City of Ruston
Zoning Ordinance
(Chapter 29 of the Code of Ordinances
of the City of Ruston, Louisiana)

Effective November 5, 2012

Amended through March 4, 2019
## Table of Contents

Table of Contents with Sections ____________ ii

How to Use this Ordinance _______________ v

**Article 1.0**  Purpose and Introduction ______ 1-1

**Article 2.0**  Definitions ________________ 2-1

**Article 3.0**  Zoning Districts _____________ 3-1

**Article 4.0**  Use Standards ______________ 4-1

**Article 5.0**  Site Standards ______________ 5-1

**Article 6.0**  Development Procedures ______ 6-1

**Article 7.0**  Administration, Appeals and  
Enforcement _________________ 7-1
# Table of Contents with Sections

**How to Use this Ordinance**

1. Content Organization and Page Layout
2. Symbols and User Notes
3. Reading the Ordinance
4. Use Matrix
5. District Summary Table

**Zoning Map**

**Future Land Use Map**

**Comprehensive Plan and Implementing Zoning Districts**

**Article 1.0** Purpose and Introduction 1-1

- **Sec. 1.1** Title 1-3
- **Sec. 1.2** Authority 1-3
- **Sec. 1.3** Purpose 1-3
- **Sec. 1.4** Jurisdiction 1-3
- **Sec. 1.5** Applicability 1-3
- **Sec. 1.6** Method of Administration 1-3
- **Sec. 1.7** Interpretation 1-3
- **Sec. 1.8** Scope 1-3

**Article 2.0** Definitions 2-1

- **Sec. 2.1** Construction of Language 2-5
- **Sec. 2.2** Definitions 2-5

**Article 3.0** Zoning Districts 3-1

- **Sec. 3.1** Division of Districts 3-3
- **Sec. 3.2** Establishment of Districts 3-95
- **Sec. 3.3** Interpretation of District Boundaries 3-95
- **Sec. 3.4** Application of Regulations 3-95
- **Sec. 3.5** Transition Zoning 3-96
- **Sec. 3.6** Height Exceptions 3-96
- **Sec. 3.7** Reserved 3-96
- **Sec. 3.8** Reserved 3-96
- **Sec. 3.9** B-1, B-2, B-3 and B-4 District Requirements 3-96
- **Sec. 3.10** D-1, D-1B, and D-2 District Requirements 3-97
- **Sec. 3.11** M-1 and M-2 District Requirements 3-97
- **Sec. 3.12** Essential Services 3-97
- **Sec. 3.13** Single Family Residential Lot Splits 3-97
- **Sec. 3.14** Residential Cluster 3-98
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.15</td>
<td>Sec. 3.15 Residential Open Space</td>
<td>3-102</td>
</tr>
<tr>
<td>3.16</td>
<td>Sec. 3.16 Manufactured Homes, Travel Trailers, Campers and Similar Uses</td>
<td>3-105</td>
</tr>
<tr>
<td>3.17</td>
<td>Sec. 3.17 High Density Residential Design Guidelines</td>
<td>3-105</td>
</tr>
<tr>
<td>3.18</td>
<td>Sec. 3.18 New Construction and Additions in the CL Core Landmark District</td>
<td>3-105</td>
</tr>
<tr>
<td>3.19</td>
<td>Sec. 3.19 Setbacks for Residential Lots with Parallel Road Frontages</td>
<td>3-105</td>
</tr>
</tbody>
</table>

**Article 4.0 Use Standards**

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Sec. 4.1 Telephone Exchanges and Static Transformer Stations</td>
<td>4-3</td>
</tr>
<tr>
<td>4.2</td>
<td>Sec. 4.2 Single Family Dwelling Appearance Standards</td>
<td>4-3</td>
</tr>
<tr>
<td>4.3</td>
<td>Sec. 4.3 Home Occupations</td>
<td>4-3</td>
</tr>
<tr>
<td>4.4</td>
<td>Sec. 4.4 Garage or Yard Sales</td>
<td>4-5</td>
</tr>
<tr>
<td>4.5</td>
<td>Sec. 4.5 Residential uses in the AG and RE Districts</td>
<td>4-5</td>
</tr>
<tr>
<td>4.6</td>
<td>Sec. 4.6 Accessory Uses and Structures</td>
<td>4-5</td>
</tr>
<tr>
<td>4.7</td>
<td>Sec. 4.7 Sexually Oriented Businesses</td>
<td>4-7</td>
</tr>
<tr>
<td>4.8</td>
<td>Sec. 4.8 Personal Wireless Service Facilities</td>
<td>4-8</td>
</tr>
<tr>
<td>4.9</td>
<td>Sec. 4.9 Indoor Recreational Uses</td>
<td>4-15</td>
</tr>
<tr>
<td>4.10</td>
<td>Sec. 4.10 Keeping of Animals in the AG and RE Districts</td>
<td>4-15</td>
</tr>
<tr>
<td>4.11</td>
<td>Sec. 4.11 Alternatives and Emerging Energy Facilities</td>
<td>4-17</td>
</tr>
<tr>
<td>4.12</td>
<td>Sec. 4.12 Community Gardens</td>
<td>4-19</td>
</tr>
<tr>
<td>4.13</td>
<td>Sec. 4.13 Outdoor Display of Large Consumer Goods</td>
<td>4-20</td>
</tr>
<tr>
<td>4.14</td>
<td>Sec. 4.14 Temporary Outdoor Retail Sales</td>
<td>4-20</td>
</tr>
<tr>
<td>4.15</td>
<td>Sec. 4.15 Medical offices, Theaters, Cinemas, Performing Arts, Places of Worship, and Recreation Uses in the Core Districts</td>
<td>4-21</td>
</tr>
<tr>
<td>4.16</td>
<td>Sec. 4.16 Restaurants</td>
<td>4-21</td>
</tr>
<tr>
<td>4.17</td>
<td>Sec. 4.17 Transient Housing</td>
<td>4-21</td>
</tr>
<tr>
<td>4.18</td>
<td>Sec. 4.18 Small Scale Specialty Food and Non-Alcoholic Beverage Production and Sales</td>
<td>4-21</td>
</tr>
<tr>
<td>4.19</td>
<td>Sec. 4.19 Mobile Food Vending</td>
<td>4-22</td>
</tr>
</tbody>
</table>

**Article 5.0 Site Standards**

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>Sec. 5.1 Conditional Use Standards</td>
<td>5-3</td>
</tr>
<tr>
<td>5.2</td>
<td>Sec. 5.2 Landscaping &amp; Screening Requirements</td>
<td>5-3</td>
</tr>
<tr>
<td>5.3</td>
<td>Sec. 5.3 Sidewalks</td>
<td>5-9</td>
</tr>
<tr>
<td>5.4</td>
<td>Sec. 5.4 Accessory Buildings in Residential Districts</td>
<td>5-9</td>
</tr>
<tr>
<td>5.5</td>
<td>Sec. 5.5 Off-Street Parking and Loading</td>
<td>5-10</td>
</tr>
<tr>
<td>5.6</td>
<td>Sec. 5.6 Site Access</td>
<td>5-17</td>
</tr>
<tr>
<td>5.7</td>
<td>Sec. 5.7 Loading/Unloading</td>
<td>5-18</td>
</tr>
<tr>
<td>5.8</td>
<td>Sec. 5.8 Drive-through Lanes</td>
<td>5-19</td>
</tr>
<tr>
<td>5.9</td>
<td>Sec. 5.9 Lighting</td>
<td>5-20</td>
</tr>
</tbody>
</table>
# Table of Contents with Sections

<table>
<thead>
<tr>
<th>Article</th>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.0</td>
<td>6.1</td>
<td>Site Plan Review</td>
<td>6-3</td>
</tr>
<tr>
<td>6.0</td>
<td>6.2</td>
<td>Conditional Uses</td>
<td>6-10</td>
</tr>
<tr>
<td>7.0</td>
<td>7.1</td>
<td>Enforcement &amp; Administration</td>
<td>7-3</td>
</tr>
<tr>
<td>7.0</td>
<td>7.2</td>
<td>Board of Adjustment</td>
<td>7-3</td>
</tr>
<tr>
<td>7.0</td>
<td>7.3</td>
<td>Amendments</td>
<td>7-5</td>
</tr>
<tr>
<td>7.0</td>
<td>7.4</td>
<td>Violations and Penalties</td>
<td>7-5</td>
</tr>
<tr>
<td>7.0</td>
<td>7.5</td>
<td>Nonconformities</td>
<td>7-5</td>
</tr>
<tr>
<td>7.0</td>
<td>7.6</td>
<td>Temporary Construction Building</td>
<td>7-9</td>
</tr>
<tr>
<td>7.0</td>
<td>7.7</td>
<td>Temporary Portable Storage Containers or PODS</td>
<td>7-9</td>
</tr>
<tr>
<td>7.0</td>
<td>7.8</td>
<td>Conditional Use Permit for Temporary Manufactured Home</td>
<td>7-10</td>
</tr>
<tr>
<td>7.0</td>
<td>7.9</td>
<td>Removal of Temporary Structure Upon Expiration of Permit</td>
<td>7-10</td>
</tr>
<tr>
<td>7.0</td>
<td>7.10</td>
<td>Reserved</td>
<td>7-10</td>
</tr>
</tbody>
</table>
How to Use This Ordinance

1. CONTENT ORGANIZATION AND PAGE LAYOUT

The Zoning Ordinance is organized into seven Articles, which are further divided using standard outline hierarchy. The content and page layout are designed to promote a clear understanding of requirements, as well as quick retrieval of relevant standards, procedures and other information. The following key assists with navigating through this document.

- **Article Tabs**: link to the first page of each Article. Red tab indicates the Article in which the current page is located.

- **User Notes**: provide helpful information for digital and hard copy formats. User Notes are always highlighted in blue.

- **Sections and Subsections**: contain the Ordinance regulations in a hierarchical manner.

- **Blue bold font**: links to standards in other sections of the Ordinance.

- **Graphics, figures, and tables**: illustrate concepts or clarify regulations.

- **Notes**: provide relevant district information recommended for review.

- **Selected References**: list other sections or Ordinances that may pertain to a development in the district.

- **Pages**: are numbered sequentially within each Article.

- **Link to How to Use This Ordinance**:

- **Link to Zoning Map**:

- **Link to Table of Contents**:
### How to Use This Ordinance

#### 2. SYMBOLS AND USER NOTES

The following symbols are used throughout the Zoning Ordinance:

- ❓ indicates the term is defined in Article 2, Definitions. (Note: Not every defined term is designated with a ❓ symbol. Consult Article 2, Definitions, for a list of all defined terms.)

- 📚 indicates there is a graphic that illustrates the standard or requirement.

- 🖋 identifies a property line.

- ⚓ identifies the right-of-way centerline.

- R/W identifies the right-of-way.

- 📰 identifies a **User Note** that provides helpful information for all users.

- 📱 identifies a **Digital User Note** that provides helpful information for users with a digital version of the Zoning Ordinance.
3. READING THE ORDINANCE

Rules have been established to assist with interpreting the ordinance. Below are some rules to keep in mind when reading this document:

☑ Sometimes there may be general and specific regulations that pertain to one particular aspect of site design. In such instances, the specific regulations must be followed.

☑ Discrepancies between text and an illustration (including its caption) may occur. In the case of such discrepancies, the text is considered the accurate source of information.

☑ The use of the word shall carries significant meaning. Shall regulations must be followed. Requirements that use the word may are discretionary, meaning that the requirement is at the discretion of the Planning Commission or Zoning Board of Appeals.

☑ Article 2, Definitions, contains nearly 150 terms. If a term is not listed in this section, it will carry the meaning customarily assigned to it.

☑ Conjunctions are often used and must be read accurately:

- AND indicates that all connected items, conditions, provisions or events shall apply.

- OR indicates that the connected items, conditions, provisions or events may apply singly or in any combination. (OR may also be read “and/or”)

- EITHER … OR indicates that the connected items, conditions, provisions or events shall apply singly, but not in combination.

For more rules, see Section 2.1 Construction of Language.
# How to Use This Ordinance

## 4. USE MATRIX

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult Section 3.1 as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, the latter will control.

P = Principal Permitted Use  
C = Conditional Use

<table>
<thead>
<tr>
<th>USE CLASSIFICATIONS</th>
<th>AG</th>
<th>RE</th>
<th>R-25</th>
<th>R-10</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>M-1</th>
<th>M-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assisted living facility</td>
<td>C</td>
<td>P</td>
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<td>P</td>
<td>P</td>
<td>P</td>
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<td></td>
</tr>
<tr>
<td>Child care facility, residential</td>
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<td>P</td>
<td>P</td>
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<td>P</td>
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<tr>
<td>Child care facility, commercial</td>
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<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Dwellings, accessory</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwellings, multiple-family</td>
<td>C</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwellings, single-family detached</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwellings, two-family</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Fraternity house, sorority house</td>
<td>C</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home occupation</td>
<td>P</td>
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<td>P</td>
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<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Manufactured homes in parks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufactured homes on individual lots</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Nursing, rest or convalescent home</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Orphanage</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Personal Care Home</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td>P</td>
</tr>
<tr>
<td>Rooming house, boarding house</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Rowhouse / townhouse</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Shelter Care Home</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Transient Housing</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture, commercial</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Equestrian stables, private</td>
<td>P</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Equestrian stables, commercial</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Keeping of livestock</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public and Community Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cemeteries</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Charitable organizations</td>
<td></td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Churches and other places of worship</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Clubs or lodges</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Hospitals</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Libraries, public</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipal office buildings</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Museums</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Neighborhood center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks &amp; community gardens</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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</tr>
<tr>
<td>Post office, local</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public multi-sport recreational complex</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
</tr>
</tbody>
</table>

Continued on next page
How to Use This Ordinance

4. USE MATRIX (Continued)

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult Section 3.1 as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, the latter will control.

P = Principal Permitted Use
C = Special Land Use

<table>
<thead>
<tr>
<th>USE CLASSIFICATIONS</th>
<th>AG</th>
<th>RE</th>
<th>R-25</th>
<th>R-10</th>
<th>R-1</th>
<th>R-2</th>
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How to Use This Ordinance

4. **USE MATRIX (Continued)**

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult Section 3.1 as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, the latter will control.

P = Principal Permitted Use
C = Conditional Use
* = Refer to District Matrix

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**Click on a district heading below to go directly to the corresponding district regulations.**

**Ordinance Amended through 3/4/2019**

City of Ruston Zoning Ordinance clearzoning®
How to Use This Ordinance

4. USE MATRIX (Continued)

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult Section 3.1 as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, the latter will control.

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*Digital User Note: Click on a district heading below to go directly to the corresponding district regulations.*

Continued on next page
How to Use This Ordinance

4. USE MATRIX (Continued)

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult Section 3.1 as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, the latter will control.

P = Principal Permitted Use
C = Conditional Use
* = Refer to District Matrix

![Digital User Note:]
Click on a district heading below to go directly to the corresponding district regulations.

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<td>Restaurants, large &gt;2,000 sq. ft. w/o drive-through service</td>
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<td>Restaurants, large &gt;2,000 sq. ft. with or w/o drive-through service</td>
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<td>Restaurants, small ≤2,000 sq. ft., with drive-through service</td>
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<td>Retail commercial uses ≤ 6,000 sq ft</td>
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<td>Retail commercial uses ≤ 10,000 sq ft</td>
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<td>Retail commercial uses &gt; 6,000 sq ft</td>
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<td>Schools, professional, trade, and vocational</td>
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4. USE MATRIX (Continued)

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<td>Strip retail centers with front yard parking</td>
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<td>Tavern, bar, and live entertainment</td>
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LI = uses considered Light Industrial uses and are permitted where Light Industrial Uses are permitted

*Continued on next page*
How to Use This Ordinance

4. USE MATRIX (Continued)

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Digital User Note:
Click on a district heading below to go directly to the corresponding district regulations.

Ordinance Amended through 3/4/2019
How to Use This Ordinance

4. USE MATRIX (Continued)

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How to Use This Ordinance

4. USE MATRIX (Continued)

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<td>Strip retail centers w/ no front yard parking</td>
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<td>Tattoo shops and body art establishments</td>
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<td>Taxi cab stands, bus stations</td>
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<td><strong>Vehicle Sales &amp; Service</strong></td>
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**LI =** uses considered Light Industrial uses and are permitted where Light Industrial Uses are permitted

Continued on next page
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<td>Salvage yard, junkyard</td>
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<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trucking operations center, freight services (LI)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouses</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wholesale sales</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

LI = uses considered Light Industrial uses and are permitted where Light Industrial Uses are permitted.
## How to Use This Ordinance

### 5. DISTRICT SUMMARY TABLE

Below is a quick reference table that summarizes district regulations. Consult Article 3 Zoning Districts for additional requirements and exceptions to the information below.

<table>
<thead>
<tr>
<th>District</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width (feet)</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Front Yard (feet)</td>
</tr>
<tr>
<td>AG Agriculture</td>
<td>5 acres</td>
<td>200 ft</td>
<td>50 ft</td>
</tr>
<tr>
<td>RE Residential Estate</td>
<td>2.25 acres</td>
<td>200 ft</td>
<td>50 ft</td>
</tr>
<tr>
<td>R-25 One-family Residential</td>
<td>25,000 sq ft</td>
<td>150 ft</td>
<td>40 ft</td>
</tr>
<tr>
<td>R-10 One-family Residential</td>
<td>10,000 sq ft</td>
<td>90 ft</td>
<td>30 ft</td>
</tr>
<tr>
<td>R-1 One-family Residential</td>
<td>6,500 sq ft</td>
<td>65 ft</td>
<td>30 ft</td>
</tr>
<tr>
<td>R-2 Two-family Residential</td>
<td>8,000 sq ft</td>
<td>80 ft</td>
<td>25 ft</td>
</tr>
<tr>
<td>R-3 Multi-family Residential</td>
<td>3,500 sq ft first unit</td>
<td>No minimum</td>
<td>25 ft</td>
</tr>
<tr>
<td>M-1 Mobile Home Subdivision</td>
<td>6,500 sq ft</td>
<td>50 ft</td>
<td>30 ft</td>
</tr>
<tr>
<td>M-2 Manufactured Home Park</td>
<td>6,500 sq ft</td>
<td>50 ft</td>
<td>30 ft</td>
</tr>
<tr>
<td>B-1 Neighborhood Business</td>
<td>No minimum</td>
<td>No minimum</td>
<td>40 ft</td>
</tr>
<tr>
<td>B-2 Light Business District</td>
<td>No minimum</td>
<td>No minimum</td>
<td>30 ft</td>
</tr>
<tr>
<td>B-3 General Business</td>
<td>No minimum</td>
<td>No minimum</td>
<td>30 ft</td>
</tr>
<tr>
<td>B-4 Highway Business District</td>
<td>No minimum</td>
<td>No minimum</td>
<td>30 ft</td>
</tr>
<tr>
<td>CD Core Downtown</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>CR Core Residential</td>
<td>**</td>
<td>**</td>
<td>**</td>
</tr>
<tr>
<td>CM Mixed Use Core</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>CE Core Edge</td>
<td>No minimum</td>
<td>70 ft</td>
<td>10 ft min. 25 ft max.</td>
</tr>
<tr>
<td>CH Core Highway Corridor</td>
<td>***</td>
<td>***</td>
<td>10 ft min. 75 ft max.</td>
</tr>
<tr>
<td>CV Core Village</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>CL Core Landmark</td>
<td>****</td>
<td>****</td>
<td>****</td>
</tr>
<tr>
<td>CPP Central Parkway Pines</td>
<td>No minimum</td>
<td>No minimum</td>
<td>40 ft</td>
</tr>
<tr>
<td>CPS Central Parkway Sports</td>
<td>No minimum</td>
<td>No minimum</td>
<td>30 ft</td>
</tr>
<tr>
<td>CPM Central Parkway Meadows</td>
<td>No minimum</td>
<td>No minimum</td>
<td>40 ft</td>
</tr>
<tr>
<td>D-1 Light Industrial</td>
<td>No minimum</td>
<td>No minimum</td>
<td>30 ft</td>
</tr>
<tr>
<td>D-1B Research/Office</td>
<td>No minimum</td>
<td>No minimum</td>
<td>30 ft</td>
</tr>
<tr>
<td>D-2 Heavy Industrial</td>
<td>2 acres</td>
<td>100 ft</td>
<td>30 ft</td>
</tr>
</tbody>
</table>

*See Section 3.1.14; ** See Section 3.1.15; *** See Section 3.1.18; **** See Section 3.1.20
Digital User Note:
Click on a district heading in the map legend to go directly to the corresponding district regulations.

Zoning Map
Ruston, Louisiana
The following chart shows each Future Land Use Classification with its corresponding allowable Zoning Districts. Requests for rezoning must be consistent with the Future Land Use Classification - in other words, rezoning may be considered only for one of the Zoning Districts allowed for that Future Land Use Classification. La. R.S. 33:4723 requires that zoning regulations "shall be made in accordance with a comprehensive plan", of which Future Land Use classifications are an essential component.

The Future Land Use Map is a part of the Ruston Comprehensive Plan (also known as the Master Plan) developed by the community for the future growth and development of Ruston. By design, there are only a few land use classifications on the Future Land Use Map and their boundaries are general and not intended to be specific to parcel lines.

If rezoning is considered to a District designation which is inconsistent with its Future Land Use Classification, then the Comprehensive Plan also must be amended at the same time. Most of the Land Use Classifications have more than one corresponding zoning district; for instance the Low Density Residential Land Use classification includes four different Zoning Districts: AG, RE, R-25 and R-10, all of which are considered to be Low Density Residential uses.

<table>
<thead>
<tr>
<th>Future Land Use Classification</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural District</td>
<td>AG, RE, R-25</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>AG, RE, R-25, R-10</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>R-1, R-2, R-3, M-1, M-2</td>
</tr>
<tr>
<td>Central Parkway (formerly Commercial Node)</td>
<td>CPP, CPT, CD, CPS, CPM and portions of CL, CE, B-3, B-4</td>
</tr>
<tr>
<td>Low Intensity Commercial</td>
<td>B-1, B-2</td>
</tr>
<tr>
<td>High Intensity Commercial</td>
<td>B-3, B-4</td>
</tr>
<tr>
<td>Core</td>
<td>CD, CR, CM, CE, CH, CV, CL</td>
</tr>
<tr>
<td>Low Intensity Industrial</td>
<td>D-1, D-1B</td>
</tr>
<tr>
<td>High Intensity Industrial</td>
<td>D-2</td>
</tr>
<tr>
<td>Public/Institutional</td>
<td>Public/Institutional</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>R-10, R-1, R-2, R-3, B-1, B-2</td>
</tr>
<tr>
<td>Louisiana Tech University</td>
<td>Not Zoned</td>
</tr>
</tbody>
</table>

(Amended by Ord. No. 1731, § 3, 9-10-2018)
Article 1.0

Purpose and Introduction
## Article 1.0 Purpose and Introduction

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Title</td>
<td>1-3</td>
</tr>
<tr>
<td>1.2</td>
<td>Authority</td>
<td>1-3</td>
</tr>
<tr>
<td>1.3</td>
<td>Purpose</td>
<td>1-3</td>
</tr>
<tr>
<td>1.4</td>
<td>Jurisdiction</td>
<td>1-3</td>
</tr>
<tr>
<td>1.5</td>
<td>Applicability</td>
<td>1-3</td>
</tr>
<tr>
<td>1.6</td>
<td>Method of Administration</td>
<td>1-3</td>
</tr>
<tr>
<td>1.7</td>
<td>Interpretation</td>
<td>1-3</td>
</tr>
<tr>
<td>1.8</td>
<td>Scope</td>
<td>1-3</td>
</tr>
</tbody>
</table>
1.0 Purpose and Introduction

1.1 TITLE
This Chapter 29 of the Code of Ordinances of the City of Ruston, Louisiana, shall be known and may be cited as the “Zoning Code” of the City of Ruston, Louisiana.

(Amended by Ord. No. 1718, § 1 - Pt. 2, 1-8-2018)

1.2 AUTHORITY
The Zoning Code is adopted pursuant to the authority granted by Louisiana Revised Statute 33:101 et seq. and 33:4721 et seq. and Article VI, §17 of the Louisiana Constitution of 1974.

1.3 PURPOSE
The Zoning Code is adopted to safeguard the health, safety, or general welfare by regulating the use and occupancy of land, land uses, and the occupation, erection and alteration of buildings and structures within the City of Ruston, and to guide development in accordance with the City of Ruston Comprehensive Plan and existing and future needs of the City of Ruston.

1.4 JURISDICTION
The Zoning Code shall apply to all the area located within the corporate limits of the City of Ruston.

1.5 APPLICABILITY
The Zoning Code applies to all buildings, structures, lands, and uses over which the City of Ruston has jurisdiction under the constitution and laws of the State of Louisiana and of the United States.

The use of buildings and land within the City of Ruston is subject to all other applicable regulations as well as the Zoning Code, whether or not such other regulations are specifically referenced in the Zoning Code. References to other regulations are for the convenience of the reader. The lack of a cross-reference does not exempt a land, building, structure, or use from other regulations.

