is amended by adding the following definitions to provide as follows:

Sec. 2.2. Definitions

* * * * *

Automobile Salvage Yard: The storage, sale, or dismantling of three or more wrecked, salvaged, scrapped, ruined or dismantled, inoperative motor vehicles or trailers, or their parts on a tract of land, screened in accordance with Sec. 21-17 “Fence Required” of the City of Ruston Code of Ordinances.

* * * * *

Brewpub means a restaurant with facilities for the brewing of up to 5,000 gallons per year of handcrafted beer on site.

* * * * *

Convention center means a facility designed to accommodate 500 or more persons and used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premise consumption.

* * * * *

Gym see Health Club

* * * * *

Health Club means a building with exercise facilities for the use of members and their guests.

§11. Sec. 2.2 of the Code is amended by amending the definition of Junkyard to provide as follows:

* * * * *

Junkyard means an establishment or tract of land which is used for storing, buying, selling, or handling waste or scrap materials, metals, rags, batteries, paper, glass, rubber debris, trash, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, and other old or scrap material, screened in

accordance with Sec. 21-17 “Fence Required” of the City of Ruston Code of Ordinances.

* * * * *

Sec. 3.1.11 B-2 Light Business District

* * * * *

§12. Sec. 3.1.11.B of the Code is amended by deleting Open air markets, and substituting in its place, Farmers markets, to the list of Principal Permitted uses in the **B-2 Light Business District** to provide as follows:

Principal Permitted Uses

* * * * *

xi. Farmers markets

* * * * *

§13. Sec. 3.1.11.B of the Code is amended by amending “Restaurant, small <2,000 sq. ft., no drive-thru service” in the list of Principal Permitted uses in the B-2 Light Business District to provide as follows:

Principal Permitted Uses

* * * * *

xxvi. Restaurant

* * * * *

§14. Sec. 3.1.11.B of the Code is amended by amending “Retail commercial uses <6,000 sq. ft., including food and beverage sales” in the list of Principal Permitted uses in the B-2 Light Business District to provide as follows:

Principal Permitted Uses

* * * * *

xxvii. Retail commercial uses <6,000 sq. ft

* * * * *

§15. Sec. 3.1.11.B of the Code is amended to alphabetically reorder and sequentially renumber the list of Principal Permitted uses in the B-2 Light Business District to provide as follows:

* * * * *

PRINCIPAL PERMITTED USES

- i. Accessory uses and accessory structures customarily incidental to any of the above permitted uses § 4.6
- ii. Banks and financial institutions
- iii. Business support service establishments
- iv. Cemeteries
- v. Child care facilities

- vi. Churches and other places of worship
- vii. Commercial parking lots or structures
- viii. Dwellings, attached live/work
- ix. Dwellings, single family, detached § 3.9.5
- x. Environmental monitoring stations (air, soil, etc.)
- xi. **Farmer's markets**
- xii. Grocery stores ≤ 10,000 sq. ft.
- xiii. Health clubs, fitness, gyms
- xiv. Home occupation § 4.3
- xv. Landscape nurseries and garden supply establishments
- xvi. Libraries, public
- xvii. Municipal office buildings
- xviii. Museums
- xix. Offices, medical, professional & administrative
- xx. Outdoor retail sales, temporary § 4.14
- xxi. Parks and community gardens § 4.12
- xxii. Personal care home
- xxiii. Personal service establishments
- xxiv. Post office, local
- xxv. Public Multi-Sport Recreational Complex
- xxvi. Public safety facilities
- xxvii. Restaurant, ~~small <2,000 sq. ft., no drive thru service~~
- xxviii. Retail commercial uses <6,000 sq. ft., ~~including food and beverage sales~~
- xxix. School, K-12, public or private
- xxx. Small scale specialty food and non-alcoholic beverage production and sale § 4.18
- xxxi. Strip retail center, no front yard parking
- xxxii. Taxi cab stands, bus stations
- xxxiii. Telephone exchanges and static transformer
- xxxiv. Theaters, cinemas

Red = Changes in uses

* * * * *

§16. Sec. 3.1.11.C of the Code is amended by deleting Bars, lounges, nightclubs or brewpubs, and substituting in its place, Brewpubs, to the list of Conditional uses in the B-2 Light Business District to provide as follows:

Conditional Uses

* * * * *

viii. Brewpubs

* * * * *

§17. Sec. 3.1.11.C of the Code is amended by amending Rooming/boarding house and Rowhouse/townhouse in the list of Conditional uses in the B-2 Light Business District to provide as follows:

Conditional Uses

* * * * *

- xi. Dwellings, rooming/boarding house
- xii. Dwellings, rowhouse /townhouse

* * * * *

§18. Sec. 3.1.11.C of the Code is amended by deleting Commercial recreation facilities and adding, in its place, Recreation, commercial indoor facilities, and Recreation, commercial outdoor facilities, to the list of Conditional uses in the B-2 Light Business District to provide as follows:

Conditional Uses

* * * * *

- xxii. Recreation, commercial indoor facilities, § 4.9
- xxxiii. Recreation, commercial outdoor facilities, § 4.9

* * * * *

§19. Sec. 3.1.11.C of the Code is amended by amending Firearms establishments in the list of Conditional uses in the B-2 Light Business District to provide as follows:

Conditional Uses

* * * * *

- xiv. Firearm sales establishments

* * * * *

§20. Sec. 3.1.11.C of the Code is amended by deleting “xi. (Reserved)” from the list of Conditional uses in the B-2 Light Business District.

* * * * *

§21. Sec. 3.1.11.C of the Code is amended by deleting “Restaurant, small >2,000 sq. ft., with or without drive-thru service” in the list of Conditional uses in the B-2 Light Business District.

* * * * *

§22. Sec. 3.1.11.C of the Code is amended by amending “Retail commercial uses >6,000 sq. ft., including food and beverage sales” in the list of Conditional uses in the B-2 Light Business District to provide as follows:

Conditional Uses

* * * * *

- xxiv. Retail commercial uses >6,000 sq. ft

* * * * *

§23. Sec. 3.1.11.C of the Code is amended to alphabetically reorder and sequentially renumber the list of Conditional uses in B-2 Light Business District to provide as follows:

CONDITIONAL USES

* * * * *

- i. Animal boarding, kennels, shelters
- ii. Assisted living facility
- iii. Automobile car wash
- iv. Automobile convenience/gasoline stations
- v. Automobile maintenance/service establishments, minor
- vi. Bed-and-breakfast homestays and inns
- vii. ~~Brewpubs Bars, lounges, nightclubs or~~
- viii. Charitable organizations
- ix. Clubs or lodges
- x. Dwellings, multiple-family
- xi. ~~Dwellings, rooming/boarding house~~
- xii. ~~Dwellings, rowhouse /townhouse~~
- xiii. Dwellings, two family
- xiv. ~~Firearm sales establishments~~
- xv. Funeral homes, mortuaries
- xvi. Grocery stores > 10,000 sq. ft.
- xvii. Hospitals
- xviii. Labs, medical, dental, optical
- xix. Micro-breweries, wineries, or other food processing
- xx. Mini-warehouses
- xxi. Pawn shops
- xxii. Payday loan, check-cashing service establishments
- xxiii. ~~Recreation, commercial indoor facilities § 4.9~~
- xxiv. ~~Recreation, commercial outdoor facilities, § 4.9~~
- ~~Restaurants with or without drive-through service~~
- xxv. Retail commercial uses >6,000 sq. ft. ~~, including food and beverage sales~~
- xxvi. Schools, professional, trade, and vocational
- xxvii. Veterinary services, animal hospitals

* * * * *

Sec. 3.1.12 B-3 General Business District

* * * * *

§24. Sec. 3.1.12.B of the Code is amended by adding Automobile car wash to the list of Principal Permitted uses in the B-3 General Business District to provide as follows:

Principal Permitted Uses

* * * * *

- iii. Automobile car wash

* * * * *

§25. Sec. 3.1.12.B of the Code is amended by amending Automobile maintenance/service establishments, minor, including car wash in the list of Principal Permitted Uses in the B-3 General Business District to provide as follows:

Principal Permitted Uses

* * * * *

v. Automobile maintenance/service establishments, minor

* * * * *

§26. Sec. 3.1.12.B of the Code is amended by deleting Bars, lounges, nightclubs or brewpubs, and substituting in its place, Brewpubs, to the list of Principal Permitted Uses in the B-3 General Business District to provide as follows:

Principal Permitted Uses

* * * * *

viii. Brewpubs

* * * * *

§27. Sec. 3.1.12.B of the Code is amended by deleting Commercial recreation facilities and adding, in its place, Recreation, commercial indoor facilities, and Recreation, commercial outdoor facilities, to the list of Principal Permitted Uses in the B-3 General Business District to provide as follows:

Principal Permitted Uses

* * * * *

xlii. Recreation, commercial indoor facilities, § 4.9
xliii. Recreation, commercial outdoor facilities, § 4.9

* * * * *

§28. Sec. 3.1.12.B of the Code is amended by adding Conference / Convention Center to the list of Principal Permitted uses in the B-3 General Business District to provide as follows:

Principal Permitted Uses

* * * * *

xvi. Conference / Convention Center

* * * * *

§29. Sec. 3.1.12.B of the Code is amended by amending Public works yard, garage in the list of Principal Permitted Uses in the B-3 General Business District to provide as follows:

Principal Permitted Uses

* * * * *

xvii. **Contractor and** public works yard, garage

* * * * *

§30. Sec. 3.1.12.B of the Code is amended by deleting Open air markets, and substituting in its place, Farmers markets, to the list of Principal Permitted uses in the B-3 General Business District to provide as follows:

Principal Permitted Uses

* * * * *

xix. Farmers markets

* * * * *

§31. Sec. 3.1.12.B of the Code is amended by adding Grocery stores to the list of Principal Permitted uses in the B-3 General Business District to provide as follows:

Principal Permitted Uses

* * * * *

xxi. Grocery stores

* * * * *

§32. Sec. 3.1.12.B of the Code is amended by amending Retail commercial uses, grocery stores, and including food/beverage sales in the list of Principal Permitted Uses in the B-3 General Business District to provide as follows:

Principal Permitted Uses

* * * * *

xlvi. Retail commercial uses

* * * * *

§33. Sec. 3.1.12.B of the Code is amended by amending Tattoo parlors and body art establishments in the list of Principal Permitted Uses in the B-3 General Business District to provide as follows:

Principal Permitted Uses

* * * * *

li. Tattoo shops and body art establishments

* * * * *

§34. Sec. 3.1.11.B of the Code is amended to alphabetically reorder and sequentially renumber the list of Principal Permitted uses to provide as follows:

* * * * *

PRINCIPAL PERMITTED USES

- i. Accessory uses and accessory structures customarily incidental to any of the above permitted uses § 4.6
- ii. Animal boarding, kennels, shelters
- iii. **Automobile car wash**
- iv. Automobile convenience/gasoline stations

- v. Automobile maintenance/service establishments, minor, ~~including car wash~~
- vi. Banks and financial institutions
- vii. Bed-and-breakfast homestays and inns
- viii. Brewpubs ~~Bars, lounges, nightclubs or~~
- ix. Business support service establishments
- x. Cemeteries
- xi. Charitable organizations
- xii. Child care facilities
- xiii. Churches and other places of worship
- xiv. Clubs or lodges
- xv. Commercial parking lots or structures
~~Commercial recreation facilities § 4.9~~
- xvi. Conference / Convention Center**
- xvii. **Contractor and** public works yard, garage
- xviii. Environmental monitoring stations (air, soil, etc.)
- xix. **Farmer's** ~~Open-air~~ markets
- xx. Funeral homes, mortuaries
- xxi. Grocery Stores**
- xxii. Health clubs, fitness, gyms
- xxiii. Home occupations § 4.3
- xxiv. Hospitals
- xxv. Hotels, motels and conference centers
- xxvi. Labs, medical, dental, optical
- xxvii. Landscape nurseries and garden supply establishments
- xxviii. Libraries, public
- xxix. Micro-breweries, wineries, or other food processing
- xxx. Municipal office buildings
- xxxi. Museums
- xxxii. Offices, medical, professional & administrative
- xxxiii. Outdoor retail sales, temporary § 4.14
- xxxiv. Outdoor storage § 4.6.3
- xxxv. Parks & Community gardens § 4.12
- xxxvi. Pawn shops
- xxxvii. Payday loan, check-cashing service establishments
- xxxviii. Personal care home
- xxxix. Personal service establishments
- xl. Post office, local
- xli. Public safety facilities
- xlii. Recreation, commercial indoor facilities § 4.9**
- xliii. Recreation, commercial outdoor facilities § 4.9**
- xliv. Research-and-development labs and facilities
- xlv. Restaurants

- xlvi. Retail commercial uses ~~grocery stores, and including food/beverage sales~~
- xlvii. School, K-12, public or private
- xlviii. Schools, professional, trade, and vocational
- xliv. Small scale specialty food and non-alcoholic beverage production and sale § 4.18
 - l. Strip retail center, no front yard parking
 - li. Tattoo ~~shops parlors~~ and body art establishments
 - lii. Taxi cab stands, bus stations
 - liii. Telephone exchanges and static transformer
 - liv. Theaters, cinemas
 - lv. Veterinary services, animal hospitals

* * * * *

§35. Sec. 3.1.12.C of the Code is amended by amending Automobile towing and storage in the list of Conditional uses in the B-3 General Business District to provide as follows:

Conditional Uses

* * * * *

- iii. Automobile towing and temporary storage

* * * * *

§36. Sec. 3.1.12.C of the Code is amended by adding Dwellings, rooming/board house, Dwellings, rowhouse/townhouse, Dwellings, transient housing, and Dwellings, two-family, to the list of Conditional uses in the B-3 General Business District to provide as follows:

Conditional Uses

* * * * *

- vi. Dwellings, rooming/boarding house
- vii. Dwellings, rowhouse /townhouse
- viii. Dwellings, two-family

* * * * *

§37. Sec. 3.1.12.C of the Code is amended by amending Firearms establishments in the list of Conditional uses in the B-3 General Business District to provide as follows:

Conditional Uses

* * * * *

- xiv. Firearm sales establishments

* * * * *

§38. Sec. 3.1.12.C of the Code is amended by amending Mail order distribution center in the list of Conditional Uses in the B-3 General Business District to provide as follows:

Conditional Uses

* * * * *

- xi. Internet/mail order distribution center

* * * * *

§39. Sec. 3.1.12.C of the Code is amended to alphabetically reorder and sequentially renumber the list of Conditional Uses in B-3 General Business District to provide as follows:

* * * * *

CONDITIONAL USES

- i. Assisted living facility
- ii. Automobile maintenance/service establishment, major
- iii. Automobile towing and temporary storage
- iv. Dwellings, attached live/work
- v. Dwellings, multiple-family § 3.9.6
- vi. Dwellings, rooming/boarding house
- vii. Dwellings, rowhouse / townhouse
- viii. Dwellings, two-family
- ix. Firearms sales establishments
- x. Large consumer goods sales § 4.13
- xi. Internet/mail order distribution center
- xii. Mini-warehouses
- xiii. Strip retail center with front yard parking
- xiv. Taxi or bus operations center
- xv. Warehouses
- xvi. Wholesale sales

* * * * *

Sec. 3.1.13 B-4 Highway Business District

* * * * *

§40. Sec. 3.1.13.B of the Code is amended by adding Automobile car wash to the list of Principal Permitted uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

- iii. Automobile car wash

* * * * *

§41. Sec. 3.1.13.B of the Code is amended by amending Automobile maintenance/service establishments, major and minor, including car wash in the list of Principal Permitted Uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

- v. Automobile maintenance/service establishments, major and minor

* * * * *

§42. Sec. 3.1.13.C of the Code is amended by amending Automobile towing and storage in the list of Principal Permitted Uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

iii. Automobile towing and temporary storage

* * * * *

§43. Sec. 3.1.13.B of the Code is amended by deleting Bars, lounges, nightclubs or brewpubs, and substituting in its place, Brewpubs, to the list of Principal Permitted Uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

viii. Brewpubs

* * * * *

§44. Sec. 3.1.13.B of the Code is amended by deleting Commercial recreation facilities and adding, in its place, Recreation, commercial indoor facilities, and Recreation, commercial outdoor facilities, to the list of Principal Permitted Uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

xlii. Recreation, commercial indoor facilities, § 4.9
xliii. Recreation, commercial outdoor facilities, § 4.9

* * * * *

§45. Sec. 3.1.13.B of the Code is amended by adding Conference / Convention Center to the list of Principal Permitted uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

xvi. Conference / Convention Center

* * * * *

§46. Sec. 3.1.13.B of the Code is amended by deleting Open air markets, and substituting in its place, Farmers markets, to the list of Principal Permitted uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

xix. Farmers markets

* * * * *

§47. Sec. 3.1.13.B of the Code is amended by amending Firearms establishments in the list of Conditional uses in the B-4 Highway Business District to provide as follows:

Conditional Uses

* * * * *

xiv. Firearm sales establishments

* * * * *

§48. Sec. 3.1.13.B of the Code is amended by adding Grocery stores to the list of Principal Permitted uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

xxi. Grocery stores

* * * * *

§49. Sec. 3.1.13.B of the Code is amended by adding Libraries to the list of Principal Permitted uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

xxi. Libraries

* * * * *

§50. Sec. 3.1.13.B of the Code is amended by adding Municipal office buildings to the list of Principal Permitted uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

xxi. Municipal office buildings

* * * * *

§51. Sec. 3.1.13.B of the Code is amended by adding Museums to the list of Principal Permitted uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

xxi. Museums

* * * * *

§52. Sec. 3.1.13.B of the Code is amended by deleting “Personal Vehicle Sales” from the list of Principal Permitted uses in the B-4 Highway Business District.