1.6 METHOD OF ADMINISTRATION
This chapter shall be administered by a Planning Commission and Board of Adjustment appointed in accordance with law. The Planning Commission shall also be the Zoning Commission. Members of the Planning Commission and the Board of Adjustment shall be residents of the city.

1.7 INTERPRETATION
In the interpretation and application of the provisions of this chapter, such provisions shall be held to be the minimum requirements adopted for the promotion of the public health, safety and welfare. To protect the public, among other purposes, such provisions are intended to provide for adequate light, pure air, safety from fire and other dangers, undue concentration of population and ample parking facilities.

1.8 SCOPE
This chapter is not intended to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except as specifically repealed by this chapter or with private restrictions placed upon property by covenants, deeds or other private agreements; or with restrictive covenants running with the land to which the city is a party. Where this chapter imposes a greater restriction upon land, buildings or structures than is imposed or required by such existing provisions of law, ordinance, contract or deed, the provisions of this chapter shall control.
(Intentionally Blank)
Article 2.0
Definitions
## Article 2.0 Definitions

### Definitions: A-B
- Abutting
- Accessory use or building
- Adult residential care home or facility
- Agriculture activity
- Agriculture, commercial
- Animal, small
- Alley
- Alteration
- Alternative and emerging energy facilities*
- Apartment house
- Approving body
- Arcade
- Area, building
- Assisted living home/facility
- Automobile convenience/gasoline station
- Automobile maintenance/service establishments, major
- Automobile maintenance/service establishment, minor
- Automobile salvage yard
- Automobile wash
- Awning
- Balcony
- Bed and breakfast homestay
- Bed and breakfast inn
- Billboard
- Brewpub
- Buffer
- Building
- Building height
- Building line
- Build-to zone
- Bulk plane
- Business and support services

* Multiple terms are defined in this ordinance.

### Definitions: C-F
- Canopy
- Charitable organization
- Child care facility, commercial
- Child care facility, residential
- Club
- Commercial Vehicle
- Community garden
- Conditional use
- Condominium
- Convention center
- Court
- Court, inner
- Court, outer
- Courtyard
- Day spa
- DBH
- Decibel
- Decibel, A-weighted
- Deck
- Drive-through facility
- Dwelling
- Dwelling unit
- Dwelling unit, accessory
- Dwelling, multifamily
- Dwelling, single family detached
- Economic return
- Essential service
- Façade
- Family*
- Farmers market
- Fence
- Fence-decorative
- Flag
- Flag, official
- Floor area, gross
- Floor area, usable
- Frontage, Building
- Frontage, Street

### Definitions: G - M
- Garage, private
- Garage, public or storage
- Garage or yard sale
- Green, public
- Gym
- Health club
- Historic
- Home occupation
- Hostel
- Hotel
- Industry, heavy
- Industry, light
- Junk
- Junkyard
- Landscaping, interior parking lot
- Landscaping, perimeter parking lot
- Large consumer goods
- Live/work unit
- Livestock, large
- Livestock, small
- Loading space
- Lot
- Lot, corner
- Lot coverage
- Lot, interior
- Lot line
- Lot, reversed corner
- Lot width
- Manufactured home
- Manufactured housing*
- Marquee
- Medical facility
- Mini-warehouse
- Mixed-use
- Mobile food vending
- Modular Structure
- Motel
- Mural
### Definitions: N - R
- Neighborhood center
- Nonconformity
- Non-local road
- Nursing home
- Open space
- Open space, usable
- Open air market
- Outdoor display
- Outdoor storage
- Parcel
- Parking aisle
- Parking, off-street
- Parking, shared
- Parking space
- Parking structure
- Paseo
- Pedestrian oriented
- Pedestrian plaza/civic spaces
- Pedestrian scale
- Pedestrian zone
- Personal care home
- Personal property
- Personal service establishments
- Personal wireless service facilities*
- Plaza
- Porch
- Premises
- Professional and administrative office uses
- Public multi-sport recreational complex
- Recreation, commercial indoor facilities
- Recreation, commercial outdoor facilities
- Rehabilitative, recovery care, or restoration center
- Resident property owner
- Residential estates
- Retail commercial uses
- Roominghouse
- Row house

### Definitions: S
- Setback line
- Setback required
- Sexually oriented businesses*
- Shaded walkway*
- Shelter care home
- Shopping center
- Sign*
- Small Scale Specialty Food and Non-Alcoholic Beverage Production and Sales
- Square
- Stoop
- Storefront opening
- Street, private
- Street, public
- Street
- Structure

### Definitions: T - Z
- Temporary portable storage containers, or Portable On-Demand Storage (PODS)
- Temporary outdoor retail sales
- Townhouse
- Transient housing
- Transparency
- Use
- Use, principal
- Variance
- Wholesale and warehousing
- Wind energy conversion systems
- Wind energy conversion system, private
- Yard
- Yard, front
- Yard, rear
- Yard, side

* Multiple terms are defined in this ordinance.
2.0 Definitions

2.1 CONSTRUCTION OF LANGUAGE

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. When not inconsistent with the context, terms used in the present tense shall include the future; terms in the plural number shall include the singular number and terms in the singular number shall include the plural number; and the terms “shall”, “must” and “will” are always mandatory and not merely discretionary.

Unless otherwise specifically indicated, lists of items or examples that use terms such as “including” and “such as,” or similar language, are intended to provide examples, not to be exhaustive lists of all possibilities.

In case of any difference of meaning or implication between the text of this ordinance and any heading, drawing, table, figure, or illustration, the text shall control.

Terms not herein defined shall have the meaning customarily assigned to them.

2.2 DEFINITIONS

Abutting means two or more uses of land having common district boundaries, lot lines, or being immediately adjacent, including across a street, easement or right-of-way.

Accessory use or building means a detached subordinate use or building located on the same building site with the main building, the use of which is incidental to that of the main building.

Adult Residential Care Home or Facility means a public or privately operated (twenty-four hour) residence that provides assistance with activities of daily living, lodging and meals for compensation to two or more adults who are unrelated to the residence licensee, owner, or director, and is licensed by the State of Louisiana Department of Health and Hospitals.

(Amended by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)

Agricultural activity means the use of land for farming for the production of food and fiber products, including seeding, cultivating, and harvesting, beekeeping, horticulture, silviculture, viticulture, aquaculture, and animal and poultry husbandry.

Agriculture, commercial means the production of plants, animals, or their products, principally for the sale to others.

Animal, small means any animal other than livestock or animals considered to be predatory or wild which is kept outside a dwelling unit all or part of the time. Animals considered predatory or wild shall be considered small animals when they are taken into captivity for the purposes of breeding, domestication, training, hunting or exhibition.

Alley means any right-of-way or easement that affords vehicular service access to the rear or side of properties otherwise abutting on a street.

Alteration, as applied to a building or structure, means a change or rearrangement in the structural parts or existing facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another location or position.

Alternative and emerging energy facilities means a facility capable of converting solar, water, wind, wood, fire and/or other emerging green technology source into a viable energy source for a permitted use in accordance with the provisions and design criteria specified in this Zoning Ordinance. The following definitions shall specifically apply to “alternative and emerging energy facilities”:

1. Alternative Energy means a source of energy generated from solar, water, wind, geothermal or similar sources, which is capable of providing energy and utility provisions to a permitted use.

2. Alternative Energy Facility means a private facility capable of converting solar, water, wood, fire and/or wind into a viable energy source and utility provisions for a permitted use. Such facilities may include solar panels, wind turbines, geothermal systems and/or other similar alternative energy facilities.
3. **Attached Alternative Energy Facility** means a facility that is physically mounted, attached and/or connected (except utility and energy transfer connections) to a permitted principal or accessory building in accordance with all pertinent zoning, utility and building code requirements.

4. **Emerging Energy** means a source of energy generated from a renewable technology source, other than solar, water, wind, geothermal, or biomass sources, which is capable of providing energy and utility provisions to a permitted use.

5. **Emerging Energy Facility** means a private facility capable of converting an emerging energy source into a viable energy source and utility provisions for a permitted use.

6. **Freestanding Alternative Energy Facility** means a facility that is not physically mounted, attached and/or connected (except utility and energy transfer connections) to a permitted principal or accessory building. All such facilities shall be considered a separate or accessory structure that has the ability to convert and convey energy to the principal use in accordance with all pertinent zoning, utility and building code requirements.

7. **Hub Height** means the distance measured from the surface of the tower foundation to the height of the wind turbine hub, to which the blade or other accessory components are attached.

8. **Non-Participating Landowner** means any landowner except those on whose property all or a portion of an alternative and/or emerging energy facility is located pursuant to the provisions of this Zoning Ordinance.

9. **Solar Energy System** means a private, noncommercial energy producing system consisting of photovoltaic panels that are roof mounted or ground mounted on a support structure for the purpose of collection, storage and distribution of solar energy for space heating or cooling, water heating or electricity generation.

10. **Solar arrays** mean a number of solar panels or modules connected together in a single structure. One installation can have more than one array.

11. **Turbine Height** means the distance measured from the surface of the tower foundation to the lowest and/or highest point of the turbine rotor plane.

12. **Wind Energy Facility** means an electric generating facility, whose main purpose is to convert and supply electricity to a permitted use. Such facilities may include wind turbines, blades, spirals, helixes and/or other accessory wind generating structures, which may also include buildings, substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities.

13. **Wind Turbine** means a wind energy conversion system that converts wind energy into electricity through the use of a generator, which may include a nacelle, rotor, tower, transformer pad, blades, spirals, helixes and/or and the supporting energy apparatus.

14. **Wood-Fired Boiler** means an alternative energy facility designed to burn clean wood or other permitted solid fuels, which transfers heated air or liquid through a piping or ventilation system. All such systems are generally contained within an accessory structure that is not intended for habitation by humans or animals. An outdoor wood-fired boiler may also be known as outdoor wood-fired furnaces, outdoor wood-burning appliances, outdoor hydraulic heaters and/or water stoves.

**City of Ruston Zoning Ordinance**

**Article 6** provides information regarding the review and approval process for the various types of development approval in the City.

**Apartment house** means a multifamily dwelling for three or more families living independently of each other, with each dwelling unit containing separate cooking facilities.

**Approving body** for the purposes of this Ordinance means, the person, board, or commission with the authority to give approval for development as described in this Ordinance. Article 6 provides information regarding the review and approval process for the various types of development approval in the City.

**Arcade** means a covered passageway, typically found at street level, often comprised of a series of arches supported by columns.
Area, building means the aggregate of the maximum horizontal cross section area of the main building on a lot, excluding cornices, eaves, gutters or chimneys, projecting not more than three feet, steps, one-story open porches, bay windows not extending through more than one story nor projecting more than three feet, balconies and terraces.

Assisted Living Home/Facility means an Adult Residential Care Home/Facility that provides room, board and personal services, for compensation, to two (2) or more residents that reside in individual living units which contain, at a minimum, one (1) room with a kitchenette and a private bathroom. For licensure, an Assisted Living Home/Facility shall comply with licensing regulations established as core standards plus those in the assisted living module. (per Louisiana Administrative Code)

Automobile convenience/gasoline station: An establishment which includes buildings and premises for the primary purpose of retail sales of gasoline. An automobile convenience/gasoline service station may also include an area devoted to sales of automotive items and convenience goods primarily sold to patrons purchasing gasoline. An establishment which provides vehicle maintenance or repair is not included within this definition.

(Amended by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)

Automobile wash: Any building or structure or portion thereof containing facilities for washing motor vehicles using production line methods with a conveyor, blower, steam cleaning device or other mechanical washing devices; and shall also include coin and attendant operated drive-through, automatic self-serve, track mounted units and similar high volume washing establishments, but shall not include outdoor hand washing operations.

(Amended by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)
**Awning** means a shelter projecting from and supported by the exterior wall of a building, constructed of non-rigid materials on a supporting framework. The awning area is a roofed structure constructed of fabric or other material placed so as to extend outward from a building in a cantilevered fashion, providing a protective shield for doors, windows, and other openings. An awning is distinguished from a marquee in that a marquee is covered with rigid material. An awning is distinguished from a canopy in that an awning is cantilevered, whereas a canopy is supported by posts or other devices beyond the building wall.

**Balcony** means an elevated platform projecting from the wall of a building and enclosed by a railing or parapet.

**Bed and breakfast homestay** means a private owner-occupied residence which has a maximum of five guestrooms within a single-family dwelling. The bed and breakfast homestay is subordinate and incidental to the main residential use of the building. Rooms used for sleeping shall be part of the primary residential structure and shall not have been specifically constructed for rental purposes. The only meal to be provided guests shall be breakfast, and it shall only be served to guests taking lodging in the facility.

**Bed and breakfast inn** means a residence operated primarily as a business with up to 12 guest units. The building must be occupied by the owner, lessee, operator, or proprietor of the building. A restaurant open to the general public may be allowed.

**Billboard** means a sign that directs attention to a business, commodity, service, product or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

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

(Amended by Ord. No. 1724, § 10, 4-2-2018)

**Buffer** means a landscaped area identified on a site plan or by a zoning ordinance, intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.

**Building** means a structure designated, built or occupied as a shelter or roofed enclosure for persons, animals or property, including tents, lunch wagons, dining cars, camp cars, trailers and other roofed structures on wheels or other supports used for residential, business, mercantile, storage, commercial, industrial, institutional, assembly, educational or recreational purposes. For the purposes of this definition, the term "roof" shall include an awning or other similar covering, whether or not permanent in nature.
Building height means the vertical distance measured from the established grade at ground to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip, and gambrel roofs. On a structure having a flat roof, the parapet, if provided, may exceed the maximum building height by three feet. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.

Building line means a line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, side or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise, or a line otherwise established to govern the location of buildings, structures, or uses. Where no minimum front, side, or rear yards are specified, the setback line shall be coterminal with the corresponding lot line.

Build-to zone means an area of a specified depth, parallel to and touching a specified lot line or other setback line, within which the building façade shall be placed and may vary within the zone in order to encourage design flexibility.

Bulk plane means a standard that lowers height limits near the edges of a lot by establishing an inclined plane over which buildings may not protrude. By pushing taller building elements towards the center of a lot, a bulk plane may reduce looming impacts on neighboring properties and promote privacy and solar access.
Business support services means establishments providing services principally to other businesses, such as: photocopying and printing; photo finishing; business equipment and furniture rental and leasing; computer and telephone sales, software and support; advertising, mailing, marketing and promotions; business or office incubator, co-working center; and similar uses as determined by the approval authority.

Canopy means a rigid multisided structure covered with fabric, metal, or other material, and supported by a building at one or more points or extremities and by columns or posts embedded in the ground or attached to a slab or other permanent feature at other points or extremities. Any structure that extends above any adjacent parapet or roof of supporting building is not included within the definition of building canopy.

Charitable organization means nonprofit organizations that are supported primarily by charity and whose principal function is the performance of charitable works, including community food services, and services to the elderly and disabled. This definition shall not include hospitals, or places of worship.

Child Care Facility, Commercial means a facility that is licensed as such by the State of Louisiana and provides non-medical care to children, normally for periods less than 24 hours. It serves more than six children and/or is operated by a person who is not a resident of the site.

Child Care Facility, Residential means a facility that is licensed as such by the State of Louisiana and provides for non-medical care to children, normally for periods less than 24 hours. It serves six children or less, and the operator is a resident of the site.

Club means a building or facility, owned or operated by a corporation, association, person, or persons, for a social, educational, or recreational purpose, to which membership is required for participation, and not primarily operated for profit nor to render a service that is customarily carried on as a business.

Commercial Vehicle means any motor vehicle, trailer, or semi-trailer designed or used to carry freight, passengers for a fee, or merchandise in the furtherance of any commercial enterprise and having a gross weight of more than 10,000 pounds.

Community garden means a private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

Conditional use means a special activity, operation or improvement that is proposed within a building, a development, or on a site, which is allowed by the regulations of the zoning district in which it is located, subject to obtaining approval of a conditional use permit, as provided in Section 6.2 of this Code.

Condominium means an estate in real property consisting of an undivided interest in common with other purchasers in a portion of a parcel of real property, together with a separate interest in space in a residential building, such as an apartment.

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.

Court means an unoccupied open space, other than a yard, on the same lot with a building, which is bounded on two or more sides by the walls of such building.

Court, inner, means a court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines.

Court, outer, means a court enclosed on not more than three sides by exterior walls and lot lines on which walls are allowed, with one side or end open to a street, driveway, alley or yard.

Courtyard (see Court, outer).

Day spa means a business that provides certified therapeutic and personal grooming services, including haircuts and styling, waxing, facial treatments, body therapies, and nail treatments by providers licensed by the State of Louisiana.
**Purpose and Introduction**

**Deﬁnitions**

**Zoning Districts**

**Use Standards**

**Site Standards**

**Development Procedures**

**Admin and Enforcement**

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**DBH** means diameter at breast height as applied to tree measurements.

**Decibel** means a unit for measuring the amplitude of sounds with a standard notation of dB.

**Decibel, A-weighted** means a sound pressure level measured in decibels with an A-weighted filter. The ear is not as effective in hearing low-frequency sounds as it is hearing high-frequency sounds. That is, low-frequency sounds of the same dB level are not heard as loudly as high-frequency sounds. The sound level meter replicates the human response of the ear by using an electronic filter that is called the “A” filter. A sound level measured with this filter switched on is denoted as dB(A). Practically all noise is measured using the A filter. The sound pressure level in dB(A) gives a close indication of the subjective loudness of the noise. The sound pressure level in decibels is measured with a sound-level meter or noise dosimeter using the A-weighted network. The standard notation is dB(A) or dBA.

**Deck** means a platform, either freestanding or attached to a building, which is supported by pillars or posts.

**Drive-through facility** means an establishment that by design, physical facilities, service, or packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.

**Dwelling** means a building designed or used as the living quarters for one or more families.

**Dwelling unit** means one or more rooms designed, occupied, or intended for occupancy as separate living quarters, with a single kitchen, sleeping, and bathroom facilities for the exclusive use of a single household.

**Dwelling unit, accessory** means a subordinate dwelling unit added to, created within, or detached from a single-family dwelling, but not a mobile home. It may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

**Dwelling, multifamily** means a dwelling or group of dwellings on one plot, containing separate living units for three or more families, but which may have joint services or facilities for both.

**Dwelling, single family detached** means a detached house designed for and occupied exclusively as the residence of not more than one family living as an independent housekeeping unit.

**Economic return** means the capacity of a building to generate revenue, in the form of fair market rents. When the fair market rents, less expenses for a building, equal zero, the building shall be considered incapable of generating any net economic return on its value.

**Essential service** means the erection, construction, alteration or maintenance, by public utilities or municipal departments or commissions, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, refuse collection containers, police callboxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith, but not including buildings reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health, safety or general welfare.

**Façade** means the exterior wall of a building exposed to public view.

**Family** means one of the following:

1. One, two, or three persons occupying a dwelling unit; or
2. Four or more persons occupying a dwelling unit and living together as a traditional family or the functional equivalent of a traditional family.

   A. It shall be presumptive evidence that four or more persons living in a single dwelling unit who are not related by blood, marriage or legal adoption do not constitute the functional equivalent of a traditional family.

   B. In determining whether individuals are living together as the functional equivalent of a traditional family, the following criteria must be present:

      i. The group is one which in theory, size, appearance, structure and function resembles a traditional family unit;
Purpose and Introduction

Definitions

Zoning Districts

Use Standards

Site Standards

Development Procedures

Admin and Enforcement

ii. The occupants must share the entire dwelling unit and live and cook together as a single housekeeping unit. A unit in which the various occupants act as separate roomers may not be deemed to be occupied by the functional equivalent of a traditional family;

iii. The group shares expenses for food, rent or ownership costs, utilities and other household expenses;

iv. The group is permanent and stable. Evidence of such permanency and stability may include:
   a. The presence of minor dependent children regularly residing in the household who are enrolled in local schools;
   b. Members of the household have the same address for purposes of voter's registration, driver's license, motor vehicle registration and filing of taxes;
   c. Members of the household are employed in the area;
   d. The household has been living together as a unit for a year or more whether in the current dwelling unit or other dwelling units;
   e. There is common ownership of furniture and appliances among the members of the household; and
   f. The group is not transient or temporary in nature;
   v. Any other factor reasonably related to whether or not the group is the functional equivalent of a family.

Farmers market means a specified land area managed by a single operator who leases space/stalls for the outdoor sales of items that are grown, raised, foraged, caught, or otherwise produced by the seller. The activity may also be referred to as an “open or open air market.”

Fence means an artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

Fence-decorative means a continuous permanent or temporary structure designed primarily for aesthetic appeal and not intended or designated as a method of prohibiting entry to a property.

Flag means any fabric or other material containing distinctive colors, patterns or symbols, used as a symbol of government, political subdivision, corporation, lodge, fraternity or sorority, political party, nonprofit organization, charity, club, association or other entity designed to be flown from a flagpole or similar device.

Flag, official means a flag displaying the name, insignia, emblem, or logo of any nation, state, municipality, or noncommercial organization.

Floor area, gross, for the purpose of determining the ratio of the floor area of a building to the area of the lot, means the sum of the gross horizontal areas of the several floors of the building, excluding areas used for accessory garage purposes, and such basement and cellar areas devoted exclusively to uses accessory to the operation of the building. All horizontal dimensions shall be taken from the exterior faces or walls of the building, including walls or other enclosures of enclosed porches.

Floor area, usable, for the purpose of determining parking requirements, means all ground and nonground floor area, inside and outside of a building, used for, or intended to be used for, the sale of merchandise or services or for use to serve patrons, clients or customers. Such floor area that is used or intended to be used principally for the storage or processing of merchandise, or for utilities, shall be excluded from this computation of “usable floor area.” Where calculations are not provided, the usable floor area shall be assumed to be 80% of the gross floor area.

Frontage, building means the façade of a building that abuts the front yard, front lot line, exterior (street-facing) side yard, or exterior side lot line. Corner buildings have two frontages.

Frontage, street means the contiguous linear distance of the line where a parcel meets a road right-of-way or road easement.
Garage, **private** means a building, or part thereof, accessory to a main building, and providing for the storage of automobiles, and in which no occupation or business for profit is carried on.

Garage, **public or storage** means a building, or part thereof, other than a private garage for the storage of motor vehicles, and in which service station activities may be carried on.

Garage or **yard sale** means the sale of any used personal property, which sale is conducted on or about the premises of a private resident, by any resident of a neighborhood, one of whom must be the occupant of the premises and which is open to the public.

Green, **Public** means an informal open space area with paths, vegetation, and seating areas.

**Gym** see Health Club

*(Amended by Ord. No. 1724, § 10, 4-2-2018)*

**Historic** means a building which is at least 50 years of age and is of significant local, regional, or national historic, architectural, and/or cultural value.

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

*(Amended by Ord. No. 1724, § 10, 4-2-2018)*

**Home occupation** means any business or commercial activity that is conducted or petitioned to be conducted from property that is used for residential purposes and zoned residential.

**Hostel** means a place where travelers may stay for a limited duration, as recognized by the International Hostel Association.

**Hotel** means a building containing rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests, and where only a general kitchen and dining room are provided within the building or accessory building.

**Industry, heavy** means uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous conditions. “Heavy industry” shall also mean those uses engaged in the operation, parking, and maintenance of vehicles, cleaning of equipment or work processes involving solvents, solid waste or sanitary waste transfer stations, recycling establishments, and truck terminals.

**Industry, light** means a use that involves the manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominantly from previously prepared or refined materials (or from raw materials that do not need refining). Warehousing, wholesaling, and distribution of the finished products produced at the site is allowed as part of this use. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, etc.

**Junk** means any wornout, castoff or discarded article or material which is ready for destruction, or has been collected or stored for salvage or conversion to some use, but such term shall not include any article or material which, unaltered or unchanged and without further reconditioning, can be used for its original purpose as readily as when it was new.

**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.

*(Amended by Ord. No. 1724, § 11, 4-2-2018)*
Landscaping, interior parking lot means a landscaped area or areas within the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, or similar paved area, excluding walkways providing direct access to the facility, driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas).

Landscaping, perimeter parking lot means a landscaped area adjoining the perimeter or exterior boundary of a subdivision, project, parking, loading or similar paved area, excluding driveways or walkways providing access to the subdivision, project or other facility.

Large consumer goods, means goods available for sale that are featured for public display outside a building. These goods may include automobiles, boats, recreational vehicles, swimming pools, and the like.

Live/work unit means a dwelling unit that can be used for both dwelling purposes and any nonresidential use permitted in the zoning district in which the unit is located.

(Amended by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)

Livestock, large means large cattle, horses, llamas, alpaca, and other livestock generally weighing over 500 pounds.

Livestock, small means hogs (excluding pigs under 120 pounds and standing 20 inches or less at the shoulder which are kept as household pets or small animals), sheep, goats, miniature horses, llamas, alpaca and other livestock generally weighing under 500 pounds.

Loading space means an off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

Lot means a parcel of land occupied, or capable of being occupied, by one building, and the accessory buildings or uses customarily incidental to it, including such open spaces as are required by this chapter. As used herein, "lot" is distinguished from a subdivided lot of record.

Lot, corner means a lot at the point of intersection of, and abutting on, two or more intersecting streets, the angle of intersection being not more than 135 degrees, and includes the land occupied, or to be occupied, by the corner building and its accessory buildings.

Lot coverage means a measure of intensity of land use that represents the portion of a site that is covered by buildings.

(Amended by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)

Lot, interior means a parcel of land located within a block or platted area that is not at the point of intersection of, and abutting on, two or more intersecting streets.
Lot line means a line dividing one lot from another lot, or from a street or alley and which forms the boundary line of the lot.

Lot, reversed corner means a corner lot, the rear of which abuts upon the side of another lot, whether across an alley or not.

Lot Width means the distance between the side lot lines measured along the lot boundary line adjoining the street.

(Amended by Ord. No. 1750, § 1, 3-4-2019)

Manufactured home means a structure, manufactured in one or more sections, which is built on a permanent metal chassis and designed to be used as a dwelling with or without a permanent foundation when connected to utilities and includes plumbing, heating and electrical systems, manufactured in accordance with federal standards under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C.A. §§ 5401–5426).

Manufactured housing
1. Camper means a portable structure built or placed on a vehicular chassis, and designed to be used as a temporary dwelling. Such term shall include pickup coaches, motorized campers and any vehicle, renovated vehicle or accessory to a vehicle which is used as a temporary dwelling.

2. Lot means a plot of ground within a subdivision or park, designed to accommodate one manufactured home or travel trailer unit. Such term shall also include the terms "stand" and "stall".

3. Manufactured housing park means a unified development of manufactured home lots arranged on a tract or site under single ownership, or ownership of platted individual lots, and designed to accommodate manufactured homes on a permanent basis.

4. Mobile home means a movable or portable dwelling on wheels or rigid supports, built on a vehicular chassis, connected to utilities and designed for year-round living, and built prior to 1974.

5. Manufactured home subdivision means a unified development of manufactured home lots arranged on a tract or site, platted for such purpose, which lots may be sold to owners of manufactured homes situated on such lots and designed to accommodate manufactured homes on a permanent basis.

6. Off-street parking means areas or spaces provided off of the street for parking or storage of vehicles. In the case of dedicated streets and roads, such spaces shall be off of the right-of-way. In the case of privately owned, undedicated streets and roads, such spaces shall be clear of the street pavement and ditches.

7. Single ownership means an entire subdivision or park is collectively owned by one or more persons, firms or corporations, as opposed to separate ownership of individual sites.

8. Transient manufactured home park means a unified development of manufactured home lots arranged on a tract or site, under single ownership, and designed to accommodate manufactured homes for short durations.

9. Travel trailer means a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling and to be towed behind a motor vehicle and being of an overall length of not more than 32 feet.
10. **Travel trailer park** means a unified development of lots arranged on a tract or site, under single ownership, and designed to accommodate travel trailers or campers for a period not exceeding 30 days.

11. **Uses** means the purposes for which a development is designed, intended, occupied or maintained. (Refer to the appropriate classification.)

12. **Yard** means an open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward by other than plants or trees.

**Marquee** means a shelter projecting from and supported by the exterior wall of a building constructed of rigid materials on a supporting framework. A marquee is distinguished from an awning in that an awning is covered with non-rigid material. A marquee is distinguished from a canopy in that a marquee is cantilevered, whereas a canopy is supported by posts or other devices beyond the building wall.

**Medical Facility** means a facility which provides medical or surgical treatment for sick or injured persons, or rehabilitation of health and functional abilities for ill or injured persons, including treatment for mental illness and drug or alcohol addiction.

(Amended by Ord. No. 1706, § 1, 8-7-2017)

**Mini-warehouse** means a commercial facility containing small, independent, fully enclosed storage compartments that are leased to persons exclusively for storage of their household goods or personal property.

(Amended by Ord. No. 1686, § 1, 6-11-2016)

**Mixed-use** means the development of a site, building or structure with two or more different principal uses including, but not limited to, residential, office, retail, public uses, personal service, or entertainment uses. The site, building, or structure will be designed, planned, and constructed as a unified complementary whole, and will be functionally integrated with shared pedestrian and vehicular access and parking areas.

(Amended by Ord. No. 1706, § 1, 8-7-2017)

**Mobile Food Vending** means the sale of prepared food from a mobile or temporary facility such as a food truck, a trailer, a kiosk, cart, or concession. The sale of other types of merchandise is regulated under the Temporary Outdoor Retail Sales provisions of the code.

(Amended by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)

**Modular Structure** means a structure without a permanent metal chassis, designed and constructed to Louisiana State Building Code or national model code, which is manufactured in one or more sections in a factory for installation on a permanent foundation at its final location. The term does not include manufactured housing as defined by the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 US CA §§ 5401-5426).

**Motel** means a building or series of buildings in which lodging is offered for compensation, and which is distinguished from a hotel primarily by reason of providing direct independent access to, and adjoining parking for, each rental unit.

(Amended by Ord. No. 1706, § 1, 8-7-2017)

**Mural** means a picture on an exterior surface of a structure. A mural is a sign only if it is related by language, logo, or pictorial depiction to the advertisement of any product or service or the identification of any business. A mural that is not a sign must be approved by the Zoning Administrator.

(Amended by Ord. No. 1706, § 1, 8-7-2017)

**Neighborhood Center** means a facility to be used as a place of meeting, recreation, related social activity for the benefit of the neighborhood to be served and not operated for profit. Limited to city owned property under agreement with the city that provides for site management and supervision acceptable to the city.

(Amended by Ord. No. 1706, § 1, 8-7-2017)

**Nonconformity** means a lawfully established structure (nonconforming structure), site (nonconforming site), or use (nonconforming use) of land existing at the time of the enactment of this chapter, and which does not conform to the regulations of the district in which it is located.
Non-local road means a road designated as a principal arterial, minor arterial, urban collector, rural major collector, or rural minor collector on the Louisiana DOTD Functional Classification Urban Area Map.

Nursing home means a facility licensed by the state of Louisiana to provide nursing care on a 24-hour, continuing basis for elderly, chronically ill, or post-operative convalescent patients, excluding a facility providing surgical or emergency medical services and excluding a facility providing care primarily for alcoholism, drug addiction, mental disease, or communicable disease.

(Amended by Ord. No. 1724, § 10, 4-2-2018)

Open space means active recreation, sitting or landscaped areas open to the sky. Rooftop and atrium spaces that are open to all of the residents of the building may account for up to ten percent of the open space requirements if they are found to provide "usable open space."

Open space, usable means an outdoor or unenclosed area on the ground or on a roof, balcony, deck, porch, or terrace, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, but excluding parking facilities, driveways, utility or service areas, or any required front or corner side yard, and excluding any space with a dimension of less than six feet in any direction or an isolated area of less than 36 square feet. The area must be surfaced with lawn, pavers, decking, or sport-court-type that allows the area to be used for recreational purposes. User amenities, such as tables, benches, trees, planter boxes, garden plots, drinking fountains, spas, or pools may be placed in the outdoor area. It may be covered, such as a covered patio, but it may not be fully enclosed. See "open space" for limitations related to rooftop and atrium spaces.

Open air market, see Farmers Market

Outdoor display means merchandise available for sale outside of a business structure that is typically available for sale within the business structure.

Outdoor storage means any goods, materials, merchandise, vehicles, construction equipment, cargo containers, and the like, that are not completely contained within a building. This definition does not include areas for the retail sale of new and used automobiles and motorcycles.

Parcel means a tax parcel identified by the Lincoln Parish Assessor’s Office.

Parking aisle means the traveled way by which cars enter and depart parking stalls or spaces.

Parking, off-street means a site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives, and landscaped areas.

Parking, shared means a public or private parking area used jointly by two or more uses.

Parking space means an area of not less than 180 square feet, net, exclusive of access or maneuvering area, or ramps, columns, etc., to be used exclusively as a temporary storage space for one private motor vehicle. Truck loading and unloading space shall not be included in such area.
Purpose and Introduction

Definitions

Zoning Districts

Use Standards

Site Standards

Development Procedures

Admin and Enforcement

Parking structure means a building or structure consisting of more than one level and used to temporarily park or store motor vehicles.

Paseo means a linear park or path designated for walking or recreation.

Pedestrian orientation means development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on vehicular access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street. Typically, buildings cover a large portion of the site. Although parking areas may be provided, they are generally limited in size and they are not emphasized by the design of the site.

Pedestrian plaza/civic spaces means a space intended to enhance a mixed use district by providing pleasant, public living, working and gathering environments. Provisions for benches, landscaping, water features, and lighting should be provided. The creation of such spaces is intended to establish a public identity for the mixed use area and to create orientation elements for those visiting the area while allowing for potential physical connections between public and private enterprises.

Pedestrian scale means the use of human-proportioned architectural features and site design elements clearly oriented to pedestrian activity. Such elements are typically smaller in scale and more proportional to the human body, rather than monumental or large scale, and include surface texture and patterns, lighting, colors, materials, and architectural details.

Pedestrian zone means a small semi-enclosed area usually adjoining a sidewalk or a transit stop which provides a place for pedestrians to sit, stand or rest. They are usually paved with concrete, pavers, bricks or similar material and include seating, pedestrian scale lighting and similar pedestrian improvements. Low walls or planters and landscaping are usually provided to create a semi-enclosed space and to buffer and separate the plaza from adjoining parking lots and vehicle maneuvering areas.

Personal care Home means an Adult Residential Care Home/Facility that provides room and board and assistance with daily living, for compensation, to two (2) but not more than eight (8) residents in a congregate living and dining setting and is in a home that is designed as any other private dwelling in the neighborhood, and is licensed by the State of Louisiana Department of Health and Hospitals.

(Amended by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)

Personal property means property which is utilized, owned and maintained by an individual or by members of a residence and acquired in the normal course of living in or maintaining or a residence. It does not include merchandise which was purchased for resale or obtained from closeouts, fire sales, or other quantity liquidations, or commercial consignments.

Personal service establishments means providing non-medically related services, including beauty and barber shops, clothing rental, day spa, dry cleaning pick-up stores, laundromats. These uses may also include accessory retail sales of products related to the services provided.

Personal wireless service facilities means facilities for the provision of personal wireless services where the furnishing of such services is the primary or an ancillary use of such facilities. Such facilities shall include, by way of example and not limitation, plant, equipment, towers, alternative tower structures, electronics, antennas, cables, wires, equipment enclosures, support structures, perimeter fences, and any other buildings or facilities necessary for the operation of personal wireless services.

1. Alternative tower structure means any structure, such as a clock, flagpole, water tower, simulated or artificial tree, light pole or standards, steeple, buildings and other alternative mounting structures, that are compatible with the natural setting and surrounding structures and which camouflage or conceal the presence of antennas or towers.

2. Antenna means any exterior transmitting or receiving device mounted on a tower or alternative tower structure which is used for communications purposes in conjunction with personal wireless services. Suitable antennas or small dishes for television reception or, as later specified, use of an antenna by a federally licensed amateur radio station operator are not included in this definition.
3. **Co-location** means the placement of antennas or other facilities by two or more personal wireless service providers at the same location (for example, on the same tower or alternative tower structure).

4. **Commercial mobile service** means any mobile service that is provided for profit and makes interconnected service available to the public or to such classes of eligible users as to be effectively available to a substantial portion of the public, and specified by regulation by the Federal Communications Commission.

5. **Equipment enclosure** means any freestanding or mounted structure, shelter, cabinet, or vault used to house and protect the electronic and supporting equipment necessary for processing personal wireless service signals. Supporting equipment may include, for example, air conditioning, backup power supplies, and emergency generators.

6. **FAA** means the Federal Aviation Administration.

7. **FCC** means the Federal Communications Commission.

8. **Height** means, when referring to a personal wireless service facility, the distance measured from ground level to the highest point on the tower or other structure, even if said highest point is an antenna.

9. **Height limitation** means the height limitations set forth in this section. Zoning district height limitations applicable to buildings and other structures shall not apply to towers and antennas.

10. **Interconnected service** means service that is interconnected with the public switched network (as such terms are defined by regulation by the FCC) or service for which a request for interconnection is pending with the FCC.

11. **Personal wireless services** means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.

12. **Telecommunications** means the transmission, between or among points specified by the user, of information of the user’s choosing, without change in the form or content of the information as sent and received.

13. **Telecommunications service** means the offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

14. **Tower** means a structure that is designed and constructed for the primary purpose of supporting one or more antennas (including, for example, monopole towers, guyed towers and self-supporting lattice towers).

15. **Tower height** means the distance measured from the base of the tower to the top of the tower or the top of the highest attachment thereto, whichever is greater.

16. **Unlicensed wireless service** means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services.

**Plaza** means an open space used for unstructured civic and/or commercial purposes. A plaza is spatially defined by building frontages.

**Porch** means an exterior appendage to a building forming a covered approach or vestibule to a doorway.

**Premises** means a building or part of a building and the tract of land on which it is located.

**Professional and administrative office uses** means businesses which serve as offices for professional, executive, and administrative uses, including the offices of accountants, architects, attorneys, financial services, insurance, real estate, government and also computer/data processing facilities.
Public Multi-Sport Recreational Complex means a facility fifty acres or more in area, owned or leased by a public entity, which provides recreational activities to the public.

(Added by Ord. No. 1718, § 2, 1-8-2018)

Recreation, commercial indoor facilities means an indoor facility, with or without seating for spectators, includes, but not limited to, skating rinks, water slides, miniature golf courses, amusement arcades, bowling alleys, and billiard halls, but not movie theaters.

Recreation, commercial outdoor facilities means uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks.

Rehabilitative, recovery care, or restoration center means a structure used as a residence for criminal offenders, persons recently released from prison or delinquent youth facilities, or persons recovering from alcohol or drug abuse problems.

Resident property owner means the owner of real property used as the owner's primary residence.

(Added by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)

Residential estates means the designation of a district uniquely suited for the development and maintenance of rural single-family residential living combined with limited agricultural activities. Large lot sizes are required to maintain the low density rural character, prevent unsanitary conditions, and provide sufficient open space to ensure that the various principal uses are kept at a level of compatible land use intensity. The RED (residential estates district) is intended to be applied to areas which are without fully developed services and where it is expected that individual residences will be largely self-sustaining, particularly for sewage disposal.

Retail commercial uses means businesses that supply commodities on the premises including, but not limited to clothing shops, art galleries, home furnishings, shoe shops, pharmacy shops, flower shops, stationery shops, and gift shops.

Roominghouse means any dwelling in which more than three persons, either individually or as families, are housed or lodged for hire, with or without meals. A boardinghouse or furnished room house shall be deemed as a roominghouse.

Row house, see Townhouse.
Setback line, see Building Line.

**Setback, required** is the required distance a structure, building or use must be placed from a specified lot line. For example, if a building was constructed 30 feet from a front line in a district that has a minimum required front setback of 20 feet, the "required setback" is 20 feet and the actual setback is 30 feet. When a district has a specified maximum setback line, the required setback may refer to the distance from the lot line to the maximum setback line. The Zoning Administrator or approving body shall consider the context of the term as it is used in a section to determine its meaning using this definition.

(Amended by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)

**Sexually oriented businesses** means any establishment that is an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, exotic dance service, or semi-nude model studio as defined in this section, as well as any other establishment that regularly features or regularly shows any sexually oriented entertainment activity, including any dual purpose business.

1. **Adult arcade** means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by their emphasis upon matter exhibiting or describing specified sexual activities or specified anatomical areas.

2. **Adult bookstore, adult novelty store, or adult video store** means a commercial establishment that devotes 50 percent or more of its interior sales or display space to the sale or rental, for any form of consideration, of any one or more of the following:
   A. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas;
   B. Instruments, devices, or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.

   The term “adult bookstore, adult novelty store, or adult video store” shall also include a commercial establishment which regularly maintains one or more "adult arcades." Floor space shall be measured by dividing the floor space where patrons or customers of the establishment are permitted where the primary sales or displays are of materials described above by the total floor space where patrons or customers of the establishment are permitted regardless of the materials.

3. **Adult cabaret** means a nightclub, bar, juice bar, restaurant, bottle club, or similar commercial establishment, whether or not alcoholic beverages are served, which features persons who appear semi-nude. Regularity of appearances are not required for an establishment to constitute an adult cabaret; a single occasion of such appearance or appearances shall be sufficient to cause the establishment to be classified as an adult cabaret.

4. **Adult motel** means a motel, hotel, or similar commercial establishment which:
   A. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, other photographic reproductions, or live performances which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas;" and which advertises the availability of such material by means of a sign visible from the public right-of-way, or by means of any on or off-premises advertising, including but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television; or
   B. Offers a sleeping room for rent for a period of time that is less than ten hours; or
   C. Allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than ten hours.
5. **Adult motion picture theater** means a commercial establishment where films, motion pictures, videocassettes, slides, or similar photographic reproductions which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas are regularly shown for any form of consideration.

6. **Chief of police** means the chief of police of the city or his or her designee.

7. **Controlling interest** means the power, directly or indirectly, to direct the operation, management or policies of a business or entity, or to vote 20 percent or more of any class of voting securities or ownership interests of a business. The ownership, control, or power to vote 20 percent or more of any class of voting securities or ownership interests of a business shall be presumed, subject to rebuttal, to be the power to direct the management, operation or policies of the business.

8. **Distinguished or characterized by an emphasis upon** means the dominant or principal theme of the object described by such phrase. For instance, when the phrase refers to films "which are distinguished or characterized by an emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas", the films so described are those whose dominant or principal character and theme are the exhibition or description of specified anatomical areas or specified sexual activities.

9. **Dual purpose business** means a commercial establishment that devotes at least ten percent of its interior sales or display space to the sale or rental, for any form of consideration, of any one or more of the following:
   A. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas;

B. Instruments, devices, or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others; and which does not meet the definition of adult bookstore, adult novelty store or adult video store set forth above. Floor space shall be measured by dividing the floor space where patrons or customers of the establishment are permitted where the primary sales or displays are of materials described above by the total floor space where patrons or customers of the establishment are permitted regardless of the materials.

10. **Employ, employee, and employment** mean any person who performs any service on the premises of a sexually oriented business, on a full time, part time, or contract basis, whether or not the person is denominated an employee, independent contractor, agent, or otherwise. Employee does not include an independent contractor or a person working for an independent contractor who performs any service on the premises exclusively for repair or maintenance of the premises or for the delivery of goods to the premises, or for the rendition of services incidental to the business of the establishment but not an integral part thereof, such as accounting or legal services.

11. **Escort** means a person who, for compensation, agrees or offers to engage in any of the following acts:
   A. Act as a social companion, guide, or date for another person;
   B. Privately model lingerie with the intention of and for the purpose of providing sexual stimulation or sexual gratification to the customer;
   C. Privately disrobe for another person with the intention of providing sexual stimulation or sexual gratification to the customer;
   D. Agree to come to a specified location for the purpose of disrobing and for the purpose of providing sexual stimulation or sexual gratification to the customer;
   E. To perform any act where one or more of the persons is nude, semi-nude or in a state of nudity or for the purpose of providing sexual stimulation or sexual gratification to the customer.
12. **Escort agency** means a person or business association who, whether on or off the licensed premises, furnishes, offers to furnish, or advertises to furnish escorts, as defined herein, for compensation.

13. **Establish or establishment** mean and include any of the following:
   A. The opening or commencement of any sexually oriented business as a new business;
   B. The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business; or
   C. The addition of any sexually oriented business to any other existing sexually oriented business.

14. **Exotic dancer** means a male or female dancer that performs semi-nude or nude for compensation.

15. **Exotic dance service** means any business or person who provides exotic dancers to perform at a private residence, business, or other location (other than an adult cabaret) within the city limits.

16. **Licensee** means a person in whose name a license to operate a sexually oriented business has been issued, as well as the individual or individuals listed as an applicant on the application for a sexually oriented business license. In case of an employee, it shall mean the person in whose name the sexually oriented business employee license has been issued.

17. **Nudity or a state of nudity** means the showing of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any part of the nipple and areola.

18. **Operate or cause to operate** means to cause to function or to put or keep in a state of doing business.

19. **Operator** means any persons on the premises of a sexually oriented business who is authorized to exercise overall operational control of the business or who causes to function or who puts or keeps in operation the business. A person may be found to be operating or causing to be operated a sexually oriented business whether or not that person is an owner, part owner, or licensee of the business.

20. **Person** means individual, proprietorship, partnership, corporation, association, or other legal entity.

21. **Prostitute** means a person who has been convicted of prostitution or prostitution by massage, or who engages in activities, that, if prosecuted, would constitute the criminal offense of prostitution or prostitution by massage under the Louisiana Revised Statutes; provided, however, that a person shall not be considered a prostitute if he or she is not currently engaging in activities, that, if prosecuted, would constitute the criminal offense of prostitution or prostitution by massage under the Louisiana Revised Statutes, and if
   A. More than two years have elapsed since the date of the conviction or the date of release from confinement imposed for such person's last conviction of prostitution or prostitution by massage, whichever is the later date, if the conviction was for a misdemeanor offense; or
   B. More than five years have elapsed since the date of the conviction or the date of release from confinement imposed for such person's last conviction of prostitution or prostitution by massage, whichever is the later date, if the conviction was for a felony offense.

22. **Regularly features or regularly shown** means a consistent or substantial course of conduct, such that the films or performances exhibited constitute a substantial portion of the films or performances offered as a part of the ongoing business.

23. **Semi-nude or state of semi-nudity** means a state of dress in which opaque clothing covers no more than the genitals, anus, anal cleft or cleavage, pubic area, vulva, and nipple and areola of the female breast, as well as portions of the body covered by supporting straps or devices. This definition shall not include any portion of the cleavage of the human female breast exhibited by a dress, blouse, skirt, leotard, bathing suit, or other wearing apparel provided that the areola and nipple are not exposed in whole or in part.
24. **Semi-nude model studio** means any place where a person, who regularly appears in a state of semi-nudity is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. It is a defense to prosecution for any violation of this chapter that a person appearing in a state of nudity or semi-nudity did so in a modeling class operated:

   A. By a college, junior college, or university supported entirely or partly by taxation;
   
   B. By a private college or university which maintains and operates educational programs in which credits are transferable to college, junior college, or university supported entirely or partly by taxation; or
   
   C. In a structure:
      i. Which has no sign visible from the exterior of the structure and no other advertising that indicates a semi-nude person is available for viewing; and
      ii. Where, in order to participate in a class a student must enroll at least three days in advance of the class.

25. **Sexually oriented entertainment activity** means the sale, rental, or exhibition for any form of consideration, of books, films, video cassettes, magazines, periodicals, or live performances which are characterized by an emphasis on the exposure or display of specific sexual activity.

26. **Specified anatomical areas** means human genitals, anus, and/or the female breast areola or nipple.

27. **Specified criminal activity** means any of the following offenses:

   A. La. R.S. 14:41-43.5 (rape and sexual battery offenses); La. R.S. 14:80-81.2 (sexual offenses affecting minors); La. R.S. 14:82-86 (offenses concerning prostitution); La. R.S. 14:104-6.1 (offenses concerning disorderly places and obscenity); La. R.S. 14:281-284 (operating places of prostitution, voyeurism); La. R.S. 40:971, et seq. (Uniform Controlled Dangerous Substances Law); engaging in organized criminal activity relating to a sexually oriented business, specifically La. R.S. 14:230 (money laundering) La. R.S. 33:2845 (tax evasion); criminal attempt, conspiracy or solicitation to commit any of the foregoing offenses; or offenses in other jurisdictions that, if the acts would have been committed in Louisiana, would have constituted any of the foregoing offenses; for which:
      i. Less than two years have elapsed since the date of conviction or the date of release from confinement imposed for the conviction, whichever is the later date, if the conviction is of a misdemeanor offense;
      ii. Less than five years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date, if the conviction is of a felony offense; or
      iii. Less than five years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction, whichever is the later date, if the convictions are of two or more misdemeanor offenses or combination of misdemeanor offenses occurring within any 24-month period.

B. The fact that a conviction is being appealed shall have no effect on the disqualification of the applicant.

28. **Specified sexual activity** means any of the following:

   A. sex acts, normal or perverted, including intercourse, oral copulation, masturbation or sodomy; or
   
   B. excretory functions as a part of or in connection with any of the activities described in a. above.

29. **Transfer of ownership or control** of a sexually oriented business means any of the following:

   A. The sale, lease, or sublease of the business;
   
   B. The transfer of securities (including interests in a limited liability company or partnership) or other ownership interests which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or
   
   C. The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.
30. **Video** means image reproduction and display by videotape or any other medium, such as digital video disk or compact disk, that produces moving or still images on a screen, wall, or other similar display.

31. **Viewing room** means the room, booth, or area where a patron of sexually oriented business would ordinarily be positioned while watching a film, videocassette, or other video or visual production or reproduction.