* * * * *

§53. Sec. 3.1.13.B of the Code is amended by deleting “Public libraries, Post office, municipal office buildings, Public safety facilities, and museums” and adding, in its place, Post office, and Public safety facilities, to the list of Principal Permitted Uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

- xlii. Post Office
- xliii. Public safety facilities

* * * * *

§54. Sec. 3.1.13.B of the Code is amended by amending Restaurants, including drive thru service in the list of Principal Permitted Uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

- xlvi. Restaurants

* * * * *

§55. Sec. 3.1.13.B of the Code is amended by amending Retail commercial uses, grocery stores, and including food/beverage sales in the list of Principal Permitted Uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

- xlvi. Retail commercial uses

* * * * *

§56. Sec. 3.1.13.B of the Code is amended by amending Tattoo parlors and body art establishments in the list of Principal Permitted Uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

- i. Tattoo shops and body art establishments

* * * * *

§57. Sec. 3.1.13.C of the Code is amended by amending Rowhouse/townhouse in the list of Conditional uses in the B-4 Highway Business District to provide as follows:

Conditional Uses

* * * * *

- xi. Dwellings, rowhouse /townhouse

* * * * *

§58. Sec. 3.1.13.B of the Code is amended by amending Warehouses, including mini-warehouses, self-storage in the list of Principal Permitted Uses in the B-4 Highway Business District to provide as follows:

Principal Permitted Uses

* * * * *

- i. Warehouses

* * * * *

§59. Sec. 3.1.13.B of the Code is amended to alphabetically reorder and sequentially renumber the list of Principal Permitted uses in the B-4 Highway Business District to provide as follows:

* * * * *

PRINCIPAL PERMITTED USES

- i. Accessory uses and accessory structures customarily incidental to any of the above permitted uses § 4.6
- ii. Animal boarding, kennels, shelters
- iii. Automobile car wash
- iv. Automobile convenience/gasoline stations
- v. Automobile maintenance/service establishments, major and minor, including car wash
- vi. Automobile towing and temporary storage
- vii. Banks and financial institutions
- viii. Brewpubs ~~Bars, lounges, nightclubs or~~
- ix. Bed-and-breakfast **homestays and inns**
- x. Business support service establishments
- xi. Cemeteries
- xii. Charitable organizations
- xiii. Child care facilities
- xiv. Churches and other places of worship
- xv. Clubs or lodges
- xvi. Commercial parking lots or structures
~~Commercial recreation facilities § 4.9~~
- xvii. Conference / Convention Center

- xviii. Contractor and public works yards, garage
- xix. **Dwellings**, rooming/boarding house
- xx. Environmental monitoring stations (air, soil, etc.)
- xxi. **Farmers ~~Open-air~~** markets
- xxii. Firearms **sales** establishments
- xxiii. Funeral homes, mortuaries
- xxiv. Grocery Stores**
- xxv. Health clubs, fitness, gyms
- xxvi. Home occupations § 4.3
- xxvii. Hospitals
- xxviii. Hotels, motels, and conference centers
- xxix. Labs, medical, dental, optical
- xxx. Landscape nurseries, garden supply establishments, and lumberyards
- xxxi. Large consumer goods sales, leasing and service § 4.13
- xxxii. Libraries**
- xxxiii. Micro-breweries, wineries, or other food processing
- xxxiv. Mini-warehouses
- xxxv. **Municipal office buildings**
- xxxvi. Museums**
- xxxvii. Offices, medical, professional & administrative
- xxxviii. Outdoor retail sales, temporary § 4.14
- xxxix. Outdoor storage § 4.6.3
- xl. Parks & Community gardens § 4.12
- xli. Pawn shops
- xlii. Payday loan, check-cashing service establishments
- xliii. Personal Care Home
- xliv. Personal service establishments
- ~~Personal vehicle sales~~
- xlv. Public libraries, Post office, municipal office buildings,**
- xlvi. Public safety facilities, and museums**
- xlvii. Recreation, commercial indoor facilities § 4.9**
- xlviii. Recreation, commercial outdoor facilities § 4.9**
- xlix. Research-and-development labs and facilities
- l. Restaurants, ~~including drive thru service~~
- li. Retail commercial uses, ~~grocery stores, and food/beverage sales~~
- lii. School, K-12, public or private
- liii. Schools, professional, trade, and vocational
- liv. Stone and monument works
- lv. Strip retail center
- lvi. Tattoo **shops parlors** and body art establishments
- lvii. Taxi cab stands, bus stations
- lviii. Telephone exchanges and static transformer
- lix. Theaters, cinemas

- ix. Veterinary services, animal hospitals
- ~~lxi. Warehouses, including mini-warehouses, self storage~~
- lxii. Wholesale sales
- lxiii. Small scale specialty food and non-alcoholic beverage production and sale § 4.18

§60. Sec. 3.1.13.C of the Code is amended to alphabetically reorder and sequentially renumber the list of Conditional uses in the B-4 Highway Business District to provide as follows:

* * * * *

CONDITIONAL USES

- i. Bus or truck maintenance facility
- ii. Cold storage plants
- iii. Dwellings, attached live/work
- iv. Dwellings, multiple-family § 3.9.6
- v. **Dwellings**, rowhouse /townhouse
- vi. Mail order distribution center
- vii. Taxi or bus operations center

* * * * *

Sec. 3.1.14 CE Core Downtown

* * * * *

§61. The Zoning Code is amended by changing the zoning district name “CC Core Center District” to “CD Core Downtown District” in all its occurrences, whether abbreviated or spelled out in full, throughout the Code.

* * * * *

§62. Sec. 3.1.14.D of the Code is amended by deleting “Assisted living facilities, shelter care homes” from the list of Residential Uses in the CD Core Downtown District.

* * * * *

§63. Sec. 3.1.14.D of the Code is amended by changing “Dwellings, multiple-family with ground floor retail, restaurant, or office uses” to Principal Permitted Use to provide as follows:

Use	Primary Pedestrian Street		Secondary Pedestrian Street	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Dwellings, multiple-family with ground floor retail, restaurant, or office uses	P	P	P	P

* * * * *

§64. Sec. 3.1.14.D of the Code is amended by changing ground floor “Banks and financial institutions” from Conditional Use to Principal Permitted Use in the CD Core Downtown District to provide as follows:

Use	Primary Pedestrian Street		Secondary Pedestrian Street	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Banks and Financial institutions	P	P	P	P

* * * * *

§65. Sec. 3.1.14.D of the Code is amended by adding “Conference / convention center” in the CD Core Downtown District to provide as follows:

Use	Primary Pedestrian Street		Secondary Pedestrian Street	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Conference / convention center	P	P	P	P

* * * * *

§66. Sec. 3.1.14.D of the Code is amended by deleting “Drive-through or Drive-in establishments” from the list of Commercial Uses in the CD Core Downtown District.

* * * * *

§67. Sec. 3.1.14.D of the Code is amended to change the name of Open air markets to Farmers markets by deleting “Open air markets” and substituting in its place, “Farmers markets” to the list of Principal Permitted uses in the CD Core Downtown District.

* * * * *

§68. Sec. 3.1.14.D of the Code is amended by adding “Parking lots or structures” ground floor to a Principal Permitted Ground Floor Use in the CD Core Downtown District to provide as follows:

Use	Primary Pedestrian Street		Secondary Pedestrian Street	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Parking lots or structures	P	P	P	P

* * * * *

§69. Sec. 3.1.14.D of the Code is amended by deleting “Retail commercial uses up to 6,000 sq. ft” from the list of Commercial Uses in the CD Core Downtown District.

* * * * *

§70. Sec. 3.1.14.D of the Code is amended by changing “Retail commercial uses 6,001 sq. ft. or greater” to “Retail commercial uses” and changing from Conditional Use to Principal Permitted Use to provide as follows:

* * * * *

Use	Primary Pedestrian Street		Secondary Pedestrian Street	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Retail commercial uses	P	P	P	P

* * * * *

§71. Sec. 3.1.14.D of the Code is amended by changing ground floor “Theater” and ground floor “Places of worship” from Conditional Use to Principal Permitted Use in the CD Core Downtown District and amending to provide as follows:

Use	Primary Pedestrian Street		Secondary Pedestrian Street	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Churches and other places of worship	P	P	P	P
Theater	P	P	P	P

* * * * *

§72. Sec. 3.1.14.D of the Code is amended by changing ground floor “Tattoo parlor and body art services” from Conditional Use to Principal Permitted Use in the CD Core Downtown District and amending to provide as follows:

Use	Primary Pedestrian Street		Secondary Pedestrian Street	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Tattoo parlor and body art services	P	P	P	P

* * * * *

§73. Sec. 3.1.14.D of the Code is amended by deleting “Veterinary clinics, animal hospitals” from the list of Commercial Uses in the CD Core Downtown District.

* * * * *

Sec. 3.1.17 CE Core Edge

§74. Sec. 3.1.17.B of the Code is amended by amending “Assisted living facilities, shelter care homes” in the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

ii. Assisted living facilities

* * * * *

§75. Sec. 3.1.17.B of the Code is amended by adding Clinics to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

ix. Clinics

* * * * *

§76. Sec. 3.1.17.B of the Code is amended by deleting “vii. Clubs and lodges” from the list of Principal Permitted uses in the CE Core Edge District.