**Shaded walkway** means, for purposes of this ordinance, a shaded walkway shall be any one of the following:

1. A sidewalk at least ten feet wide made of pervious concrete with shade trees at 30-foot intervals or of standard concrete with the trees planted in grates at the same distance.
2. A five-foot sidewalk adjacent to a landscape strip at least ten feet wide planted with shade trees at 30-foot intervals.
3. A sidewalk at least six feet wide covered with weather protection materials (such as awnings, an arcade, or other structure).

**Shelter care Home** means an Adult Residential Care Facility that provides room, board and assistance with daily living for compensation, to nine (9) or more residents in a congregate living and dining setting, and is licensed by the State of Louisiana Department of Health and Hospitals.

(Amended by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)

**Shopping center** means any structure or group of structures housing any assemblage of commercial and/or retail uses, including personal services, food service, and other ancillary uses, with a minimum 25,000 square feet of gross floor area upon a single lot or parcel of land, or upon contiguous parcels of land that have common vehicular access and parking facilities. A shopping center may consist of one or more “out parcels” under separate ownership or lease that contain complementary commercial enterprises.

**Sign** means any words, numbers, figures, presentations, designs, objects, trademarks, inflatable, announcements, pennants, emblems, banners, pictures or other symbols or similar devices which attract attention or make known such things as an individual, firm, profession, business, event, commodity or service and which are visible outdoors at the property line or any right-of-way lines, and shall include any structure designed to be used for such display. For the purpose of removal, such term shall also include sign supports. A sign shall not include any of the above that is customarily affixed to a person or clothing that is being actively worn by a person. The following definitions are related to the regulation of signs in this ordinance.

(Amended by Ord. No. 1718, § 2, 1-8-2018)

1. Abandoned sign means any sign which for a period of at least 30 days or longer no longer correctly directs or exhorts any person or advertises a bona fide business lessor, owner, product, service or activity.
2. Advertising vehicle or trailer sign means any vehicle or trailer which, as its basic purpose, has the advertisement of products or the direction of people to a business or activity, whether such business or activity is located on or off the premises.
3. Animated sign means a sign that has any visible moving part, flashing or osculating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means that move, change, flash, osculate or visibly alters in appearance in a manner that is not permitted by these regulations.
4. Area of sign shall be calculated by measuring the area of all sign elements circumscribed by a rectangle or circle, as follows:
   i. For a wall sign comprised of individual letters, figures or elements on a wall or similar surface of the building or structure, the area and dimensions of the sign shall encompass a rectangle or a combination of rectangles that form, or approximate, the perimeter of all elements in the display, the frame, and any applied background that is not part of the architecture of the building.
ii. For a freestanding sign, the sign area shall include the sign frame, if any, but shall not include 1) a pole or other structural support unless such pole or structural support is internally illuminated or otherwise so designed to constitute a display device, or a part of a display device. 2) Architectural features that are either part of the building or part of a freestanding structure, and not an integral part of the sign, and which may consist of landscaping, a decorative sign base or structural forms complementing the site in general.

iii. Lower case letters with ascenders and descenders that extend beyond the limits of the sign height by a maximum of 12 inches, will not be calculated into the total sign area.

iv. In the case of a flat, two-sided sign, only one side shall be used to calculate the sign area. In the case of a multiple-faced sign, the area of all faces shall be considered as one surface.

5. Ascenders means the portion of a lowercase letter that rises above the main body of the letter as found in the letters b, d, f, h, k, l, and t.

6. Auxiliary sign means any sign indicating general information, such as pricing, trade stamps, credit cards, official notices or services required by law, trade associations and signs giving directions to offices, restrooms, exits and like facilities.

7. Awning sign—see Canopy Sign
8. **Banner sign** means a temporary lightweight sign that is attached or imprinted on a flexible surface the deforms under light pressure and that is typically constructed of non-durable materials, including, but not limited to, cardboard, cloth, and/or plastic.

9. **Billboard** means a large panel for the display of advertising and messages.

10. **Canopy sign** means any sign that is painted on, applied or attached to or hung from a marquee, mansard, awning, canopy or other structure projecting from and supported by the building and extending beyond the building wall.

### COMMON SIGN TYPES
Defined in 2.2.128

- **8** Banner Sign
- **10** Canopy Sign
- **28** Monument Sign
- **49** Window Sign
- **36** Pole Sign
- **38** Projecting Sign
- **40** Roof Sign
- **34** Pedestrian (A-Frame)
- **47** Wall Sign
- **48** Window Sign
11. **Changeable copy** means a sign that is designed so that its characters, letters, illustrations or other content can be changed, altered or rearranged without physically altering the permanent physical face or surface of the sign. This includes manual, electrical, electronic, or other variable message signs.

12. **Community service sign** means any sign or banner which solicits support for or advertises a nonprofit community use, public use or social institution. Such signs may include, but shall not be limited to, seasonal holidays, school activities, charitable programs or religious activities.

13. **Damaged sign** means any sign which has become deteriorated or dilapidated so as to require more than minimal reconditioning to restore it to an average, normal, safe state of repair.

14. **Descenders** means the portion of a lowercase letter that falls below the baseline as found in the letters g, j, p, q, and y.

15. **Directory sign** means small scale, pedestrian-oriented wall signs that are used for multi-tenant buildings to provide a directory of tenant locations within the building. They may also serve as the address sign for the property.

16. **Electronic Message Sign** means a sign with a fixed or changeable display or message composed of a series of lights that may be changed through electronic means.

17. **Embellishments** mean any framing or trim attached to or superimposed upon a sign.

18. **Flashing Sign**—see Animated Sign

19. **Freestanding sign** means any sign permanently affixed to the ground and not to a building, and which is not used for off-premises advertising.

20. **Frontage** (for sign purposes) - means that side of a building that faces a street.

21. **Govermental sign** means any sign indicating public works projects, public services or other programs or activities conducted or required by any governmental subdivision.

22. **Ground sign** - see Monument Sign

23. **Illumination or Illuminated** means a source of any artificial or reflected light, either directly from a source of light incorporated in, or indirectly from an artificial source, so shielded that no direct illumination from it is visible elsewhere than on and in the immediate vicinity of the street graphic.

24. **Interstate Highway 20 Corridor** means all that area zoned as a Business or Industrial District and lying within 150 feet from the center line of the Interstate Highway 20 service roads as constructed or as projected, and the area lying between the centerlines of U.S. Highway 167 north of Interstate Highway 20, northward to Reynolds Drive, less and except the corridor area lying within 500 feet measured radially from the property boundary of the Lincoln Parish Library and less and except those areas in which signs are prohibited by Ordinance No. 1624 of 2012, more particularly described as the portion of the Interstate Highway 20 Corridor lying between the Highway 33 Corridor and the eastern corporate limits of the City of Ruston and the area lying within 2,000 feet, measured radially, from the intersection of Tarbutton Road with the I-20 North Service Road and the intersection of Tarbutton Road and the I-20 South Service Road.

25. **Marquee sign** means any sign painted on or attached to or supported by a marquee.

26. **Mural** means a picture on an exterior surface of a structure. A mural is a sign only if it is related by language, logo, or pictorial depiction to the advertisement of any product or service or the identification of any business.

27. **Mobile Billboard** means an on- or off-premise advertising sign attached to a vehicle or trailer that is used for the primary purpose of advertising and that moves with pedestrian or vehicular traffic or is parked at specific locations. A vehicle which advertises the company of its primary use is not considered a mobile billboard.

28. **Monument sign** means a two-sided sign attached to a permanent foundation or decorative base and not attached or dependent on support from any building, pole, posts or similar uprights. Monument signs include ground signs.

29. **Moving sign** means a sign, sign-related structure or other device with one or more moving parts that are used to attract attention to a sign or place.

30. **Nonconforming sign** means a sign which met all legal requirements at the time of construction but became "nonconforming" as a result of subsequent changes to the sign regulations and/or amendments thereto; a prohibited sign is not a "nonconforming" sign.

31. **Off-premises sign** means any sign not strictly related to goods, activities or services rendered on the premises where the sign is located or affixed.
32. On-premises sign means a sign limited to advertising the name and goods or services rendered on the premises where the sign is located or affixed.

33. Pennant means any cloth, plastic, metal or similar material suspended from one end to hang down, with a written message or advertisement, and any similar materials cut into strips and attached by strings, wire or ropes and suspended in such a manner as to attract attention by waving and/or fluttering from natural wind currents.

34. Pedestrian sign means a sign near street or sidewalk level, oriented and scaled to the pedestrian rather than the motorist. Such signs shall be self-supporting, as with an A-frame type sign, and not be permanently installed.

35. Permitted site means the location of a sign that has received a permit from the city inspection office.

36. Pole sign means a permanent sign that is mounted on a freestanding pole or other support, eight feet or more from the ground surface to the bottom of the sign, that is placed on, or anchored in, the ground and that is independent from any building or other structure.

37. Portable sign means any sign not permanently affixed to the ground or a building, and which is designed to permit removal and reuse or relocation without any disassembly.

38. Projecting sign means a sign that extends beyond the building wall, where the horizontal sign face is not parallel to the building wall.

39. Realty sign means a temporary sign used to advertise a real estate development site or that real estate is for sale, rent or lease, and which is located upon the premises advertised.

40. Roof sign means any sign which is affixed to a building roof.

41. Sign band means an integral part of the storefront design that architecturally defines the top of the ground floor, or the location on the building's facade between the building entrance and the bottom of the second floor windows, or, for a one-story building, the eave line.

42. Sign face means that part of the sign where copy and display matter is or could be located.

43. Sign height means the vertical distance between the grade of the public street to which the sign is oriented to the highest point of the sign.

44. Sign setback means the horizontal distance between a sign and the property lot line as measured from that part of the sign, including its extremities and supports, nearest to any point on an imaginary vertical plane projecting from the property lot line.

45. Snipe sign means anything that is attached to trees, wires or to other objects that has a message appearing on it that does not apply to the present use of the premises or structure upon which the sign is located and is not otherwise permitted by this Ordinance.

46. Temporary sign means a sign intended to display either commercial or non-commercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

47. Wall sign means any sign affixed flat against and parallel to a building wall, including window areas.

48. Window sign means any interior sign, other than product or decorative display, affixed to business windows and/or doors, or within three feet of the windows and/or doors, including vinyl letters eight or more inches in height.

(Definitions)

Small Scale Specialty Food and Non-Alcoholic Beverage Production and Sales means a facility up to 6,000 square feet wherein food and/or non-alcoholic beverage is produced and is sold and/or consumed on site on a retail basis and may also be sold and distributed on a wholesale basis. This may include but is not limited to a coffee roasting facility, bakery, and/or other facilities producing crafted non-alcoholic beverages and/or artisan food.

(Square means an open space used for unstructured recreation or civic uses. Landscaping consisting of lawns and trees is formally composed.)
**Stoop** means a raised platform, approached by steps and sometimes having a roof, at the entrance to a building.

**Storefront opening** means a ground floor façade that is designed to attract pedestrians and includes at least one main entry door, flanked by nearby display windows, and other customary building elements.

**Street, private** means a street that has not been accepted by the municipality or other governmental entity.

**Street, public** means a right-of-way intended to be used for travel by the public, improved for such purpose, and accepted by the City of Ruston for perpetual maintenance.

**Street** means a public thoroughfare which has been dedicated or deeded to the public for public use, and which affords the principal means of access to abutting property.

**Structure** means anything constructed or erected which requires location on the ground or attached to something having location on the ground, including signs and billboards, but not including fences or walls used as fences.
Temporary portable storage containers, or Portable On-Demand Storage (PODS) means purpose-built, box-like containers designed for temporary storage of household goods and/or equipment. Such containers are uniquely designed for ease of loading to and from a transport vehicle.

Temporary outdoor retail sales means outdoor retail sales of seasonal goods including farmer’s markets; seasonal sales of Christmas trees, pumpkins, or other seasonal items; semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows; sidewalk or parking lot sales.

Townhouse means a building containing at least three attached structures. Each structure shares a common sidewall.

(Amended by Ord. No. 1731, § 4, 9-10-2018)

Transient Housing means a facility that provides temporary housing to indigent, needy, homeless, or transient persons; may also provide meals and ancillary services such as counseling, vocational training, etc.

(Ordinance Amended through 3/4/2019)

Translated Transparency means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story. Glass must transmit at least 50 percent of light to be considered transparent.

(Amended by Ord. No. 1645, § 1 - Pt. 2, 3-3-2014)

Use means the purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied or maintained.

Use, Principal means the main or primary purpose for which a structure or lot is designed, arranged, or intended or for which it may be used, occupied, or maintained.

Variance means an adjustment made in the application of the specific regulations of the zoning ordinance to a particular piece of property based upon the criteria set forth in this ordinance and applicable state law.

Wholesale and warehousing means an establishment offering wholesaling, storage or warehousing services, but excluding uses classified as lumberyard, mini-warehouse, or vehicle sales and service. Typical uses include wholesale distributors, storage warehouses, moving and storage firms, trucking and shipping operations, and major mail processing centers.

Wind energy conversion systems means all necessary devices that together capture and convert wind energy into electricity or other usable form of energy, including, but not limited to, the turbine, blades, and tower or support structure as well as related electrical equipment.

Wind Energy Conversion System, Private means a wind energy conversion system designed and operated as an accessory use that primarily serves the needs of the consumer at the site on which it is located.

Yard means an open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.
Yard, **front**, means an open unoccupied space on the same lot with the main building, extending the full width of the lot, and situated between the street line and the front line of the building, and projecting to the side lines of the lot.

Yard, **rear**, means an unoccupied space on the same lot with the building, situated between the rear line of the building and the rear line of the lot, and extending the full width of the lot.

Yard, **side**, means an open, unoccupied space on the same lot with the building situated between the building and the side line of the lot, and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a lot line.
Article 3.0
Zoning Districts
Article 3.0 Zoning Districts

3.1 Division of Districts 3-3
3.2 Establishment of Districts 3-95
3.3 Interpretation of District Boundaries 3-95
3.4 Application of Regulations 3-95
3.5 Transition Zoning 3-96
3.6 Height Exceptions 3-96
3.7 Reserved 3-96
3.8 Reserved 3-96
3.9 B-1, B-2, B-3, and B-4 District Requirements 3-96
3.10 D-1, D-1B, and D-2 District Requirements 3-97
3.11 M-1 and M-2 District Requirements 3-97
3.12 Essential Services 3-97
3.13 Residential Lot Splits 3-97
3.14 Residential Cluster 3-98
3.15 Residential Open Space 3-102
3.16 Manufactured Homes, Travel Trailers, Campers and Similar Uses 3-105
3.17 High Density Residential Design Guidelines 3-105
3.18 New Construction and Additions in the CL Core Landmark District 3-105
3.19 Setback for Residential Lots with Parallel Road Frontage 3-105
### 3.0 Zoning Districts

#### 3.1 DIVISION OF DISTRICTS

For the purpose of this Ordinance, the City of Ruston is hereby divided into the following districts:

1. **AG** Agriculture District
2. **RE** Residential Estates District
3. **R-25** One-family Residential District (25,000 sq ft)
4. **R-10** One-family Residential District (10,000 sq ft)
5. **R-1** One-family Residential District (6,500 sq ft)
6. **R-2** Two-family Residential District
7. **R-3** Multi-family Residential District
8. **M-1** Manufactured Home Subdivision District
9. **M-2** Manufactured Home Park District
10. **B-1** Neighborhood Business District
11. **B-2** Light Business District
12. **B-3** General Business District
13. **B-4** Highway Business District
14. **CD** Core Downtown District
15. **CR** Core Residential
16. **CM** Mixed Use Core
17. **CE** Core Edge
18. **CH** Core Highway Corridor
19. **CV** Core Village District
20. **CL** Core Landmark District
21. **Central Parkway**
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

(Amended by Ord. No. 1724, § 1 - 2, § 65, 4-2-2018)
3.1.1 AG Agriculture District

A. INTENT

The Agriculture District is intended to accommodate existing mixed use agricultural land located south of Tennessee Avenue. It is anticipated that more intensive uses of land in this district should be agricultural-related so as to support local economic development related to the agriculture industry. This classification may be used for future annexations of agricultural land.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Agriculture, commercial
ii. Animal boarding, kennels, shelters
iii. Cemeteries
iv. Child care facilities
v. Churches and other places of worship
vi. Environmental monitoring station
vii. Equestrian stables, private or not-for-profit
viii. Home occupations
ix. Keeping of animals
x. Landscape nurseries and garden supply establishments
xi. Open air markets
xii. Outdoor retail sales, temporary
xiii. Parks & Community gardens
xiv. Personal care homes
xv. Public safety facilities
xvi. Kennels, commercial
xvii. Single-family dwellings, detached
xviii. Accessory uses and accessory structures
xix. Small Scale Specialty Food and Non-Alcoholic Beverage Production and Sale

(Amended by Ord. No. 1688, § 1, 8-1-2016)

C. CONDITIONAL USES

i. Accessory dwellings
ii. Assisted living facilities
iii. Bed and breakfast homestays
iv. Cold storage plants, including frozen food lockers
v. Commercial recreation facilities, outdoor
vi. Equestrian stables, commercial
vii. Food and beverage sales establishments, < 2,000 sq ft in area
viii. Internet/mail order distribution centers
ix. Micro-breweries and wineries
x. Municipal office buildings, post office, public libraries
xi. Nursing, rest, or convalescent homes
xii. Offices, professional and administrative, < 3,000 square feet
xiii. Orphanages
xiv. Research & development labs and facilities
xv. Schools, non-profit, public or private, professional, trade, and vocational
xvi. Stockpiling of sand, gravel, or other aggregate materials
xvii. Tractors and large farm equipment sales and service
xviii. Veterinary services, animal hospitals
xix. Wholesale sales
xx. Medical facility

(Amended by Ord. No. 1706, § 2, 8-7-2017)
E. DEVELOPMENT STANDARDS

Lot Size
Minimum lot area: 5 Acres
Minimum lot width: 200 ft
Minimum lot depth: 200 ft

Setbacks
Minimum front yard setback: 50 ft
Minimum rear yard setback: 30 ft
Minimum side yard setback: 25 ft

Building Height
Maximum building height: 40 ft

Floor Area
Minimum floor area per one-family dwelling:

SELECTED REFERENCES

3. Zoning Districts
- Essential services § 3.12
- Residential Open Space Option § 3.15
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Equestrian stables, commercial § 4.10.5

5. Site Standards
- Accessory buildings/structures § 5.4

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

The above drawings are not to scale.
3.1.2 RE Residential Estates District

A. INTENT

Residential estates is the designation of a district uniquely suited for the development and maintenance of rural single-family residential living combined with limited agricultural activities. Large lot sizes are required to maintain the low density rural character, prevent unsanitary conditions, and provide sufficient open space to ensure that the various principal uses are kept at a level of compatible land use intensity. The RE (residential estates district) is intended to be applied to areas which are without fully developed services and where it is expected that individual residences will be largely self-sustaining, particularly for sewage disposal.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Child care facilities, residential
ii. Environmental monitoring station
iii. Home occupations § 4.3
iv. Keeping of livestock § 4.10.4
v. Parks & Community gardens § 4.12
vi. Personal care homes
vii. Public safety facilities
viii. Single-family dwellings, detached
ix. Accessory uses § 4.6 and accessory structures § 5.4 customarily incidental to any of the above permitted uses

C. CONDITIONAL USES

i. Accessory dwellings
ii. Bed and breakfast homestays
iii. Cemeteries (excluding crematoriums)
iv. Child care facilities commercial
v. Churches and other places of worship
vi. Commercial recreation facilities, outdoor
vii. Equestrian stables, private or non-for-profit § 4.10.5
viii. Schools, K-12 non-profit, public or private
ix. Kennels, commercial

Ordinance Amended through 3/4/2019

City of Ruston Zoning Ordinance clearzoning®
E. DEVELOPMENT STANDARDS

Lot Size
Minimum lot area: 2.25 Acres
Minimum lot width: 200 ft
Minimum lot depth: 200 ft

Setbacks
Minimum front yard setback: 50 ft
Minimum rear yard setback: 30 ft
Minimum side yard setback: 25 ft

Building Height
Maximum building height: 40 ft

Floor Area
Minimum floor area per one-family dwelling:

SELECTED REFERENCES

3. Zoning Districts
- Essential services § 3.12
- Residential cluster § 3.14
- Residential Open Space Option § 3.15
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Equestrian stables, private or non-profit § 4.10.5
- Garage sales § 4.4
- Home occupations § 4.3
- Keeping of livestock § 4.10.4
- Second residences § 4.5
- Single family dwelling appearance standards § 4.2
- Conditional use site standards § 5.1
- Landscaping § 5.2
- Lighting § 5.9
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

5. Site Standards
- Accessory buildings/structures § 5.4

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2
3.1.3 R-25 One-Family Residential District

A. INTENT

The R-25 district is intended to provide for one-family residential development that accommodates the rural wooded lot design characteristic within a defined subdivision or neighborhood designated as low density residential by the city's master plan.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Child care facilities, residential

ii. Environmental monitoring station

iii. Home occupations § 4.3

iv. Parks & Community gardens § 4.12

v. Personal care homes

vi. Public safety facilities

vii. Single family dwellings, detached

viii. Accessory uses § 4.6 and accessory structures § 5.4 customarily incidental to any of the above permitted uses

C. CONDITIONAL USES

i. Bed and breakfast homestays, on lots greater than 30,000 sq. ft.

ii. Cemeteries

iii. Child care facilities, commercial

iv. Churches and other places of worship

v. Schools, K-12 non-profit, public or private
R-25 One-Family Residential District 3.1.3

D. DEVELOPMENT STANDARDS

Lot Size
Minimum lot area: 25,000 sq ft
Minimum lot width: 150 ft

Setbacks
Minimum front yard setback: 40 ft
Minimum rear yard setback: 20 ft
Minimum side yard setback: 5 ft (20 ft combined)

Building Height
Maximum building height: 40 ft

Driveway
Maximum driveway width: 30 ft

Floor Area
Minimum floor area per one-family dwelling:

(Amended by Ord. No. 1656, § 1 - Pt. 1, 10-6-2014)

SELECTED REFERENCES

3. Zoning Districts
- Essential services § 3.12
- Residential cluster § 3.14
- Residential Open Space Option § 3.15
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Garage sales § 4.4
- Home occupations § 4.3
- Single family dwelling appearance standards § 4.2
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

5. Site Standards
- Accessory buildings/structures § 5.4
- Conditional use site standards § 5.1
- Landscaping § 5.2
- Lighting § 5.9

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

The above drawings are not to scale.
### 3.1.4 R-10 One-Family Residential District

**A. INTENT**

The R-10 district is intended to provide for one-family residential development of wooded neighborhoods on a smaller scale while still maintaining the larger lot design that provides for a more rural character designated as low density residential by the city's master plan.