* * * * *

§77. Sec. 3.1.17.B of the Code is amended by adding Commercial parking lots or structures to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

x. Commercial parking lots or structures

* * * * *

§78. Sec. 3.1.17.B of the Code is amended by adding Conference / convention center to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xi. Conference / convention center

* * * * *

§79. Sec. 3.1.17.B of the Code is amended by adding Dwellings, accessory to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xii. Dwellings, accessory

* * * * *

§80. Sec. 3.1.17.B of the Code is amended by adding Dwellings, attached live/work to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xiii. Dwellings, attached live/work

* * * * *

§81. Sec. 3.1.17.B of the Code is amended by adding Fine arts studio to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

viv. Fine arts studio

* * * * *

§82. Sec. 3.1.11.C of the Code is amended by deleting “x. (Reserved)” from the list of Conditional uses in the CE Core Edge District.

* * * * *

§83. Sec. 3.1.17.B of the Code is amended by adding Grocery stores up to 50,000 sq. ft. to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xvi. Grocery stores up to 50,000 sq. ft.

* * * * *

§84. Sec. 3.1.17.B of the Code is amended by deleting “ix. Fitness studios and health clubs” and substituting in its place, Health clubs, fitness, gyms, to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xvii. Health clubs, fitness, gyms

* * * * *

§85. Sec. 3.1.72.B of the Code is amended by deleting “xii. Library, museum” in the list of Principal Permitted uses and substituting in its place Libraries, public, to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xx. Libraries, public

* * * * *

§86. Sec. 3.1.17.B of the Code is amended by adding Museums to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xxiii. Museums

* * * * *

§87. Sec. 3.1.17.B of the Code is amended by adding Municipal office buildings to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xxii. Municipal office buildings

* * * * *

§88. Sec. 3.1.17.B of the Code is amended by adding Offices, medical, professional & administrative to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xxiv. Offices, medical, professional & administrative

* * * * *

§89. Sec. 3.1.17.B of the Code is amended by adding Post office, local to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xxvii. Post office, local

* * * * *

§90. Sec. 3.1.17.B of the Code is amended by adding Public safety facilities to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xxixi. Public safety facilities

* * * * *

§91. Sec. 3.1.17.B of the Code is amended by amending Restaurant, bar, tavern, brewpub, live entertainment in the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xxx. Restaurants

* * * * *

§92. Sec. 3.1.17.B of the Code is amended by amending Retail commercial uses up to 6,000 sq. ft. in the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xxxi. Retail commercial uses

* * * * *

§93. Sec. 3.1.17.B of the Code is amended by amending Tattoo parlors and body art establishments in the list of Principal Permitted Uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xxxiv. Tattoo shops and body art establishments

* * * * *

§94. Sec. 3.1.17.B of the Code is amended by adding Theaters, cinemas to the list of Principal Permitted uses in the CE Core Edge District to provide as follows:

Principal Permitted Uses

* * * * *

xxxv. Theaters, cinemas

* * * * *

§95. Sec. 3.1.17.B of the Code is amended by deleting “xix. Veterinary services, animal hospitals with inside boarding facilities” from the list of Principal Permitted uses in the CE Core Edge District.

* * * * *

§96. Sec. 3.1.17.B of the Code is amended to alphabetically reorder and sequentially renumber the list of Principal Permitted Uses in the CE Core Edge District to provide as follows:

* * * * *

PRINCIPAL PERMITTED USES

- i. Accessory uses and accessory structures customarily incidental to any of the above permitted uses § 4.6
- ii. Assisted living facilities, ~~shelter care homes~~
- iii. Automobile maintenance/service, minor
- iv. Banks and financial institutions
- v. Bed & Breakfast homestays and inns
- vi. Brewpubs
- vii. Business support service establishments
- viii. Churches and other places of worship
- ix. Clinics
- ~~Clubs and lodges~~
- x. Commercial parking lots or structures
- xi. Conference / convention center
- xii. Dwellings, accessory
- xiii. Dwellings, attached live/work
- xiv. Fine arts studio
- xv. Firearm sales establishments
- xvi. Grocery stores up to 50,000 sq. ft.
- xvii. Health clubs, fitness, gyms ~~Fitness studios and~~
- xviii. Home occupations/Live-work § 4.3
- xix. Hotels, motels and conference centers
- xx. Libraries, public