**User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

**B. PRINCIPAL PERMITTED USES**

i. Child care facilities, residential

ii. Environmental Monitoring Station

iii. **Home occupations** § 4.3

iv. Parks & **Community gardens** § 4.12

v. Public multi-sport recreational complex

vi. Personal care homes

vii. Public safety facilities

viii. Single family dwellings, detached

ix. **Accessory uses** § 4.6 and **accessory structures** § 5.4 customarily incidental to any of the above permitted uses

(Amended by Ord. No. 1718, § 3, 1-8-2018)

**C. CONDITIONAL USES**

i. Bed and breakfast homestays, on lots greater than 30,000 sq. ft.

ii. Cemeteries

iii. Child care facilities, commercial

iv. Churches and other places of worship

v. Schools, K-12 non-profit, public or private

Ordinance Amended through 3/4/2019
**D. DEVELOPMENT STANDARDS**

**Lot Size**
- Minimum lot area: 10,000 sq ft
- Minimum lot width: 90 ft

**Setbacks**
- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 20 ft
- Minimum side yard setback: 5 ft (20 ft combined)

**Building Height**
- Maximum building height: 40 ft

**Driveway**
- Maximum driveway width: 30 ft

**Floor Area**
- Minimum floor area per one-family dwelling:

  *(Amended by Ord. No. 1656, § 1 - Pt. 2, 10-6-2014)*

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**SELECTED REFERENCES**

3. **Zoning Districts**
   - Essential services § 3.12
   - Residential cluster § 3.14
   - Residential Open Space Option § 3.15
   - Transitional zones § 3.5

4. **Use Standards**
   - Accessory uses § 4.6
   - Alternative energy facilities § 4.11
   - Community gardens § 4.12
   - Garage sales § 4.4
   - Home occupations § 4.3
   - Single family dwelling appearance standards § 4.2
   - Parking § 5.5
   - Performance standards § 5.12
   - Sight distance § 5.10
   - Site access § 5.6
   - Signs § 5.11

5. **Site Standards**
   - Accessory buildings/structures § 5.4
   - Conditional use site standards § 5.1
   - Landscaping § 5.2
   - Lighting § 5.9

6. **Development Procedures**
   - Site Plan Review § 6.1
   - Conditional Uses § 6.2

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*The above drawings are not to scale.*
3.1.5 R-1 One-Family Residential District

A. INTENT

The R-1 one-family residential district is intended to provide a single family only subdivision area that has a density factor small enough to accommodate affordable housing development. This district is characterized by small lot single family housing which maintains the small town feel of an area and encourages neighborhood identity. This zoning district is designated as high density residential by the city's master plan.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Child care facilities, residential
ii. Environmental monitoring stations
iii. Home occupations § 4.3
iv. Parks & Community gardens § 4.12
v. Public multi-sport recreational complex
vi. Personal care homes
vii. Public safety facilities
viii. Single family dwellings, detached
ix. Accessory uses § 4.6 and accessory structures § 5.4 customarily incidental to any of the above permitted uses

(Amended by Ord. No. 1718, § 4, 1-8-2018)

C. CONDITIONAL USES

i. Assisted living facilities
ii. Bed and breakfast homestays
iii. Bed and breakfast inns
iv. Cemeteries
v. Child care facilities, commercial
vi. Churches and other places of worship
vii. Funeral homes
viii. Orphanages, rooming/boarding houses
ix. Schools, K-12 non-profit, public or private
x. Rowhouse / townhouse
xi. Neighborhood center

(Amended by Ord. No. 1656, § 1 - Pt. 3, 10-6-2014; Ord. No. 1718, § 5, 1-8-2018)
R-1 One-Family Residential District

D. DEVELOPMENT STANDARDS

Lot Size
Minimum lot area: 6,500 sq ft
Minimum lot width: 65 ft

Setbacks
Minimum front yard setback: 30 ft
Minimum rear yard setback: 20 ft
Minimum side yard setback: 5 ft (20 ft combined)

Building Height
Maximum building height: 30 ft

Driveway
Maximum driveway width: 24 ft

(Amended by Ord. No. 1656, § 1 - Pt. 4, 10-6-2014)

ADDITIONAL REQUIREMENTS

3. Zoning Districts
- Essential services § 3.12
- Transitional zones § 3.5
- High Density Residential Design Guidelines § 3.17

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Garage sales § 4.4
- Home occupations § 4.3
- Single family dwelling appearance standards § 4.2

5. Site Standards
- Accessory buildings/structures § 5.4
- Conditional use site standards § 5.1
- Landscaping § 5.2
- Lighting § 5.9
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

The above drawings are not to scale.
3.1.6 R-2 Two-Family Residential District

A. INTENT

The R-2 two-family district is intended to provide a duplex area that has a density factor small enough to accommodate affordable housing development. This zone is characterized by small lot single family housing and duplex development that maintains the small town feel of an area and encourages neighborhood identity. This zoning district is designated as high density residential by the city’s master plan.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Assisted living facilities
ii. Child care facilities, residential
iii. Cemeteries
iv. Environmental monitoring stations
v. Home occupations § 4.3
vi. Parks & Community gardens § 4.12
vii. Personal care homes
viii. Public safety facilities
ix. Single family dwellings, detached
x. Two-family dwellings
xi. Accessory uses § 4.6 and accessory structures § 5.4 customarily incidental to any of the above permitted uses

C. CONDITIONAL USES

i. Bed and breakfast homestays & inns
ii. Churches and other places of worship
iii. Multiple-family dwellings
iv. Rowhouses/townhouses
v. The following uses, if such buildings and uses are located not less than 50 ft. from any adjoining property in a residential district:
   a. Child care facilities, commercial
   b. Fraternity and sorority houses
   c. Nursing, rest and convalescent homes
   d. Orphanages, rooming and boarding houses
   e. Public libraries or museums
   f. Public recreation or community centers
   g. Schools, K-12, public or private
   h. Telephone exchanges and static transformer stations
   vi. Transient housing § 4.17

(Amended by Ord. No. 1645, § 1 - Pt. 3, 3-3-2014; Ord. No. 1731, § 8, 9-10-2018)
R-2 Two-Family Residential District

D. DEVELOPMENT STANDARDS

Lot Size
Minimum lot area:
- Single-family: 6,500 sq ft
- Duplex: 8,000 sq ft

Minimum lot width:
- Single-family: 65 ft
- Duplex: 80 ft

Setbacks
- Minimum front yard setback: 25 ft
- Minimum rear yard setback: 20 ft
- Minimum side yard setback: 5 ft (20 ft combined)

Building Height
Maximum building height: 30 ft

Driveway
Maximum driveway width:
- Single-family: 20 ft
- Duplex: 24 ft

(Amended by Ord. No. 1656, § 1 - Pt. 5, 10-6-2014)
3.1.7 R-3 Multi-Family Residential District

A. INTENT

The R-3 multi-family residential district is intended to provide a dense apartment development that maintains the small-town feel of an area and encourages neighborhood identity. This zoning district is designated as high density residential by the city's master plan.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards.

B. PRINCIPAL PERMITTED USES

i. Assisted living facilities
ii. Cemeteries
iii. Child care facilities, residential
iv. Environmental monitoring stations
v. Home occupations § 4.3
vi. Multiple family dwellings
vii. Parks & Community gardens § 4.12
viii. Personal care homes
ix. Public safety facilities
x. Rowhouses/townhouses
xi. Single family dwellings, detached
xii. Two-family dwellings

xiii. The following uses, if such buildings and uses are located not less than 20 ft. from any adjoining property in a residential district:
   a. Child care facilities, commercial
   b. Fraternity and sorority houses
   c. Nursing homes, rest homes or convalescent homes
   d. Orphanages, boarding houses
   e. Schools, K-12, public or private
   f. Telephone exchanges and static transformer stations § 4.1

xiii. Accessory uses § 4.6 and accessory structures § 5.4 customarily incidental to any of the above permitted uses

C. CONDITIONAL USES

i. Bed and breakfast homestay & inns
ii. Churches and other places of worship
iii. Clubs and lodges
iv. Public libraries
v. Self-service laundry
vi. Mini-warehouses
vii. Transient housing § 4.17

(Amended by Ord. No. 1645, § 1 - Pt. 4, 3-3-2014; Ord. No. 1718, § 6, 1-8-2018)

(Amended by Ord. No. 1731, § 8, 9-10-2018)
### D. DEVELOPMENT STANDARDS

#### Lot Size
Minimum lot area:
- Single-family: 6,500 sq ft
- Duplex: 8,000 sq ft
- Multi-family: 3,500 sq ft first unit and 1,500 sq ft each additional unit

Minimum lot width:
- Single-family: 65 ft
- Duplex: 80 ft
- Multi-family: No minimum

#### Setbacks
- Minimum front yard setback: 25 ft
- Minimum rear yard setback: 20 ft
- Minimum side yard setback: 5 ft (20 ft combined)

#### Building Height
Maximum building height: 40 ft

#### Driveway
Maximum driveway width
- Single-family: 20 ft
- Duplex: 24 ft
- Multi-family: 24 ft

(思想 by Ord. No. 1656, § 1 - Pt. 6, 10-6-2014)

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#### SELECTED REFERENCES

- **3. Zoning Districts**
  - Townhouses § 3.8
  - Essential services § 3.12
  - Transitional zones § 3.5
  - High Density Residential Design Guidelines § 3.17

- **4. Use Standards**
  - Accessory uses § 4.6
  - Alternative energy facilities § 4.11
  - Community gardens § 4.12

- **5. Site Standards**
  - Accessory buildings/structures § 5.4
  - Conditional use site standards § 5.1

- **6. Development Procedures**
  - Site Plan Review § 6.1
  - Conditional Uses § 6.2

- **5. Site Standards**
  - Accessory buildings/structures § 5.4
  - Conditional use site standards § 5.1

- **6. Development Procedures**
  - Site Plan Review § 6.1
  - Conditional Uses § 6.2
3.1.8 M-1 Manufactured Home Subdivision District

A. INTENT

The Manufactured Home Subdivision District is intended for areas of the City that are suitable for manufactured homes within specifically designated subdivisions.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards.

B. PRINCIPAL PERMITTED USES

i. Assisted living facilities
ii. Cemeteries
iii. Child care facilities, residential
iv. Environmental monitoring stations
v. Home occupations § 4.3
vi. Manufactured homes on individual lots
vii. Parks & Community gardens § 4.12
viii. Personal care homes
ix. Public safety facilities
x. Shelter care homes
xi. Single family dwellings, detached
xii. Rowhouse / townhouse
xiii. Two-family dwellings
xiv. The following uses, if such buildings and uses are located not less than 20 ft. from any adjoining property in a residential district:
   a. Churches and other places of worship
   b. Clubs and lodges
   c. Nursing homes, rest homes or convalescent homes
   d. Orphanages, rooming/boarding houses
   e. Schools, K-12, public or private
   f. Telephone exchanges and static transformer stations § 4.1
xiv. Accessory uses § 4.6 and accessory structures § 5.4 customarily incidental to any of the above permitted uses

C. CONDITIONAL USES

i. Bed and breakfast homestay
ii. Child care facilities, commercial
iii. Dwellings, accessory
iv. Fraternity and sorority houses
v. Multiple family dwellings
vi. Public libraries
vii. Mini-warehouses

(Amended by Ord. No. 1718, § 7, 1-8-2018)
D. DEVELOPMENT STANDARDS

Lot Size
- Minimum lot area: 6,500 sq ft
- Minimum lot width: 50 ft
- Minimum lot depth: 130 ft

Setbacks
- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 20 ft
- Minimum side yard setback: 10 ft

Building Height
- Maximum building height: 40 ft

SELECTED REFERENCES

3. Zoning Districts
- Essential services § 3.12
- M1 & M2 districts § 3.11
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Garage sales § 4.4
- Home occupations § 4.3

5. Site Standards
- Accessory buildings/structures § 5.4
- Conditional use site standards § 5.1
- Landscaping § 5.2
- Lighting § 5.9
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

The above drawings are not to scale.
3.1.9  M-2 Manufactured Home Park District

A. INTENT

The Manufactured Home Park District is for areas of the City suitable for Manufactured Home Parks and is intended to:

1. Require adequate space and facilities for healthful living conditions for occupants of such Manufactured Home Parks so as to maintain the residential character of the area.

2. Require all such districts to have access to a major thoroughfare for easy accessibility.

3. Ensure suitable water and sewer facilities would be provided in accordance with state, parish and City health regulations and statutes.

4. Provide for the development of Manufactured Home Parks for long-term residential use.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Assisted living facilities

ii. Cemeteries

iii. Child care facilities, residential

iv. Environmental monitoring stations

v. Home occupations § 4.3

vi. Manufactured homes on individual lots

vii. Manufactured homes in parks

viii. Parks & Community gardens § 4.12

ix. Personal care homes

x. Public safety facilities

xi. Shelter care homes

xii. Single family dwellings, detached

xiii. Rowhouse / townhouse

xiv. Two-family dwellings

xv. The following uses, if such buildings and uses are located not less than 20 ft. from any adjoining property in a residential district:

a. Churches and other places of worship

b. Clubs and lodges

c. Nursing homes, rest homes or convalescent homes

d. Orphanages, rooming/boarding houses

e. Schools, K-12, public or private

f. Telephone exchanges and static transformer stations § 4.1

xv. Accessory uses § 4.6 and accessory structures § 5.4 customarily incidental to any of the above permitted uses

C. CONDITIONAL USES

i. Bed and breakfast homestay

ii. Child care facilities, commercial

iii. Dwellings, accessory

iv. Fraternity and sorority houses

v. Multiple family dwellings

vi. Public libraries

vii. Mini-warehouses

(Amended by Ord. No. 1718, § 8, 1-8-2018)
D. DEVELOPMENT STANDARDS

Lot Size
Minimum lot area: 6,500 sq ft
Minimum lot width: 50 ft
Minimum lot depth: 130 ft.

Setbacks
Minimum front yard setback: 30 ft
Minimum rear yard setback: 10 ft
Minimum side yard setback: 10 ft

Building Height
Maximum building height: 40 ft

SELECTED REFERENCES

3. Zoning Districts
- Essential services § 3.12
- M1 & M2 districts § 3.11
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Garage sales § 4.4
- Home occupations § 4.3

5. Site Standards
- Accessory buildings/structures § 5.4
- Conditional use site standards § 5.1
- Landscaping § 5.2
- Lighting § 5.9
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

The above drawings are not to scale.
### A. INTENT

Neighborhood business district is defined as a business district located adjacent to residential areas and designated as low-intensity commercial by the city's future land use plan. It is intended to provide for a full range of neighborhood and community-oriented retail sales, services, and professional office uses. This zoning designation is used to help strengthen the city's economic base and provide employment opportunities near existing residential areas. The requirements in this section are to minimize the impact of commercial development on adjacent residential districts and to ensure that the appearance and effects of commercial buildings and that uses are harmonious with the character of the area in which they are located. Business hours and the number of employees shall be limited to maintain a lower intensity of uses appropriate for neighborhood areas.

### C. CONDITIONAL USES

- i. Animal boarding, kennels, shelters
- ii. Assisted living facility
- iii. Automobile convenience/gasoline stations
- iv. *Automobile maintenance/service establishments, minor*
- v. Bars, lounges, nightclubs or brewpubs
- vi. Bed-and-breakfast homestays and inns
- vii. Charitable organizations
- viii. Clubs or lodges
ix. Commercial parking lots or structures
x. *Commercial recreation facilities* § 4.9
xi. Dwellings, accessory
xii. (Reserved)
- xiii. Dwellings, two family & multiple-family
xiv. Funeral homes, mortuaries
- xv. Hospitals
- xvi. Labs, medical, dental, optical
xvii. Landscape nurseries, and garden supply establishments
- xviii. Micro-breweries, wineries
- xix. Nursing, rest or convalescent homes, orphanage, rooming/boarding house
xx. Pawn shops
- xxi. Payday loan, check-cashing service establishments
- xxii. Restaurants with or without drive-through service
- xxiii. Retail commercial uses >6,000 sq. ft., including food and beverage sales
- xxiv. Rowhouse / townhouse
xxv. School, K-12, public or private
xxvi. Schools, professional, trade, and vocational
xxvii. Mini-warehouses
- xxviii. Telephone exchanges and static transformer
- xxix. Theatres, cinemas
- xxx. Transient housing
- xxxi. Veterinary services, animal hospitals

(Amended by Ord. No. 1645, § 1 - Pt. 5, 3-3-2014; Ord. No. 1656, § 1 - Pt. 5, 10-6-2014; Ord. No. 1686, § 3, 6-11-2016; Ord. No. 1718, § 9, 1-8-2018)
**B-1 Neighborhood Business District**

### D. DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>Purpose and Introduction</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Definitions</td>
<td>2</td>
</tr>
<tr>
<td>Zoning Districts</td>
<td>3</td>
</tr>
<tr>
<td>Use Standards</td>
<td>4</td>
</tr>
<tr>
<td>Site Standards</td>
<td>5</td>
</tr>
<tr>
<td>Development Procedures</td>
<td>6</td>
</tr>
<tr>
<td>Admin and Enforcement</td>
<td>7</td>
</tr>
</tbody>
</table>

#### Lot Coverage
Maximum lot coverage: 35%

#### Setbacks
- Minimum front yard setback: 40 ft
- Minimum rear yard setback: 5 ft
- Next to residentially zoned: 20 ft
- Minimum side yard setback: 10 ft
  - Next to residentially zoned: 20 ft

#### Building Height
Maximum building height: 30 ft

#### Roof Design
Minimum roof pitch: 4/12 minimum; no flat roof buildings are allowed

#### Design Standards:
- No metal façade buildings

#### Parking Lot Standards:
- No parking in front 25 ft of lot

---

**ADDITIONAL REQUIREMENTS**

### 3. Zoning Districts
- Business district standards § 3.9
- Essential services § 3.12
- Transitional zones § 3.5

### 4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Commercial recreation facilities § 4.9
- Community gardens § 4.12
- Home occupations § 4.3
- Outdoor retail sales, temporary § 4.14
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

### 5. Site Standards
- Conditional use site standards § 5.1
- Drive-through facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/unloading § 5.7
- Parking § 5.5

### 6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

---

The above drawings are not to scale.
3.1.11
B-2 Light Business District

A. INTENT

The light business district is defined as a business district located along major thoroughfares but adjacent to residential areas and designated as low intensity commercial by the city's future land use plan. It is intended to provide for a full range of neighborhood and community-oriented retail sales, services, and professional office uses. The requirements in this section are to minimize the impact of commercial development on residential districts and to ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

B. PRINCIPAL PERMITTED USES (continued)

xxviii. Retail commercial use§ 4.6 customarily incidental to any of the below permitted uses
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. Theatres, cinemas

(Amended by Ord. No. 1645, § 1 - Pt. 6, 3-3-2014; Ord. No. 1686, § 4, 6-11-2016; Ord. No. 1688, § 1, 8-1-2016; Ord. No. 1718, § 10, 1-8-2018; Ord. No. 1724, § 12 - 15, 4-2-2018)
B-2 Light Business District

C. CONDITIONAL USES

i. Animal boarding, kennels, shelters
ii. Assisted living facility, nursing home
iii. Automobile car wash
iv. Automobile convenience/gasoline stations
v. Automobile maintenance/service establishments, minor
vi. Bed-and-breakfast homestays and inns
vii. Brewpubs
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
xxiv. Recreation, commercial outdoor facilities
xxv. Retail commercial uses >6,000 sq. ft.
xxvi. Schools, professional, trade, and vocational
xxvii. Veterinary services, animal hospitals

(Amended by Ord. No. 1645, § 1 - Pt. 6, 3-3-2014; Ord. No. 1656, § 1 - Pt. 13, 10-6-2014; Ord. No. 1686, § 5, 6-11-2016; Ord. No. 1718, § 11, 1-8-2018; Ord. No. 1724, § 16 - 24, 4-2-2018)
3.1.11

B-2 Light Business District

D. DEVELOPMENT STANDARDS

Lot Coverage
Maximum lot coverage 50%

Setbacks
Minimum front yard setback: 30 ft
Minimum rear yard setback: 5 ft
Next to residentially zoned: 20 ft
Minimum side yard setback: 10 ft
Next to residentially zoned: 20 ft

Building Height
Maximum building height: 30 ft

Roof Design
Minimum roof pitch 4/12 minimum; no flat roof buildings are allowed

Design Standards: No metal façade buildings

Parking Lot Standards: No parking in front 15 ft of lot

Additional Requirements

3. Zoning Districts
- Business district standards § 3.9
- Essential services § 3.12
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Commercial recreation facilities § 4.9
- Community gardens § 4.12
- Home occupations § 4.3
- Outdoor retail sales, temporary § 4.14
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

5. Site Standards
- Conditional use site standards § 5.1
- Drive-through facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/unloading § 5.7
- Parking § 5.5

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

The above drawings are not to scale.
B-2 Light Business District

(Intentionally Blank)
3.1.12

B-3 General Business District

A. INTENT

General business district is defined as a business district located along major thoroughfares. These areas are designated as high density commercial by the city's future land use plan. It is intended to provide for a full range of community-oriented retail sales, services, and professional office uses.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. **Accessory uses** and accessory structures § 4.6 customarily incidental to any of the below permitted uses

ii. Animal boarding, kennels, shelters

iii. Assisted living facility, nursing home

iv. Automobile car wash

v. Automobile convenience/gasoline stations

vi. Automobile maintenance/service establishments, minor

vii. Banks and financial institutions

viii. Bed-and-breakfast homestays and inns

ix. Brewpubs

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

xvii. Conference / convention center

xviii. Contractor and public works yard, garage

xix. Environmental monitoring stations (air, soil, etc.)

xx. Farmers markets

xxi. Funeral homes, mortuaries

xxii. Grocery stores

xxiii. Health clubs, fitness, gyms

xxiv. **Home occupations** § 4.3

xxv. Hospitals

xxvi. Hotels and motels

xxvii. Labs, medical, dental, optical

xxviii. Landscape nurseries and garden supply establishments

xxix. Libraries, public

xxx. Micro-breweries, wineries, or other food processing

xxxi. Municipal office buildings

xxxii. Museums

xxxiii. Offices, medical, professional & administrative

xxxiv. **Outdoor retail sales, temporary** § 4.14

xxxv. **Outdoor storage** § 4.6.3

xxxvi. Parks & community gardens § 4.12

xxxvii. Pawn shops

xxxviii. Payday loan, check-cashing service establishments

xxxix. Personal service establishments

xl. Personal service establishments

xli. Post office, local

xlii. Public safety facilities

xliii. **Recreation, commercial indoor facilities** § 4.9

xiv. **Recreation, commercial outdoor facilities** § 4.9

xv. Research-and-development labs and facilities

xvi. Restaurants

xvii. Retail commercial uses

xviii. School, K-12, public or private

xix. Schools, professional, trade, and vocational

i. Small scale specialty food and non-alcoholic beverage production and sale § 4.18

ii. Strip retail center, no front yard parking

iii. Tattoo shops and body art establishments

iv. Taxi cab stands, bus stations

v. Telephone exchanges and static transformer

vi. Theatres, cinemas

vii. Veterinary services, animal hospitals

(Amended by Ord. No. 1645, § 1 - Pt. 7, 3-3-2014; Ord. No. 1656, § 1 - Pt. 13, 10-6-2014; Ord. No. 1688, § 1, 8-1-2016; Ord. No. 1724, § 25 - 36, 4-2-2018)

C. CONDITIONAL USES

i. Automobile maintenance/service establishment, major

ii. Automobile towing and temporary storage

iii. Dwellings, attached live/work

iv. **Dwellings, multiple-family** § 3.9.6

v. Dwellings, rooming/boarding house

vi. Dwellings, rowhouse / townhouse

vii. Dwellings, two family

viii. Firearm sales establishments

ix. Internet / mail order distribution center

x. **Large consumer goods sales** § 4.13

xi. Mini-warehouses

xii. Strip retail center with front yard parking

xiii. Taxi or bus operations center

xiv. Warehouses

xv. Wholesale sales

(Amended by Ord. No. 1645, § 1 - Pt. 7, 3-3-2014; Ord. No. 1718, § 37 - 42, 1-8-2018)
D. DEVELOPMENT STANDARDS

Lot Coverage
Maximum lot coverage 70%

Setbacks
Minimum front yard setback: 30 ft
Minimum rear yard setback: 5 ft
   Next to residentially zoned 20 ft
Minimum side yard setback: 10 ft
   Next to residentially zoned 20 ft

Building Height
Maximum building height: 40 ft*

*The maximum height of a building shall be 50 ft when the subject property is located more than 200 ft from residentially zoned property.

Roof Design
Minimum roof pitch None

Parking Lot Standards: No parking in front 15 ft of lot

(Amended by Ord. No. 1656, § 1 - Pt. 7, 10-6-2014)

ADDITIONAL REQUIREMENTS

3. Zoning Districts
- Business district standards § 3.9
- Essential services § 3.12
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Commercial recreation facilities § 4.9
- Community gardens § 4.12
- Home occupations § 4.3
- Outdoor retail sales, temporary § 4.14
- Outdoor display of large consumer goods § 4.13
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

5. Site Standards
- Conditional use site standards § 5.1
- Drive-through facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/unloading § 5.7

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2
### B-4 Highway Business District

#### A. INTENT

The highway commercial zone is defined as a business district located along the interstate or major bypass road and best suited for large lot development. This zone may provide for a mix of commercial and light industrial uses that have impacts comparable to those permitted retail and service uses in other commercial

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

#### B. PRINCIPAL PERMITTED USES

<table>
<thead>
<tr>
<th>Use Description</th>
<th>Reference</th>
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</thead>
<tbody>
<tr>
<td>Accessory uses and accessory structures</td>
<td>§ 4.6.3</td>
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<tr>
<td>Animal boarding, kennels, shelters</td>
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<tr>
<td>Assisted living facility, nursing home</td>
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<tr>
<td>Automobile car wash</td>
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<tr>
<td>Automobile convenience/gasoline stations</td>
<td></td>
</tr>
<tr>
<td>Automobile maintenance/service establishments, major and minor</td>
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<tr>
<td>Automobile towing and temporary storage</td>
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<tr>
<td>Banks and financial institutions</td>
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</tr>
<tr>
<td>Bed-and-breakfast homestays and inns</td>
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</tr>
<tr>
<td>Brewpubs</td>
<td></td>
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<tr>
<td>Business support service establishments</td>
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<tr>
<td>Cemeteries</td>
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<tr>
<td>Charitable organizations</td>
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<tr>
<td>Child care facilities</td>
<td></td>
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<tr>
<td>Churches and other places of worship</td>
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<tr>
<td>Clubs or lodges</td>
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<tr>
<td>Commercial parking lots or structures</td>
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<tr>
<td>Conference / convention center</td>
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<tr>
<td>Contractor and public works yards, garage</td>
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<tr>
<td>Dwellings, rooming/boarding house</td>
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<tr>
<td>Environmental monitoring stations (air, soil, etc.)</td>
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<tr>
<td>Farmers markets</td>
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<tr>
<td>Firearm sales establishments</td>
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<tr>
<td>Funeral homes, mortuaries</td>
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<tr>
<td>Grocery stores</td>
<td></td>
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<tr>
<td>Health clubs, fitness, gyms</td>
<td></td>
</tr>
<tr>
<td>Home occupations</td>
<td>§ 4.3</td>
</tr>
<tr>
<td>Hospitals</td>
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<tr>
<td>Hotels and motels</td>
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<tr>
<td>Labs, medical, dental, optical</td>
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<tr>
<td>Landscape nurseries, garden supply establishments, and lumberyards</td>
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<tr>
<td>Large consumer goods sales, leasing and service</td>
<td>§ 4.13</td>
</tr>
<tr>
<td>Libraries</td>
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<tr>
<td>Micro-breweries, wineries, or other food processing</td>
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<tr>
<td>Mini-warehouses</td>
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<tr>
<td>Municipal office buildings</td>
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<td>Museums</td>
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<tr>
<td>Offices, medical, professional &amp; administrative</td>
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<tr>
<td>Outdoor retail sales, temporary</td>
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<td>Outdoor storage</td>
<td>§ 4.6.3</td>
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<td>Parks &amp; community gardens</td>
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<tr>
<td>Pawn shops</td>
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<tr>
<td>Payday loan, check-cashing service establishments</td>
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</tr>
<tr>
<td>Personal care home</td>
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<td>Personal service establishments</td>
<td></td>
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<tr>
<td>Post office</td>
<td></td>
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<tr>
<td>Public safety facilities</td>
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<td>Recreation, commercial indoor facilities</td>
<td>§ 4.9</td>
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<td>Recreation, commercial outdoor facilities</td>
<td>§ 4.9</td>
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<tr>
<td>Research-and-development labs and facilities</td>
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<tr>
<td>Restaurants</td>
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<td>Retail commercial uses</td>
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<td>Schools, professional, trade, and vocational</td>
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<tr>
<td>Small scale specialty food and non-alcoholic beverage production and sale</td>
<td>§ 4.18</td>
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<tr>
<td>Stone and monument works</td>
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<tr>
<td>Strip retail center</td>
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### B. PRINCIPAL PERMITTED USES (continued)

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>lviii.</td>
<td>Tattoo shops and body art establishments</td>
</tr>
<tr>
<td>lix.</td>
<td>Taxi cab stands, bus stations</td>
</tr>
<tr>
<td>lx.</td>
<td>Telephone exchanges and static transformer</td>
</tr>
<tr>
<td>lxi.</td>
<td>Theatres, cinemas</td>
</tr>
<tr>
<td>lxii.</td>
<td>Veterinary services, animal hospitals</td>
</tr>
<tr>
<td>lxiii.</td>
<td>Warehouses</td>
</tr>
<tr>
<td>lxiv.</td>
<td>Wholesale sales</td>
</tr>
</tbody>
</table>

(Amended by Ord. No. 1645, § 1 - Pt. 8, 3-3-2014; Ord. No. 1656, § 1 - Pt. 13, 10-6-2014; Ord. No. 1688, § 1, 8-1-2016; Ord. No. 1718, § 13, 1-8-2018; Ord. No. 1724, § 43 - 62, 4-2-2018)

### C. CONDITIONAL USES

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>i.</td>
<td>Bus or truck maintenance facility</td>
</tr>
<tr>
<td>ii.</td>
<td>Cold storage plants</td>
</tr>
<tr>
<td>iii.</td>
<td>Dwellings, attached live/work</td>
</tr>
<tr>
<td>iv.</td>
<td>Dwellings, multiple-family</td>
</tr>
<tr>
<td>v.</td>
<td>Dwellings, rowhouse / townhouse</td>
</tr>
<tr>
<td>vi.</td>
<td>Mail order distribution center</td>
</tr>
<tr>
<td>vii.</td>
<td>Taxi or bus operations center</td>
</tr>
</tbody>
</table>

(Amended by Ord. No. 1724, § 63 - 64, 4-2-2018)
3.1.13

B-4 Highway Business District

D. DEVELOPMENT STANDARDS

Lot Coverage
Maximum lot coverage  70%

Setbacks
Minimum front yard setback:  30 ft
Minimum rear yard setback:  5 ft
Next to residentially zoned  20 ft
Minimum side yard setback:  10 ft
  Next to residentially zoned  20 ft

Building Height
Maximum building height:  10 stories/115 ft

Roof Design
Minimum roof pitch  None

Parking Lot Standards:
No parking in front 15 ft of lot

(Reviewed by Ord. No. 1656, § 1 - Pt. 8, 10-6-2014)

ADDITIONAL REQUIREMENTS

3. Zoning Districts
- Business district standards § 3.9
- Essential services § 3.12
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Commercial recreation facilities § 4.9
- Home occupations § 4.3

5. Site Standards
- Outdoor use site standards § 4.14
- Outdoor display of large consumer goods § 4.13
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

City of Ruston Zoning Ordinance
clearzoning®

Ordinance Amended through 3/4/2019
B-4 Highway Business District

Intentionally Blank
3.1.14 CD Core Downtown District

A. INTENT

1. General Character. The Core Downtown (CD) District consists of a dense land use area with specific boundaries set forth on the City of Ruston Zoning Map. This area is intended to include a wide variety of building types that are placed and designed consistent with the regulations in this district and in keeping with the goal of the Ruston 21 Plan to foster a vibrant pedestrian area. The predominant building type is mixed-use, with two or more stories, and building placement within a specified build-to zone. Residential uses in this district include row houses and apartments. Civic, cultural, commercial, retail, and office uses are often present. Attached buildings form a continuous street wall with building height up to five (5) stories. There is substantial pedestrian activity. The Core Downtown District is part of the larger Core Area, which contains the Core Residential, Mixed Use Core, Core Village, and Core Landmark Overlay districts.

2. Building Types and Dimensions. Buildings are two to five stories in height. Single story buildings may be permitted in limited cases when additional building height is provided and other conditions are met. Setbacks are shallow or, in some cases, non-existent. Most buildings are built to the street to provide a consistent street wall, although there are provisions to allow outdoor seating, planters, and other street furniture between the building and the sidewalk. Building coverage on the lot is high.

3. Street, Alley, and Block Patterns. Streets and rights-of-way are relatively narrow. A grid street pattern is envisioned, and blocks are framed by the street grid. Alleys or back streets are consistently present. Blocks include wide sidewalks and street trees. Building access is provided to the street-side and to the rear alley or rear parking area.

4. Parking and Mobility. Parking is provided at grade level and in parking structures. Parking is provided on-street, in private lots, and on public property. Off-street surface parking is located predominantly to the rear and, in limited cases, to the side of buildings. There are places to park and lock bicycles and there are comfortable pedestrian places to walk and rest.

B. STREET TYPES & BUILDING FRONTAGE

1. Street types shall be designated by the map on the following page.

2. When a site abuts only one street, that street is the principal building frontage.

3. On corner sites, sites with double frontage, or sites that abut more than two streets, the building side facing a Primary Pedestrian Street is the principal building frontage. In the case of a site that does not abut a Primary Pedestrian Street, the Zoning Administrator will designate another building side as the principal building frontage. In making this determination, the Administrator shall consider the following conditions:
   A. The street with the highest street classification;
   B. The established orientation of the block;
   C. The street abutting the longest face of the block; and
   D. The street parallel to an alley within the block.

C. BUILDING TYPES

<table>
<thead>
<tr>
<th>District</th>
<th>Mixed-Use, Multi-Story</th>
<th>Single-Story Shopfront</th>
<th>Row House</th>
<th>Apartment</th>
<th>Civic</th>
<th>Open Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Downtown</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td>Core Village</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

P = Principal Permitted Use allowed by right provided all regulations, including Core Downtown District Use requirements, are met
C = Allowed by Conditional Use approval only (see Section 6.2)
3. Zoning Districts
- Core district standards § 3.1.14
- Essential services § 3.12
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Home occupations § 4.3
- Indoor commercial recreation § 4.9
- Medical offices § 4.15
- Theaters, cinemas, places of worship, etc. § 4.15

5. Site Standards
- Conditional use site standards § 5.1
- Drive-through facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/unloading § 5.7
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

Ordinance Amended through 3/4/2019
### Residential Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Primary Pedestrian Street</th>
<th>Secondary Pedestrian Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roominghouse, fraternities, sororities</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>Home occupations / Live-Work § 4.3</td>
<td>P</td>
<td>A</td>
</tr>
<tr>
<td>Dwelling, multiple family § 3.1.14, with ground floor retail,</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>restaurant or office uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rowhouses / Townhouses</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>Accessory dwellings</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>Single family/duplex (in existing building)</td>
<td>—</td>
<td>P</td>
</tr>
</tbody>
</table>

### Recreation, Education & Assembly

<table>
<thead>
<tr>
<th>Use</th>
<th>Primary Pedestrian Street</th>
<th>Secondary Pedestrian Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child care facilities, commercial</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>Churches and other places of worship § 4.15</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Health/Fitness facility, fine arts studio</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Indoor commercial recreation § 4.9</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Library, museum</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Publicly owned and operated parks and parkways</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Schools and other instruction centers for academic, fine arts,</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>and vocational purposes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Theater § 4.15</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

Uses similar to the above uses, as determined by the Planning Commission: P*/C**

P = Permitted  C = Conditional Use  A = Accessory use  — = Not Permitted

* If similar to a permitted use on this level, as determined by the Planning Commission
** If similar to a Conditional Use permitted on this level, as determined by the Planning Commission, and subject to reasonable conditions to address impacts of similar Conditional Uses.

(Amended by Ord. No. 1706, § 3, 8-7-2017; Ord. No. 1724, § 66 - 67, § 75, 4-2-2018)
### D. CORE DOWNTOWN DISTRICT USES (continued)

<table>
<thead>
<tr>
<th>Use</th>
<th>Primary Pedestrian Street</th>
<th>Secondary Pedestrian Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ground Floor</td>
<td>Upper Floor</td>
</tr>
<tr>
<td><strong>Commercial Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Banks and financial institutions</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Bed &amp; Breakfast, inn, hotel</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Business support services and shops[1]</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Conference / convention center[1]</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Farmers markets[1]</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Firearms sales establishments</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Government services and offices</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Grocery store up to 50,000 sq. ft.</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>Medical offices and clinics</strong></td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Parking lots or structures</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Personal service establishments[1]</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Professional &amp; administrative offices[1]</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant, bar, tavern, wineries, brewpub, live entertainment, with or without alcoholic beverages</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail commercial uses[1]</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Small Scale Specialty Food and Non-Alcoholic Beverage</td>
<td>P</td>
<td>—</td>
</tr>
<tr>
<td>Tattoo parlor and body art services</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Uses similar to the above uses, as determined by the Planning Commission</td>
<td>P*/C**</td>
<td></td>
</tr>
</tbody>
</table>

P = Permitted  C = Conditional Use  A = Accessory use  — = Not Permitted
* If similar to a permitted use on this level, as determined by the Planning Commission
** If similar to a Conditional Use permitted on this level, as determined by the Planning Commission, and subject to reasonable conditions to address impacts of similar Conditional Uses.

(Amended by Ord. No. 1645, § 1 - Pt. 9, 3-3-2014; Ord. No. 1688, § 1, 8-1-2016; Ord. No. 1724, § 68 - 74, § 76 - 77, 4-2-2018)
3.1.14 CD Core Downtown District

### E. DEVELOPMENT STANDARDS BY BUILDING TYPE

1. Mixed-Use, Multi-Story Building

   This building type is intended to include ground floor commercial uses with upper-story residential or office uses. Substantial window openings are provided at the ground floor to engage the pedestrian on the adjacent sidewalk with the internal space and show activity within the building. This is a place for merchandise window displays and open views into activity areas such as dining, barber and beauty services, exercise facilities, performing and fine arts, and the like. Primary entrances are prominent and street facing and are placed at or near the adjacent sidewalk within a build-to zone.

#### A. Lot
   1) Minimum lot area: 5,000 sq ft
   2) Minimum lot width: 20 ft
   3) Maximum lot coverage: 90%

#### B. Setbacks
   1) Service (alley) street (min): 5 ft
   2) Rear lot line (no alley)*: 25 ft.
   3) Interior side (min): 0 ft

#### C. Build-to Zone (BTZ)
   1) Primary Pedestrian Street: 0-10 ft
   2) Secondary Pedestrian Street: 0-10 ft

#### D. Minimum % of Lot Depth or Width in BTZ
   1) Primary Pedestrian Street: Min. % of lot width in BTZ: 90%
   2) Side Street: Min % of lot depth in BTZ: 70%

#### E. Parking Setbacks (minimum)
   1) Primary Pedestrian Street: 10 ft
   2) Secondary Pedestrian Street: 10 ft
   3) Service (alley) street: 0 ft

#### F. Building Height
   1) Stories (minimum/maximum): 2/5
   2) Feet (maximum): 70 ft
   3) Ground story height (min.): 14 ft
   4) Bulk Plane adj. to Res. Zone: 1:1 above 40 ft
   5) Bulk Plane—min. setback of all stories above the fourth floor: 5 ft

#### G. Transparency
   1) Ground story (min./max) between 2’ and 8’ from grade: 70%/90%
   2) Upper stories (min./max): 30%/50%
   3) Blank wall area (max. length): 30 ft

#### H. Building Entrance
   1) Street-facing entrance required on primary & Secondary Pedestrian Street: yes
   2) Street entrance spacing (min.): 75 ft

#### I. Allowed Building Elements Facing Street:
   Awning, canopy, gallery, balcony, and double gallery.

---

*Applies when the approving body determines that the 25’ setback would provide for a new or future driveway or alley service drive. Otherwise, a 5’ setback shall apply.

The above drawings are not to scale.
E. DEVELOPMENT STANDARDS BY BUILDING TYPE (CONDITIONAL USE)

2. Single-Story Shopfront

This building type is intended to permit, as a Conditional Use, single-story buildings for retail or restaurant uses. The primarily goal of the Core District is to foster the construction of buildings two to five stories in height. This building typology provides a potential opportunity for single-story buildings, with or without mezzanines, that are of exceptional architecture or other highly desirable and distinguishing characteristics not typically found in other retail or restaurant buildings in the district.

A. Lot
1) Minimum lot area: 2,000 sq ft
2) Minimum lot width: 20 ft
3) Maximum lot coverage: 90%

B. Setbacks
1) Service (alley) street (min.): 5 ft
2) Rear lot line (no alley)*: 25 ft.
3) Interior side (min.): 0 ft

C. Build-to Zone (BTZ)
1) Primary Pedestrian Street: 0-10 ft
2) Secondary Pedestrian Street: 0-10 ft

D. Minimum % of Lot Depth or Width in BTZ
1) Primary Pedestrian Street: Min. % of lot width in BTZ 90%
2) Side Street: Min % of lot depth in BTZ 70%

E. Parking Setbacks (minimum)
1) Primary Pedestrian Street: 10 ft
2) Secondary Pedestrian Street: 10 ft
3) Service (alley) street: 0 ft

F. Building Height
1) Stories (min./max.): N/A
2) Feet (min./max.): 18/30 ft

G. Transparency
1) Ground story (min./max.): between 2’ and 8’ from grade: 70%/90%
2) Blank wall area (max. length): 30 ft

H. Building Entrance
1) Street-facing entrance required
On primary & Secondary Pedestrian Street: yes
2) Street entrance spacing (min.): 75 ft

I. Allowed Building Elements Facing Street
Awning, canopy, and gallery.

*Applies when the approving body determines that the 25’ setback would provide for a new or future driveway or alley service drive. Otherwise, a 5’ setback shall apply.

The above drawings are not to scale.
CD Core Downtown District

3.1.14

Purpose and Introduction

Definitions

Zoning Districts

Use Standards

Site Standards

Development Procedures

Admin and Enforcement

E. DEVELOPMENT STANDARDS BY BUILDING TYPE

3. Apartment

This building type contains three or more dwelling units located within a single structure. Apartments have common internal walls. Building entrances are prominent and street facing. Dwelling units within an apartment building may be situated either wholly or partially above or below other dwelling units. This building type may be used for live/work units.

A. Lot
1) Minimum lot area\[^{[1]}\]: 8,000 sq ft
2) Minimum lot width\[^{[2]}\]: 50 ft
3) Maximum lot coverage: 85%

B. Setbacks\[^{[3]}\]
1) Service (alley) street (min): 5 ft
2) Rear lot line (no alley)*: 25 ft.
3) Interior side (min): 0 ft

C. Build-to Zone (BTZ)\[^{[4]}\]
1) Primary Pedestrian Street: 0-10 ft
2) Secondary Pedestrian Street: 0-10 ft

D. Minimum % of Lot Depth or Width in BTZ
1) Primary Pedestrian Street: Min % of lot width in BTZ 80%
2) Side Street: Min % of lot depth in BTZ 60%

E. Parking Setbacks (minimum)
1) Primary Pedestrian Street: 10 ft
2) Secondary Pedestrian Street: 10 ft
3) Service (alley) street: 0 ft

F. Building Height
1) Stories (min./max.): 2/5
2) Feet (maximum): 70 ft
3) Ground story height (min.): NA
4) Bulk Plane\[^{[5]}\] adj. to Res. Zone: 1:1 above 40 ft
5) Bulk Plane—min. setback of all stories above the fourth floor: 5 ft

G. Transparency
1) Ground story (min.): 35%
2) Upper stories (min.): 20%
3) Blank wall area (max. length): 30' **

H. Building Entrance
1) Street-facing entrance required: yes
2) Street entrance spacing (min.): 75 ft

I. Building Mass
Maximum building length along any street: 250 ft

J. Allowed Building Elements Facing Street §
Awning, canopy, gallery, double gallery, porch, stoop, balcony

* Applies when the approving body determines that the 25’ setback would provide for a new or future driveway or alley service drive. Otherwise, a 5’ setback shall apply.

** Applies to walls visible from public streets

(Amended by Ord. No. 1645, § 1 - Pt. 10, 11, 3-3-2014)
E. DEVELOPMENT STANDARDS BY BUILDING TYPE

4. Row House

This building type is consists of three or more attached structures, with each structure sharing a common side wall. Each structure may contain up to two principal dwelling units, which may be stacked vertically. Each unit has its own external street facing entrance. This building type may be used for live/work units.

A. Lot
1) Minimum lot area: 1,200 sq ft
2) Minimum end lot width: 20 ft
3) Minimum interior lot width: 16 ft
4) Maximum lot coverage: 90%

B. Setbacks
1) Service (alley) street (min.): 5 ft
2) Rear lot line (no alley)*: 25 ft
3) Interior side (min.): 0 ft

C. Build-to Zone (BTZ)
1) Primary Pedestrian Street (min./max): 5/15 ft
2) Secondary Pedestrian Street (min./max): 5/15 ft

D. Minimum % of Lot Depth or Width in BTZ
1) Primary Pedestrian Street:
   Min. % of end lot width in BTZ: 80%
   Min. % of interior lot width in BTZ: 100%
2) Side Street:
   Min. % of end lot depth in BTZ: 60%

E. Parking Setbacks (minimum)
1) Primary Pedestrian Street: 30 ft
2) Secondary Pedestrian Street: 10 ft
3) Service (alley) street: 5 ft
4) Interior side abutting res.zone: 10 ft
5) Interior side abutting non-res. zone: 0 ft

F. Building Height
1) Stories (min./max.): 2/5
2) Feet (maximum): 70 ft
3) Ground story height (min.): NA
4) Bulk Plane adj. to Res. Zone: 1:1 above 40 ft
5) Bulk Plane—min. setback of all stories above the fourth floor: 5 ft

G. Transparency
1) Ground story (min.): 15%
2) Upper stories (min.): 15%

H. Building Entrance
Street-facing entrance required on either primary or Secondary Pedestrian Street: yes

I. Building Mass
Maximum building cluster length along any street: 250 ft

J. Allowed Building Elements Facing Street:
Awning, canopy, gallery, double gallery, porch, stoop, balcony

*Applies when the approving body determines that the 25’ setback would provide for a new or future driveway or alley service drive. Otherwise, a 5’ setback shall apply.

(Amended by Ord. No. 1645, § 1 - Pt. 10, 3-3-2014)
E. DEVELOPMENT STANDARDS BY BUILDING TYPE

5. Civic

This building type is intended to accommodate community, religious or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces and they provide a visual landmark by being placed at a terminating focal point (e.g., end of a street).

A. Lot
   1) Minimum lot area:\[5,000 \text{ sq ft}\]
   2) Minimum lot width:\[40 \text{ ft}\]
   3) Maximum lot coverage:\[85\%\]

B. Setbacks
   1) Service (alley) street or rear lot line (min.): \[10 \text{ ft}\]
   2) Interior side (min.): \[0 \text{ ft}\]

C. Build-to Zone (BTZ)
   1) Primary Pedestrian Street: \[0-10 \text{ ft} \ast\]
   2) Secondary Pedestrian Street: \[0-10 \text{ ft} \ast\]

D. Parking Setbacks (minimum)
   1) Primary Pedestrian Street: \[10 \text{ ft}\]
   2) Secondary Pedestrian Street: \[10 \text{ ft}\]
   3) Service (alley) street: \[0 \text{ ft}\]

E. Building Height
   1) Stories (maximum): \[5\]
   2) Feet (min/max): \[18/70 \text{ ft}\]
   3) Bulk Plane adj. to Res. Zone \[1:1 \text{ above 40 ft}\]
   4) Bulk Plane—min. setback of all stories above the fourth floor: \[5 \text{ ft}\]

F. Building Entrance
   Street-facing entrance required
   On Primary Pedestrian Street: \[\text{yes}\]

G. Allowed Building Elements Facing Street:

   Awning, canopy, gallery, double gallery, porch, stoop, balcony

\ast\ The build-to zone for civic buildings may be waived or modified by the approving body if the civic building is sited within a pedestrian-oriented park or other civic space, based upon a finding that the placement is in keeping with the intent of the Core Downtown District

The above drawings are not to scale.
E. DEVELOPMENT STANDARDS BY BUILDING TYPE

6. Open Lot

An open lot accommodates temporary or permanent open areas. This may include natural areas worthy of preservation, parks, parking lots and similar uses. Small, one-story structures may be placed on an open lot provided lot coverage limits are met and the use of the structure is accessory to the principal open space use.

A. Lot
   1) Minimum lot area: 2,000 sq ft
   2) Minimum lot width: 20 ft
   3) Maximum lot coverage: 10%

B. Setbacks
   1) Service (alley) street or rear lot line (min.): 10 ft
   2) Interior side (min.): 10 ft
   3) Primary Pedestrian Street (min.): 10 ft
   4) Secondary Pedestrian Street (min.): 10 ft

C. Parking Setbacks (minimum)
   1) Primary Pedestrian Street: 10 ft
   2) Secondary Pedestrian Street: 10 ft
   3) Service (alley) street or rear lot line: 0 ft

D. Building Height
   1) Stories (minimum/maximum): NA
   2) Feet (maximum): 20 ft

Note: See Section 5.2 for screening and landscaping requirements that apply to parking lots in the Core District.

The above drawings are not to scale.
F BUILDING PLACEMENT

1. Buildings shall be constructed so that the building façade on a Primary or Secondary Pedestrian Street is within the Build-to zone (BTZ) and each façade subject to the BTZ requirement shall occupy the minimum percentage of the full width of the parcel, subject to the following:

   A. Building Entrances: Recessed areas from three (3) to five (5) feet from the facade shall be provided for primary building entrances and these limited areas may exceed the maximum setback in the BTZ.

   B. Forecourts: The Planning Commission may permit a building façade to retreat up to fifteen (15) feet from the maximum Build-to Zone setback, into the building mass, to provide an open space plaza, outdoor dining area or courtyard, provided that at least thirty-five percent (35%) of the total frontage is within the Build-to Zone.

   C. Paved areas: All areas located between the building and the street shall be paved for pedestrians unless specific landscaped areas within the paved sections are approved by the City.

2. Interior Side Setbacks—None required

3. For the portion of the BTZ facing a Primary or Secondary Pedestrian Street that does not contain a building, there shall be constructed a two and one-half (2.5) high (min.) knee wall or hedge row in line with the building façade or at the lot line abutting a Primary or Secondary Pedestrian Street, subject to Section 5.2. In the case of a Open Lot, the knee wall or hedge row shall be placed at the lot line of the street unless the use of the open lot is a park or similar use, in which case a screening may not be required.

G BUILDING ELEMENTS

The requirements listed in this subsection, shall apply to all facades facing a Primary or Secondary Pedestrian Street as well as facades that directly face a park or plaza. Walls shall not be blank. Walls shall include windows and architectural features customarily found on the front of a building in a traditional downtown setting such as awnings, edge detailing, cornice work, decorative materials, and decorative lighting. The following additional requirements shall apply:

1. Building Composition: Building facades containing two or more stories shall be comprised of three distinct components: a base or ground floor, a middle, and a top. One-story buildings, where permitted, shall have a base and a top.