- xxi. Multiple family residential with ground floor retail, restaurant, or office use(s) § 3.1.14.L
- xxii. **Municipal office buildings**
- xxiii. **Museums**
- xxiv. **Offices, medical, professional & administrative**
- xxv. Parks & Community gardens § 4.12
- xxvi. Personal service establishments
- xxvii. **Post office, local**
- xxviii. Professional & administrative offices
- xxix. **Public safety facilities**
- ~~(Reserved)~~
- xxx. Restaurants, ~~bar, tavern, Brewpub, live entertainment~~
- xxxi. Retail commercial uses ~~up to 6,000 sq. ft.~~
- xxxii. School, K-12, public or private
- xxxiii. Small scale specialty food and non-alcoholic beverage production and sale § 4.18
- xxxiv. Tattoo ~~shops parlor~~ and body art services
- xxxv. **Theaters, cinemas**
- ~~Veterinary services, animal hospitals with inside boarding facilities~~

* * * * *

§97. Sec. 3.1.17.C of the Code is amended by deleting “iv. Drive-through facilities” from the list of Conditional uses in the CE Core Edge District.

* * * * *

§98. Sec. 3.1.17.C of the Code is amended by adding Dwellings, Single family to the list of Conditional Uses in the CE Core Edge District to provide as follows:

Conditional Uses

* * * * *

vii. Dwellings, Single family

* * * * *

§99. Sec. 3.1.17.C of the Code is amended by deleting “vi. Open air markets” and substituting in its place, Farmers markets, to the list of Conditional uses in the CE Core Edge District to provide as follows:

Conditional Uses

* * * * *

viii. Farmers markets

* * * * *

§100. Sec. 3.1.17.C of the Code is amended by amending Multi-unit commercial or mixed-use developments on tracks of three (3) acres or more” in the list of Conditional Uses in the CE Core Edge District to provide as follows:

Conditional Uses

* * * * *

- x. Multi-unit commercial or mixed-use developments on tracts of three (3) acres or more

* * * * *

§101. Sec. 3.1.17.C of the Code is amended by adding Veterinary services, animal hospitals to the list of Conditional Uses in the CE Core Edge District to provide as follows:

Conditional Uses

* * * * *

- xi. Veterinary services, animal hospitals

* * * * *

§102. Sec. 3.1.17.C of the Code is amended to alphabetically reorder and sequentially renumber the list of Conditional Uses in the CE Core Edge District to provide as follows:

* * * * *

CONDITIONAL USES

- i. Automobile car wash
- ii. Automobile convenience/gasoline stations
- iii. Child care facilities
~~Drive-through facilities~~
- iv. Dwellings, Rooming house
- v. Dwellings, Rowhouse/townhouse
- vi. ~~Dwellings, Single family~~
- vii. Dwellings, Two family dwellings
- viii. ~~Farmers Open-air~~ markets
- ix. Grocery store up to 50,000 sq. ft.
- x. Multi-unit commercial or mixed-use developments on ~~tracts tracks~~ of three (3) acres or more
- xi. ~~Veterinary services, animal hospitals~~

§103. The City adopts the amendments to Chapter 29 of the Code of Ordinances and the Zoning Map as recommended by the Ruston Zoning Commission on _____, following required public hearings, and signed by the Chair of the Ruston Zoning Commission on _____.

* * * * *

§104. If any section, paragraph, sentence, clause and/or phrase of this Ordinance or the application thereof is declared unconstitutional, unenforceable or invalid by the valid judgment of any court of competent jurisdiction such unconstitutionality, unenforceability or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses and/or phrases of this Ordinance, since the same would have been enacted by the City of Ruston without the incorporation in this Ordinance of any such unconstitutional, unenforceable or invalid section, paragraph, sentence, clause or phrase. To this end, the provisions of this Ordinance are hereby declared severable.

§105. All other Ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance, are hereby repealed. To the extent that any provision or provisions of this Ordinance are inconsistent or in conflict with any other provision of the Code of Ordinances or any regulation of the City, the provisions of this Ordinance shall be deemed to control.

§106. If any one or more of the provisions of this Ordinance shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance, but this Ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Ordinance which validates or makes legal one or more of the provisions of this Ordinance, shall be deemed to apply to this Ordinance.

§107. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

§108. This Ordinance shall become effective upon final adoption and publication of the same in the manner prescribed by law or on _____, 2018, whichever last occurs.

This Ordinance was introduced on _____, 2018, by _____, Notice of Public Hearing was published on _____, _____, and _____, and said public hearing having been held, the title having been read and the Ordinance considered, on motion to adopt, as amended, by _____, seconded by _____, a record vote was taken and the following result was had:

YEA:

NAY:

ABSENT:

WHEREUPON, the presiding officer declared the above Ordinance duly adopted on the _____ day of _____, 2018.

ATTEST:

LAURA HART, CLERK

RONNY WALKER, MAYOR