   A. Base: The base of a building shall be designed to clearly define where the building begins. It shall enhance the pedestrian experience by providing quality durable materials as well as ample windows that encourage views into a ground floor space. Frontage base types shall be one of the following on Primary Pedestrian Streets:

      i. Arcade: A façade featuring a series of arches and columns.

      ii. Storefront: The front façade build-to line is at or near the edge of the right-of-way (within the Build-to Zone). The entrance to the building, which may be recessed, is at the grade of the sidewalk unless building typology permits an alternate entry style.
B. Middle: For buildings with more than one story, the middle of a building, which begins above the ground floor, shall be separated from the ground floor by a visible break that may include a change of color, material, or window pattern. This break may include the sign band area. Upper floor windows shall be inset and grouped to complement the rhythm of the ground floor openings.

C. Top: The top of the building is distinguished by a cornice or noticeable roof edge. Flat roofs shall be enclosed with parapets.
   i. Equipment: Rooftop mechanical and other equipment shall be positioned and screened to minimize views from adjacent properties and obscure views from the public rights-of-way.
      ii. Accessibility: Roofs may be accessible and may be used as balconies or terraces. Vegetated (green) roofs are encouraged to cool buildings and limit stormwater runoff.

2. Windows and Doors
   A. Generally
      i. Materials: Structural elements to support canopies or signage, along with mullion and frame systems for windows and doors shall be painted, powder-coated or stained (or the equivalent). Glass shall be clear or lightly tinted. Reflective glass is not permitted. Glass block windows shall not be permitted unless the Planning Commission grants an exception for use as an accent.
iii. Shutters: When shutters are used, whether operating or decorative, they shall be equal to the width of one half of the adjacent window opening.

iii. Façade Openings: All porches, doors, and upper floor windows, shall be vertically proportioned.

B. Ground Floor windows and doors:

i. Integral Design: All storefronts shall have doorways, windows, and signage that are integrally designed.

ii. Transparency: Each storefront shall have transparent or lightly tinted areas, equal to the specified minimum and maximum percentages by building typology between two (2) and eight (8) ft from ground level. These required window areas shall be either windows that allow views into retail space, dining areas, office work areas, lobbies, pedestrian entrances, merchandise display windows or other windows consistent with encouraging an active pedestrian environment along the storefront.

iii. Entry: At least one functioning doorway shall be provided for every Primary or Secondary Pedestrian Street-facing storefront, with the primary entrance on the street unless specifically not required for that building typology. One doorway shall be provided for every 75 feet in horizontal building length unless specifically not required for that building typology.

C. Upper Floor windows and doors—Glazing:
The glazed area of a façade above the first floor shall be as specified by building typology, with each façade being calculated separately, floor to floor. Sill height: All windows shall maintain a consistent sill height, unless the approving body for the site plan grants an exception for a decorative window element or similar feature.

3. Building Materials

A. At least 90% of all exterior building facades shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, stucco, integrally colored concrete units with brick proportions (e.g., half-high units), and split-faced block, scored or fluted block. For parcels that do not abut a major or secondary thoroughfare, two family and multiple family buildings may have cementsitious (e.g., Hardy plank) siding as an additional material choice. The approving body may approve a variation in these materials or additional materials if it finds the overall architectural design and visual character fits with the spirit of this section, and the materials are compatible with neighboring buildings and the Master Plan.

B. Variation: There shall be a change in the vertical or horizontal building plane when there is a change in color or material. Street facing facades shall be divided vertically into segments no greater than sixty (60) feet wide.

4. Corner Buildings. Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent corner location through additional building height and/or adding a building peak or tower element at the corner. Other creative techniques may be used, subject to the acceptance of the approving body. Special architectural corner features may be permitted to exceed the maximum building height by up to ten (10) feet if deemed appropriate by the approving body.

5. Canopies and Awnings: Facades may be supplemented with awnings and canopies that meet the following:

A. Style & Height: Straight and gently sloped sheds shall be used for awnings. If sloped, they shall have a pitch of no more than 25 degrees (3:12). Canopies shall be have the appearance of being flat, extending perpendicular from the building facade. Awnings and canopies shall be at least 8 feet above sidewalk grade at the lower drip edge.

B. Encroachment: Awnings and canopies may encroach beyond the Build-to Zone and into a street right-of-way or easement, but must avoid the canopy area of street trees (based on tree maturity); and be set back a minimum of five (5) feet from the face of the road curb. Awnings shall be positioned immediately above ground floor windows, in scale with the window and overall building façade. Canopies shall be
permitted only above building entrances, and shall be in scale with the entrance and building façade. Awnings used above the ground floor may extend no more than two (2) feet from the building façade.

C. Colors: Awnings and canopies shall be complementary to the building façade.

D. Materials: Awnings shall be constructed of a durable material such as canvas or other material approved by the Building Official that will not fade or tear easily. Plastic and vinyl awnings are not permitted.

E. Signage: The vertical drip of an awning may be stenciled with signage a maximum of 8 inches by a horizontal length not to exceed 80 percent of the awning width.

6. Balconies: Balconies may be added to facades with the following conditions:
   A. Balconies shall not extend more than six feet from the building face.
   B. Materials shall be compatible with the building and be integrally designed.
   C. Balconies shall not extend into a public right-of-way without special approval of the Board of Aldermen.

7. Building Lighting
   A. Height: For facades facing Primary and Secondary Pedestrian Streets, exterior lights shall be mounted between six and fourteen (14) feet above adjacent grade. If the lighting projects more than three (3) inches from the façade, it shall have a minimum height of eight (8) feet and a maximum height of fourteen (14) feet above adjacent grade.
   B. Alley lighting: Fixtures in alleys shall illuminate the alley, be between 8 and 14 feet in height, have a shield to prevent uplighting, and not cause glare onto adjacent lots.
   C. Floodlights or directional lights: Such lighting may be used to illuminate alleys or parking garages, but must be shielded to prevent light from spilling upward or into adjacent lots, the street, or area outside of the District. If uplighting is proposed (e.g., for façade illumination), it shall only be permitted if it minimizes spillover beyond the surface being illuminated and the level of illumination is deemed appropriate for the context of the block in the District.
   D. Contained illumination: Site lighting shall be of a design and height and shall be located so as to illuminate only the lot. An exterior lighting (photometric) plan shall be submitted with each site plan and is subject to approval by the approving body.
   E. Flashing, traveling, animated or intermittent lighting: Such lighting is not permitted, whether of a permanent or temporary nature, outside the building, or inside the building where it could be seen from the public way.

(Amended by Ord. No. 1645, § 1 - Pt. 12, 3-3-2014; Ord. No. 1686, § 6, 6-11-2016)

H. OFF-STREET PARKING
   1. Location:
      A. Primary and Secondary Pedestrian Streets: Surface parking lots shall have a minimum setback - as specified by building typology - from the front or exterior side lot line and be located behind or to the side of a building. Structured parking is permitted to be placed within a Build-to Zone, but must contain a liner building with a permitted first floor use that is a minimum of 20 feet deep. Upper level habitable liners are also encouraged.
      B. Other Roads: Surface parking lots are permitted in the rear or side of any lot and in parking structures and shall be setback in accordance with building typology.
   2. Driveways and Access: Driveway access shall not be permitted off a Primary Pedestrian Street.
   3. Screening and Landscaping: (See subsection I)
   4. Shared Parking: see Section 5.5.4.
   5. Bicycle Parking: Secure, visible, and accessible parking for bicycles shall be provided at a rate of one space (min.) plus one additional space for every five thousand (5,000) square feet of floor area up to maximum of ten (10) spaces required. Such parking may be provided off-site within 300 ft of the building.
   6. Unless otherwise specified in the Core Downtown District, other parking requirements found in Section 5.5 also apply.
I. FUNCTIONAL ELEMENTS:

1. Loading docks and areas, truck parking, utility meters, HVAC equipment, trash dumpsters, trash compaction and other service functions shall be incorporated into the overall design of buildings and landscaping.

2. Areas for truck parking, trash collection and/or compaction, loading, HVAC equipment, and other such uses shall not be visible from public or private rights-of-way or residential zoning district, and shall be located at least fifteen (15) feet from all Primary and Secondary Pedestrian Streets and sidewalks.

J. LANDSCAPING / SCREENING

1. Generally: Sites should include landscaping as an integral part of site design and should give consideration as to the use of landscaping for stormwater management. Best practices shall be used, where feasible, including the use of bioswales, drip irrigation, and native species.

2. Mechanical equipment: Mechanical equipment, including, but not limited to, HVAC equipment, electrical transformers, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins) and storage tanks may not be stored at ground level facing a Primary or Secondary Pedestrian Street and, if provided in the rear yard, must be screened from public view. Rooftop mechanical equipment must be screened from public view, using materials that are complementary to the overall building design.

3. Buildings, Fronts & Backs

   A. Street opportunities: Building facades are the public ‘face’ of the CD district. The use of well-maintained, quality plant materials attract and engage pedestrians and shall be permitted subject to administrative review of a sidewalk permit.

   B. Rear yards: The private, back yard portions of lots may provide opportunities for uses to provide a semi-private space for patrons to enjoy, or allow residents to have private or semi-private (for apartments or condominiums) open spaces, gardens and courtyards.

4. Parking lots

   Parking lots adjacent to public or private streets shall be screened by one or a combination of the following: hedge row, brick, stone or similar masonry knee wall, and/or ornamental metal fencing, with the design intent of screening an area 2.5 feet high adjacent to parking lots. In addition, perimeter landscape strips along Primary and Secondary Pedestrian Streets shall have one canopy tree planted for every thirty (30) feet of open frontage.

5. Fences

   A. All fences shall be installed so the finished side is facing outward.

   B. Chain-link fences are prohibited in the Build-to Zone.

   C. Razor wire is prohibited.

   D. Fences and walls that screen refuse areas shall be durable, opaque and constructed of material found on or complementary to the principal building, and shall include durable and opaque gates that are closed expect for times of loading or unloading.

   E. Fences and walls used to screen mechanical, refuse and loading elements shall be a minimum of one (1) foot taller than the element being screened.

   F. All other fences shall have a maximum height of eight (8) feet measured from grade.

5. Street Trees & Plantings

   A. Spacing: Trees must be provided along the Primary and Secondary Pedestrian Street streetscape, with a typical spacing of thirty (30) feet on center.
B. Tree wells: Tree wells in sidewalks must be 5 ft. by 5 ft with a 3.5 ft. minimum depth. Perimeter fencing shall not be permitted.

C. Clear vision: Trees shall not be placed closer than thirty feet (30’) from intersections, nor be placed in the clear vision triangle.

D. Irrigation: Irrigation systems must be installed at the time of development. Drip irrigation is strongly encouraged.

E. Plant Selections: Plants should be chosen for specific locations based on size and mass at maturation as well as ease of maintenance.

6. Street Lighting
   A. Pedestrian-scaled lighting shall provide a minimum of one foot candle of light between the building face and the curb.
   B. Street lights are required with any new development or redevelopment and must be of the type identified by the City.

7. Street Furniture
   A. Street furnishings must be placed within the Amenity Zone, which is defined as the five (5) feet between the curb face and the pedestrian zone.
   B. Street furnishing shall be placed at least 2.5 feet from the curb face where on-street parking occurs, and 5 feet where travel lanes adjoin the curb, subject to road agency approval, where required.
   C. Planter walls, where proposed, shall be a minimum width of ten (10) inches and 2.5 ft in height, and brick to match pavers. Planter walls shall be located at intersections and placed at evenly spaced intervals along the block.
   D. Street furnishings must be those identified by the City.

8. Open Space Standards: Public spaces are meant to provide a means for social interaction. There are two general classifications of public spaces in the CD district: those that are part of a development and those that are to be developed by the City. Generally:
   A. Location: Public open spaces should be practically located so that the public is aware of their location
   B. Function: All open spaces should be functional and purposeful, yet flexible to provide for a variety of uses.
   C. Amenities: Outdoor furniture (benches and tables), art or sculptures, landscaping, change in the type of pavement, semi-enclosure to define the space, drinking fountains, trash receptacles should be added to defined open spaces.
   D. Awareness: Wayfinding signs should be used to direct the public to the location of open spaces, municipal parks or trailheads.
   E. Security: Open spaces shall be well-lit, well-maintained and allow for clear views to create a safe environment.
   F. For Plazas, the minimum area shall be 2,500 square feet and a minimum of 40 lineal feet of seating shall be required.
   G. For Courtyards, the minimum area shall be 400 square feet and a minimum of ten (10) lineal feet of seating shall be required. Courtyards may be closed to the public by means of a gate.
   H. For Greens and Squares, the minimum area shall be 1/2 acre and one linear foot of seating shall be required for each 700 square feet of open space. Squares and greens shall have a minimum of two sides comprised of street frontage.
   I. For Pocket Parks and Playgrounds, the minimum area shall be 800 square feet up to a maximum of one acre. Pocket parks shall provide a community benefit such as a garden or playground. A minimum of one linear foot of seating shall be provided for every 300 square feet of gross open space.

9. Café Railings: An outdoor dining area for a restaurant shall separate the dining area from the sidewalk pedestrian zone with a café railing, or similar feature, approved by the City.
   A. The café railing may extend not more than 8 feet beyond the front lot line provided a clear pedestrian path of at least 5 feet in maintained on the sidewalk.
   B. The café railing shall be at least 30 inches and not more than 36 inches high. The café railing shall be constructed of a decorative material such as black metal, wrought iron or similar quality material that is durable and keeping within the aesthetic qualities of the district.
   C. The café railing shall be anchored to the sidewalk in a manner that permits removal and storage during months when not in use.
D. A license shall be obtained from the City and appropriate road agency for dining in a public right-of-way.

(Amended by Ord. No. 1645, § 1 - Pt. 13, 3-3-2014)

K. STOREFRONT VACANCY
For the purpose of this section, a “storefront vacancy” in the City’s Core Downtown District is defined as a vacant commercial ground floor (street level) space in any otherwise occupied or unoccupied building.

1. Vacant storefronts shall be properly secured to prevent trespassing during the period of vacancy.

2. The exterior façade of vacant storefronts shall be maintained by the property owner at the same level of quality as surrounding occupied storefronts and buildings.

3. Property owners of vacant storefronts shall implement temporary alternative uses of storefront window areas such as utilizing them as a display area for community information, local public art, and merchandise from other stores.

4. Vacant storefronts shall not be boarded up, covered with paper, or otherwise appear derelict or abandoned. Temporary covering of windows in a decorative fashion shall be permitted during periods of active store renovations.

L. FIRST FLOOR LINER USE FOR RESIDENTIAL
1. Primary Pedestrian Streets. Residential shall be a principal permitted use on the ground floor if the first twenty (20) feet or more of ground floor building depth facing a Primary Pedestrian Street is used for one or more of the permitted or conditional uses otherwise allowed by 3.1.14.D. Such nonresidential use(s) shall extend the full width of the ground floor building frontage. When used as described above, the non-residential use on the ground floor is considered a liner use, and is illustrated below.

2. Secondary Pedestrian Streets. Residential shall be a principal permitted use on the ground floor if a liner use is provided as described above, and illustrated below.

(Amended by Ord. No. 1706, § 4, 8-7-2017)

M. CONFLICTING REGULATIONS
Whenever there are conflicts between the Core Downtown District provisions and any other sections of the Zoning Ordinance, the provisions of the Core Downtown District shall apply, subject to the interpretation by the Zoning Administrator.

(Entire Section Amended by Ord. No. 1724, § 65, 4-2-2018)
CD Core Downtown District

Intentionally Blank
A. INTENT
The intent of the Core Residential district is to unite the downtown neighborhoods and incorporate them into the fabric of the larger Core District, as identified in the Ruston 21 plan. It is intended that this district will be predominantly comprised of single family residential homes, but will include other types of residential dwelling types to support a variety of housing options for City residents. Small commercial uses that primarily serve the immediate neighborhoods will be permitted. Dimensional building and setback requirements in this district are intended to result in structures that fit in with adjacent structures.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES
i. Assisted living facilities, shelter care homes
ii. Home occupations/Live-Work
iii. Parks & Community gardens § 4.12
iv. Rooming house
v. Single family dwellings, detached
vi. Two family dwellings
xii. Accessory uses and accessory structures § 4.6 customarily incidental to any of the above permitted uses
xiii. Small scale specialty food and non-alcoholic beverage production and sale § 4.18

(Amended by Ord. No. 1688, § 1, 8-1-2016)

C. CONDITIONAL USES
i. Bed & Breakfast inn and homestays
ii. Business support services and shops
iii. Child care facilities
iv. Churches and other places of worship
v. Fitness studios
vi. Grocery store up to 20,000 sq. ft.
vii. Library, museum
viii. Multiple family residential, when located in an existing historic structure
ix. Open air market
x. Personal service establishments <2,000 sq ft
xi. Professional & administrative offices <2,000 sq ft
xii. Restaurant, bar, tavern, brewpub, live entertainment, <2,000 sq ft, without drive-thru
xiii. Retail commercial uses up to 6,000 sq. ft.
xiv. Rowhouse/townhouse
xv. Schools, K-12
xvi. Transient housing

(Amended by Ord. No. 1645, § 1 - Pt. 14, 3-3-2014)
Lot Size
The minimum lot area and lot width shall be calculated by determining the average lot area and lot width for parcels on the same side of the street, within the same block.

Setbacks
Front: The minimum front setback shall be calculated based on determining the front yard setback average for structures on the same side of the street, within the same block.
- Minimum side setbacks: 10 ft.
- Minimum rear setbacks: 20 ft.

Building Height
Maximum building height: 40 ft

Driveway
Maximum driveway width: 30 ft

Floor Area
Minimum floor area per dwelling unit within a multiple family structure: 500 sq ft

ADDITIONAL REQUIREMENTS

3. Zoning Districts
- Core district standards § 3.1.14
- Essential services § 3.12
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Home occupations § 4.3

5. Site Standards
- Conditional use site standards § 5.1
- Drive-through facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/unloading § 5.7
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2
A. INTENT

The Mixed Use Core district is part of the fabric of the overall Core district, and while development will reinforce the architectural and design ideas of the Commercial Core district, it is not intended to be as intensely or densely developed as the Commercial Core district. A variety of housing types and commercial uses is expected, and will be developed in a mixed-use, relatively compact way, as opposed to other commercial districts in the City. Streets and buildings will be developed and maintained so as to nurture a sense of community. The form-based elements required in this district align development regulations to the city’s master plan. Pedestrian accommodations including sidewalks, street trees, street lighting, street signage, and the like will be critical infrastructure components in support of the desired mixed-use development.

(Amended by Ord. No. 1645, § 1 - Pt. 15, 3-3-2014)

B. PRINCIPAL PERMITTED USES

i. Assisted living facilities, shelter care homes
ii. Banks and financial institutions
iii. Bed & Breakfast inn and homestays
iv. Business support services and shops
v. Churches and other places of worship
vi. Clubs and lodges
vii. Firearm sales establishments
viii. Fitness studios
ix. Grocery store up to 50,000 sq. ft.
x. Home occupations/Live-Work § 4.3
xi. Library, museum
xii. Multiple family residential with ground floor retail, restaurant, or office use(s) § 3.1.14.1
xiii. Parks & Community gardens § 4.12
xiv. Personal service establishments
xv. Professional & administrative offices
xvi. Restaurant, bar, tavern, brewpub, live entertainment
xvii. Retail commercial uses up to 6,000 sq. ft.
xviii. School, K-12, public or private
xix. Single family dwellings, detached
xx. Tattoo parlor and body art services
xxi. Veterinary clinics, animal hospitals
xxii. Accessory uses and accessory structures § 4.6 customarily incidental to any of the above permitted uses
xxiii. Small scale specialty food and non-alcoholic beverage production and sale § 4.18

(Amended by Ord. No. 1645, § 1 - Pt. 16, 3-3-2014; Ord. No. 1688, § 1, 8-1-2016)
Lot Size
The minimum lot area and lot width shall be calculated by determining the average lot area and lot width for parcels on the same side of the street, within the same block.

Setbacks
Front: The minimum front setback shall be calculated based on determining the front yard setback average for structures on the same side of the street within the same block or 300 ft., whichever is less, and then subtracting 5 ft. The maximum setback shall be based on the same front yard average setback plus 15 ft. See graphic above.
Minimum side setbacks: 10 ft.
Minimum rear setbacks: 20 ft.

Building Height
Maximum building height: 40 ft / 3 stories

Building Frontage
Minimum building frontage:
Lot frontages less than 100 feet: 50% of lot width
Lot frontages of 100 feet or more: 40% of lot width

The Zoning Administrator may consider reducing the required building frontage by up to ten percent of the lot width, provided that the equivalent area along the frontage is developed with usable open spaces such as pocket parks, sidewalks, rain gardens, seating areas, and other pedestrian-oriented amenities, excluding driveways. Such open spaces shall be visible from the adjacent public sidewalk, when provided, or when no sidewalk exists, the adjacent public right-of-way.

Floor Area
Minimum floor area per dwelling unit within a multiple family structure: 500 sq ft

Visual Appearance and Function
Primary elements required include:
1) 5 ft. wide minimum paved pedestrian access shall be provided from public sidewalk to main building entry,
2) First floor entry facing street shall be raised at least two feet above site grade or, if this elevation is not practical due to topography of the site or other compelling site limitation, the design shall incorporate other elements or features to provide for reasonable privacy of residential occupants and siting of the building to accomplish the intent of the district and goals, objectives and policies reflected in the Master Plan,
3.1.16  CM Mixed Use Core

D. DEVELOPMENT REGULATIONS (CONTINUED)

3) At least two street-facing architectural entry elements (porch, balcony, canopy, stoop or similar feature) shall be provided. Building elements are to be sized to allow/encourage active use of the area by people. For example, porches, balconies, and similar features shall be large enough for two chairs and a small table so that they are functional elements. They are to become an extension of enclosed space into the landscape or streetscape. Windows in all primary spaces shall allow visibility to and from the front yard, and

4) For facades facing a public major or secondary thoroughfare, there shall be a minimum of 25 percent transparency.

At least 90% of all exterior building facades shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, stucco, integrally colored concrete units with brick proportions (e.g., half-high units), and split-faced block, scored or fluted block. For parcels that do not abut a major or secondary thoroughfare, two family and multiple family buildings may have cementious (e.g., Hardy plank) siding as an additional material choice. The approving body may approve a variation in these materials or additional materials if it finds the overall architectural design and visual character fits with the spirit of this section, and the materials are compatible with neighboring buildings and the Master Plan.

Parking
Parking shall be in the side yard and rear yards. See Section 5.11.3.C.ii. for on-street parking credit. Also, see Section 5.5.3.I. for front yard parking for residential uses.

Street Frontage
A landscaped area shall be installed between the sidewalk and curb of street consisting of, at a minimum, a lawn area. A combination of lawn, street trees, and other plantings approved by the City will also satisfy this requirement. On-street parking shall be provided where feasible.

Sidewalk
5 ft. wide along street front in City ROW

(Amended by Ord. No. 1645, § 1 - Pt. 17, 3-3-2014; Ord. No. 1686, § 7, 6-11-2016)
### A INTENT

The Core Edge district is a transition zone between the dense Core Downtown district and adjacent suburban-style commercial and residential districts. Properties in this district abut highly traveled state highways and serve to provide first impressions of the city; development and redevelopment should be designed so as to improve safety and aesthetics as people enter the city and contribute to the identity of the city as defined in the master plan.

(Amended by Ord. No. 1724, § 65, 4-2-2018)

### User Note:
For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

### B. PRINCIPAL PERMITTED USES (continued)

<table>
<thead>
<tr>
<th>i. Accessory uses and accessory structures</th>
<th>B. PRINCIPAL PERMITTED USES (continued)</th>
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<tbody>
<tr>
<td>§ 4.6 customarily incidental to any of the below permitted uses</td>
<td>xxix.Restaurant</td>
</tr>
<tr>
<td>ii. Assisted living facilities</td>
<td>xxx. Retail commercial uses</td>
</tr>
<tr>
<td>iii. Automobile maintenance/service, minor</td>
<td>xxxi. School, K-12, public or private</td>
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<tr>
<td>iv. Banks and financial institutions</td>
<td>xvi. Small scale specialty food and non-alcoholic beverage production and sale</td>
</tr>
<tr>
<td>v. Bed &amp; Breakfast homestays and inn</td>
<td>xvii. Tattoo shops and body art services</td>
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<td>vi. Brewpubs</td>
<td>xviii.Theaters, cinemas</td>
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<td>vii. Business support service establishments</td>
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<td>viii. Churches and other places of worship</td>
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<td>ix. Clinics</td>
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<td>x. Commercial parking lots or structures</td>
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<td>xi. Conference / convention center</td>
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<td>xii. Dwellings, accessory</td>
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<td>xiii. Dwellings, attached live / work</td>
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<td>xiv. Fine arts studio</td>
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<td>xv. Firearm sales establishments</td>
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<td>xvi. Grocery stores up to 50,000 sq. ft.</td>
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<td>xvii. Health clubs, fitness, gyms</td>
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<tr>
<td>xviii. Home occupations /Live-work</td>
<td>§ 4.3</td>
</tr>
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<td>xix. Hotels and motels</td>
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<td>xx. Library, public</td>
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<td>xxi. Multiple family residential with ground floor retail, restaurant, or office use(s)</td>
<td>§ 3.1.14.L</td>
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<td>xxii. Municipal office buildings</td>
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<td>xxiii. Museums</td>
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<td>xxiv. Offices, medical, professional &amp; administrative</td>
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<tr>
<td>xxv. Parks &amp; community gardens</td>
<td>§ 4.12</td>
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<td>xxvi. Personal service establishments</td>
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<tr>
<td>xxvii. Post office, local</td>
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<tr>
<td>xxviii. Public safety facilities</td>
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</table>

(Amended by Ord. No. 1656, § 1 - Pt. 9, 10-6-2014; Ord. No. 1688, § 1, 8-1-2016; Ord. No. 1706, § 5, 8-7-2017; Ord. No. 1724, § 78 - 100, 4-2-2018)

### C. CONDITIONAL USES

| i. Automobile car wash | |
| ii. Automobile convenience/gasoline stations | |
| iii. Child care facilities | |
| iv. Dwellings, rooming house | |
| v. Dwellings, rowhouse/townhouse | |
| vi. Dwellings, single family | |
| vii. Dwellings, two family | |
| viii. Farmers market | |
| ix. Grocery store up to 50,000 sq. ft. | |
| x. Multi-unit commercial or mixed-use developments on tracks of three (3) acres or more | |
| xi. Veterinary services, animal hospitals | |

(Amended by Ord. No. 1656, § 1 - Pt. 9, 13, 10-6-2014; Ord. No. 1706, § 6, 8-7-2017; Ord. No. 1724, § 101 - 106, 4-2-2018)
D. DEVELOPMENT STANDARDS

Lot Size
Minimum lot area: None specified
Minimum lot width: 70 ft

Setbacks
Minimum front yard setback: 10 ft
Maximum front yard setback: 50 ft
Minimum side yard setback: 5 ft
Minimum rear yard setback: 20 ft

Building Height
Maximum building height: 40 ft / 3 stories

Building Frontage*
Minimum building frontage:
Lot frontages less than 100 feet: 50% of lot width
Lot frontages of 100 feet or more: 40% of lot width

The Zoning Administrator may consider reducing the required building frontage by up to ten percent of the lot width, provided that the equivalent area along the frontage is developed with usable open spaces such as pocket parks, sidewalks, rain gardens, seating areas, and other pedestrian-oriented amenities, excluding driveways. Such open spaces shall be visible from the adjacent public sidewalk, when provided, or when no sidewalk exists, the adjacent public right-of-way.

* The principal building’s entry must face a public street.

Floor Area
Minimum floor area per Dwelling within a multiple family structure: 500 sq ft

Visual Appearance and Function
Primary elements required include:
1. 5 ft. wide minimum paved pedestrian access shall be provided from public sidewalk to main building entry,
2. First floor entry facing street shall be raised at least one foot above site grade or, if this elevation is not practical due to topography of the site or other compelling site limitation, the design shall incorporate other elements or features to provide for reasonable privacy of residential occupants and siting of the building to accomplish the intent of the district and goals, objectives and policies reflected in the Master Plan,
D. DEVELOPMENT STANDARDS (CONTINTUED)

3. At least two street-facing architectural entry elements (porch, balcony, canopy, stoop or similar feature) shall be provided. Building elements are to be sized to allow/encourage active use of the area by people. For example, porches, balconies, and similar features shall be large enough for two chairs and a small table so that they are functional elements. They are to become an extension of enclosed space into the landscape or streetscape. Windows in all primary spaces shall allow visibility to and from the front yard, and

4) For facades facing a public major or secondary thoroughfare, there shall be a minimum of 25 percent transparency.

At least 90% of all exterior building facades shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, stucco, integrally colored concrete units with brick proportions (e.g., half-high units), and split-faced block, scored or fluted block. For parcels that do not abut a major or secondary thoroughfare, two family and multiple family buildings may have cementious (e.g., Hardy plank) siding as an additional material choice. The approving body may approve a variation in these materials or additional materials if it finds the overall architectural design and visual character fits with the spirit of this section, and the materials are compatible with neighboring buildings and the Master Plan.

Parking and Access

Parking shall be in the side yard and rear yards. Corner lots shall have access from secondary side streets rather than major or secondary thoroughfares. No driveway to a major or secondary thoroughfare shall exceed 30 feet in width.

Street Frontage

A landscaped area shall be installed between the sidewalk and curb of street consisting of, at a minimum, a lawn area. A combination of lawn, street trees, and other plantings approved by the City will also satisfy this requirement. On-street parking shall be provided where feasible.

Sidewalk

5 ft. wide along street front in City ROW

(Amended by Ord. No. 1686, § 8, 6-11-2016)

(Amended by Ord. No. 1645, § 1 - Pt. 18, 3-3-2014)

ADDITIONAL REQUIREMENTS

3. Zoning Districts
   - Core district standards § 3.1.14
   - Essential services § 3.12
   - Transitional zones § 3.5

4. Use Standards
   - Accessory uses § 4.6
   - Alternative energy facilities § 4.11
   - Community gardens § 4.12
   - Home occupations § 4.3
   - Outdoor sales § 4.14

5. Site Standards
   - Conditional use site standards § 5.1
   - Drive-through facilities § 5.8
   - Landscaping § 5.2
   - Lighting § 5.9
   - Loading/unloading § 5.7
   - Parking § 5.5
   - Performance standards § 5.12
   - Sight distance § 5.10
   - Site access § 5.6
   - Signs § 5.11

6. Development Procedures
   - Site Plan Review § 6.1
   - Conditional Uses § 6.2
(Intentionally Blank)
3.1.18 CH Core Highway Corridor

A. INTENT

The Core Highway Corridor district comprises existing commercial corridors within the city with frontage on state highways that lead east and west of the commercial core district and act as a transition into core mixed use districts. While historically these areas have served automobile-oriented establishments, this district strives to support the city’s desire to improve pedestrian access throughout the city. Development in this district will provide vehicular access while providing safe and appealing pedestrian access and connectivity to other districts.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Assisted living facilities, shelter care homes
ii. Automobile convenience/gasoline stations
iii. Automobile maintenance/service, minor
iv. Banks and financial institutions
v. Bed & Breakfast inn and homestays
vi. Business support services and shops
vii. Churches and other places of worship
viii. Child care facilities
ix. Clubs and lodges
x. Drive-through facilities
xi. Firearm sales establishment
xii. Fitness studios and health clubs
xiii. Grocery store up to 50,000 sq. ft.
xiv. Home occupations/Live-work § 4.3
xv. Hotels
xvi. Landscape nurseries and garden supply establishments
xvii. Library, museum, post office
xviii. Multiple family residential with ground floor retail, restaurant, or office use(s) § 3.1.14.1
xix. Parks & Community gardens § 4.12
xx. Personal service establishments
xxi. Professional & administrative offices
xxii. Restaurant, bar, tavern, brewpub, live entertainment
xxiii. Retail commercial uses up to 10,000 sq. ft.
xxiv. Retail showrooms up to 10,000 sq. ft.
xxv. School, K-12, public or private
xxvi. Veterinary services, animal hospitals with inside boarding facilities

B. PRINCIPAL PERMITTED USES (cont.)

xx. Accessory uses and accessory structures § 4.6 customarily incidental to any of the above permitted uses
xxi. Small scale specialty food and non-alcoholic beverage production and sale § 4.18

(Amended by Ord. No. 1656, § 1 - Pt. 10, 13, 10-6-2014; Ord. No. 1688, § 1, 8-1-2016)

C. CONDITIONAL USES

i. Automobile car wash
ii. Multi-unit commercial or mixed-use developments on tracks of three (3) acres or more
iii. Open air market
iv. Rooming house
v. Rowhouse/townhouse
vi. Two family dwellings
D. DEVELOPMENT STANDARDS

Lot Size
The minimum lot area and lot width shall be calculated by determining the average lot area and lot width for parcels on the same side of the street, within the same block.

Set backs
Minimum front setback: 10 ft.
Maximum front setback: 75 ft.
Minimum side setback: 10 ft.
Minimum rear setback: 20 ft.

Building Height
Maximum building height: 40 ft / 3 stories

Building Frontage
Minimum building frontage:
- Lot frontages less than 100 feet: 50% of lot width
- Lot frontages of 100 feet or more: 40% of lot width

The Zoning Administrator may consider reducing the required building frontage by up to ten percent of the lot width, provided that the equivalent area along the frontage is developed with usable open spaces such as pocket parks, sidewalks, rain gardens, seating areas, and other pedestrian-oriented amenities, excluding driveways. Such open spaces shall be visible from the adjacent public sidewalk, when provided, or when no sidewalk exists, the adjacent public right-of-way.

Floor Area
Minimum floor area per dwelling unit within a multiple family structure: 500 sq ft

Visual Appearance and Function
1. A 5 ft. wide minimum paved pedestrian access shall be provided from public sidewalk to main building entry. The building’s principal entry must face a public street.

2. At least 90% of all exterior building facades shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, stucco, integrally colored concrete units with brick proportions (e.g., half-high units), and split-faced block, scored or fluted block. For parcels that do not abut a major or secondary thoroughfare, two family and multiple family buildings may have cementious (e.g., Hardy plank) siding as an additional material choice. The approving body may approve a variation in these materials or additional materials if it finds the overall architectural design and visual character fits with the spirit of this section, and the materials are compatible with neighboring buildings and the Master Plan.

3. For facades facing a public major or secondary thoroughfare, there shall be a minimum of 25 percent transparency.
Parking and Access
Parking shall be in the side yard and rear yards. Limited front yard parking shall be permitted if it consists of an aisle parallel to the street with parking on only one side of the aisle. No driveway to a major or secondary thoroughfare shall exceed 30 feet in width.

Street Frontage
A landscaped area shall be installed between the sidewalk and curb of street consisting of lawn, street trees, and other plantings approved by the City.

Sidewalk
5 ft. wide along street front in City ROW.

(Amended by Ord. No. 1686, § 9, 6-11-2016)

(Amended by Ord. No. 1645, § 1 - Pt. 18, 3-3-2014)
CV Core Village District

A INTENT

This district is intended as a vibrant, lively extension of the Louisiana Tech University campus. Part of the larger Core district, this Core Village Overlay district will create and encourage physical, economic, social, and civic linkages between the university and the City. This district is envisioned to provide housing, goods, and services to LTU students, staff, faculty and visitors. It is further envisioned that this area will accommodate flexible office space that meets the needs of the LTU Enterprise Campus. The area will be pedestrian-oriented and non-motorized transportation will be encouraged.

B CORE VILLAGE OVERLAY USES

<table>
<thead>
<tr>
<th>Use</th>
<th>Ground Floor</th>
<th>Upper Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assisted living facilities, shelter care homes&lt;sup&gt;2&lt;/sup&gt;</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Home occupations&lt;sup&gt;3&lt;/sup&gt;/Live-Work § 4.3</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Multiple family Dwellings&lt;sup&gt;3&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Roominghouse&lt;sup&gt;4&lt;/sup&gt;, fraternities, sororities</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Rowhouse/Townhouse</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Commercial Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Banks and financial institutions</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Bed &amp; Breakfast, inns&lt;sup&gt;4&lt;/sup&gt;, hotels</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Business support services&lt;sup&gt;4&lt;/sup&gt; and shops</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Drive-through or Drive-in establishments</td>
<td>C</td>
<td>—</td>
</tr>
<tr>
<td>Firearm sales establishments</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Government services and offices</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Grocery store up to 50,000 sq. ft.</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Medical offices and clinics</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Open air market</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Parking lots and structures</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Personal service establishments&lt;sup&gt;5&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Professional &amp; administrative offices&lt;sup&gt;5&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant, bar, tavern, brewpub, live entertainment</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail commercial uses&lt;sup&gt;6&lt;/sup&gt;, including food and beverage sales, up to 6,000 sq. ft.</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail commercial uses&lt;sup&gt;6&lt;/sup&gt;, including food and beverage sales, over 6,001 sq. ft.</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Small scale specialty food and non-alcoholic beverage production and sale&lt;sup&gt;6&lt;/sup&gt; § 4.18</td>
<td>P</td>
<td>—</td>
</tr>
<tr>
<td>Tattoo and body art</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Veterinary Clinic</td>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

P = Permitted    C = Conditional Use    A = Accessory use    — = Not Permitted
* Conditional Use if located above the second floor
** If similar to a permitted use on this level, as determined by the Planning Commission
*** If similar to a Conditional Use permitted on this level, as determined by the Planning Commission, and subject to reasonable conditions to address impacts of similar Conditional Uses.

(Amended by Ord. No. 1645, § 1 - Pt. 19, 3-3-2014; Ord. No. 1688, § 1, 8-1-2016; Ord. No. 1750, § 2, 3-4-2019)
### E. ADDITIONAL REGULATIONS

Except for the uses permitted as identified above, the regulations of the Core Downtown District as identified in Section 3.1.14 apply for the CV Core Village District. All public streets except service streets and alleys shall be designated as secondary pedestrian streets.

(Amended by Ord. No. 1645, § 1 - Pt. 19, 3-3-2014; Ord. No. 1724, § 65, 4-2-2018)

(Amended by Ord. No. 1645, § 1 - Pt. 18, 3-3-2014)

### ADDITIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Core district standards § 3.1.14</td>
<td>Conditional use site standards § 5.1</td>
<td>Site Plan Review § 6.1</td>
</tr>
<tr>
<td>Essential services § 3.12</td>
<td>Drive-through facilities § 5.8</td>
<td>Conditional Uses § 6.2</td>
</tr>
<tr>
<td>Transitional zones § 3.5</td>
<td>Landscaping § 5.2</td>
<td></td>
</tr>
<tr>
<td>4. Use Standards</td>
<td>Lighting § 5.9</td>
<td></td>
</tr>
<tr>
<td>Accessory uses § 4.6</td>
<td>Loading/unloading § 5.7</td>
<td></td>
</tr>
<tr>
<td>Alternative energy facilities § 4.11</td>
<td>Parking § 5.5</td>
<td></td>
</tr>
<tr>
<td>Community gardens § 4.12</td>
<td>Performance standards § 5.12</td>
<td></td>
</tr>
<tr>
<td>Home occupations § 4.3</td>
<td>Sight distance § 5.10</td>
<td></td>
</tr>
<tr>
<td>Medical offices &amp; clinics § 4.15</td>
<td>Site access § 5.6</td>
<td></td>
</tr>
<tr>
<td>Theaters, cinemas, places of worship, etc § 4.15</td>
<td>Signs § 5.11</td>
<td></td>
</tr>
</tbody>
</table>

### CV Core Village District

<table>
<thead>
<tr>
<th>Use</th>
<th>Ground Floor</th>
<th>Upper Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation, Education &amp; Assembly</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child care facility, commercial</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Health/Fitness facility</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Schools, professional, trade, and vocational</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Library, museum</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Parks and community gardens § 4.12</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Theater, cinema, performing arts, places of worship, § 4.15 indoor commercial recreation § 4.9</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Uses similar to the above uses, as determined by the Planning Commission</td>
<td>P*/C**</td>
<td></td>
</tr>
</tbody>
</table>

P = Permitted  C = Conditional Use  A = Accessory use  — = Not Permitted

* Conditional Use if located above the second floor
** If similar to a permitted use on this level, as determined by the Planning Commission
*** If similar to a Conditional Use permitted on this level, as determined by the Planning Commission, and subject to reasonable conditions to address impacts of similar Conditional Uses.
3.1.20  CL Core Landmark District

A  INTENT

The Core Landmark Overlay is a district that recognizes the special value that historic structures add to the fabric of the Core district. Many of the structures in this district were single family residential homes. Over time, a significant number of these homes have been converted into multiple family dwellings and offices. It is the intent of this district to preserve the historic structures that exist in this area, and encourage their use so these structures are not only preserved, but maintained in good repair. Expansions, additions, modifications should be designed with the Secretary of the Interior’s guidelines in mind so as to minimize the impact to the structure and the surrounding neighborhood. It is intended that this district will be predominantly comprised of residential dwellings to support a variety of housing options for City residents. Small commercial uses that primarily serve the immediate neighborhoods will be permitted.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

| i. Assisted living facilities, shelter care homes |
| ii. Bed and Breakfast homestays |
| iii. Home occupations/Live-Work § 4.3 |
| iv. Parks & Community gardens § 4.12 |
| v. Multiple family residential, when located in an existing historic structure |
| vi. Rooming house |
| vii. Rowhouse/townhouse |
| viii. Single family dwellings, detached |
| ix. Two family dwellings |
| x. Accessory uses and accessory structures § 4.6 customarily incidental to any of the above permitted uses |
| xi. Any use that is permitted conditionally, when located in an existing historic structure. |
| xiv. Small scale specialty food and non-alcoholic beverage production and sale § 4.18 |

(Collapsed by Ord. No. 1688, § 1, 8-1-2016)

C. CONDITIONAL USES

| i. Bed & Breakfast inn |
| ii. Business support services and shops |
| iii. Churches and other places of worship |
| iv. Fitness studios |
| v. Library, museum |
| vi. Open air market |
| vii. Personal service establishments |
| viii. Professional & administrative offices |
| ix. Restaurant, bar, tavern, brewpub, live entertainment, <2,000 sq ft, without drive-thru |
| x. Retail commercial uses up to 6,000 sq. ft, including food and beverage sales |
| xi. Schools, K-12 |

(Amended by Ord. No. 1688, § 1, 8-1-2016)
Lot Size
The minimum lot area and lot width shall be calculated by determining the average lot area and lot width for parcels on the same side of the street, within the same block.

Setbacks
Front: The minimum front setback shall be calculated based on determining the front yard setback average for structures on the same side of the street, within the same block.
Minimum side setbacks: 10 ft.
Minimum rear setbacks: 20 ft.

Building Height
Maximum building height: 40 ft

Driveway
Maximum driveway width: 30 ft

Floor Area
Minimum floor area per dwelling unit within a multiple family structure: 500 sq ft

(Amended by Ord. No. 1645, § 1 - Pt. 18, 3-3-2014)
A. INTENT

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:

1. Preserve – provide judicious conservation of viable trees
2. 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.
3. 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 four or five 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.

B. DISTRICT DEVELOPMENT STANDARDS

Design compatibility for all Central Parkway districts. 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

A. 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.

B. 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.
Central Parkway

3.1.21

C. An additional one-foot vertical height may be added for each three feet measured horizontally from any/all abutting residential lot lines.

3. Roofs
   A. 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.
   B. Rooftop equipment shall be positioned and screened to minimize views from adjacent properties and obscure views from the public rights-of-way.

4. Facades
   A. Business facades facing U.S. Highway 167 shall have a minimum of 25% transparency.
   B. At least 90% of all exterior building facades shall be finished with a combination of two or more of the following:

<table>
<thead>
<tr>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glass</td>
</tr>
<tr>
<td>Brick</td>
</tr>
<tr>
<td>Cut or cast stone, limestone, granite, marble</td>
</tr>
<tr>
<td>Wood</td>
</tr>
<tr>
<td>Stucco</td>
</tr>
<tr>
<td>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</td>
</tr>
<tr>
<td>Split-face concrete block, scored or fluted block</td>
</tr>
<tr>
<td>Fiber cement (hardiplank)</td>
</tr>
<tr>
<td>Flush architectural metal panels with concealed fasteners for up to 50 percent of each façade.</td>
</tr>
<tr>
<td>Ironwork</td>
</tr>
<tr>
<td>Other accent materials, for up to 20 percent of each façade, if approved by the Building Official and Zoning Administrator</td>
</tr>
</tbody>
</table>

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
   A. 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.
   B. 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.
   C. Lighting
      i. All new projects, additions to existing projects, and new nonresidential uses, shall mitigate any light and glare impacts that may be directed towards 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.
      ii. All exterior lighting shall be directed and hooded to eliminate bleedover into the adjacent properties.
      iii. No lighting standards shall be placed in the setback areas.

Ordinance Amended through 3/4/2019
City of Ruston Zoning Ordinance clearzoning® 3-71
D. Parking. 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.

E. Refuse collection
   i. Trash collection sites shall be indicated on the site plan.
   ii. Dumpsters and trash shall be enclosed within a permanent structure that meets city requirements.

F. 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.

G. 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.

H. Supplemental Landscape Requirements. In addition to the landscape requirements in Section 5.2, except where otherwise specified, the following:
   i. 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.
   ii. Landscaping in the setback area shall be grass and ornamental plantings, 100 percent organic.

6. Buffering Requirements

A. General. To preserve as many of the viable trees as feasible, there will be a 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.

B. Residential Buffering Requirements
   i. Residential Buffer. Developments which share a common lot line with existing residences or residentially zoned properties 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.
   ii. 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.
   iii. 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.
   iv. 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.
      a. 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.
      b. Rear Buffer Construction. One or a combination of the following rear buffers shall be installed:
         (1) Fence. An opaque fence with a minimum height of eight (8) 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.
Central Parkway

(2) Wall. A wall eight (8) 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 Zoning Administrator.

(3) 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.

c. Rear Buffer Landscaping.

<table>
<thead>
<tr>
<th>3.1.21.6 Trees and Shrubs Required in the Rear Buffer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Vegetation</td>
</tr>
<tr>
<td>Understory trees</td>
</tr>
<tr>
<td>Shrubs</td>
</tr>
</tbody>
</table>

d. 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.

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

f. Air Quality. The air quality of adjacent properties shall 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:

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

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

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

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

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

F. 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.

(Amended by Ord. No. 1724, § 1 - 7, 4-2-2018)
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.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards.

B. PRINCIPAL PERMITTED USES

i. Accessory uses and accessory structures customarily incidental to any of the below permitted uses § 4.6

ii. Banks and financial institutions

iii. Bed-and-breakfast homestays and inns § 3.9.6

iv. Brewpubs

v. Business and support service

vi. Charitable organizations

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

xvi. Offices, medical, professional & administrative

xvii. Parks and community gardens § 4.12

xviii. Personal service establishments

xix. Public safety facilities

xx. Restaurants § 4.16

xxi. Retail commercial uses ≤ 6,000 sq. ft.

xxii. Small scale specialty food and non-alcoholic beverage production and sale § 4.18

xxiii. Strip retail center

xxiv. Tattoo shops and body art establishments

xxv. Firearm sales establishments

(Amended by Ord. No. 1724, § 4, 4-2-2018)

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 and ≤ 50,000 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.

xiv. Theaters, cinemas

(Amended by Ord. No. 1724, § 4, 4-2-2018; Ord. No. 1731, § 5, 9-10-2018)
D. DEVELOPMENT STANDARDS

Lot Coverage
- Maximum lot coverage: 50%

Sidewalks § 3.1.21.B.5.F
- Minimum sidewalk width: 5 ft

Setbacks* 
- Minimum front yard setback: 40 ft*
- Minimum rear yard setback: 10 ft
- Minimum side yard setback: 10 ft
  - Next to residential zone: 20 ft
  - Interior lot line: 0 ft

* Minimum front yard setback shall apply to all public street frontages

Buffers § 3.1.21.B.6
- Minimum Highway 167 tree buffer: 40 ft
- Minimum rear yard buffer: 10 ft
- Minimum side yard residential buffer: 8 ft opaque fence

Building Height
- Maximum building height: § 3.1.21.B.2.C 30 ft

Parking Setbacks
- Minimum parking setback: no parking in the front 40 ft of lot

DEVELOPMENT REQUIREMENTS

3. Zoning Districts
- Central Parkway Development Standards § 3.1.21.B
  - Site Plan Approval Required before Clearing of Lot § 3.1.21.B.1
  - Buildings § 3.1.21.B.2
  - Roofs § 3.1.21.B.3
  - Facades § 3.1.21.B.4
  - Driveways § 3.1.21.B.5.B
  - Lighting § 3.1.21.B.5.C
  - Parking § 3.1.21.B.5.D
  - Certification of Plan § 3.1.21.B.6.B.8
  - Noise § 3.1.21.B.6.B.11
  - Signs § 3.1.21.B.6.B.7
- Essential Services § 3.12

4. Use Standards
- Accessory Uses and Accessory Structures § 4.6
- Alternative Energy Facilities § 4.11
- Outdoor Retail Sales, Temporary § 4.14

5. Site Standards
- Conditional Use Site Standards § 5.1
- Drive-Through Facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/Unloading § 5.7
- Parking § 5.5
- Performance Standards § 5.12
- Sight Distance § 5.10
- Site Access § 5.6
- Signs § 5.11

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

(Amended by Ord. No. 1724, § 4, 4-2-2018)
3.1.23 CPT Central Parkway Mid-Town District

A. INTENT

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).

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES
i. See underlying district

C. CONDITIONAL USES
i. See underlying district

C. CENTRAL PARKWAY MID-TOWN DISTRICT MAP
D. DEVELOPMENT STANDARDS

Lot Coverage
- Maximum lot coverage: See underlying district

Setbacks
- Minimum front yard setback: See underlying district
- Minimum rear yard setback: See underlying district
- Minimum side yard setback: See underlying district

Building Height
- Maximum building height: See underlying district

Roof Design
- Minimum roof pitch: See underlying district

Parking Setbacks
- Minimum parking setback: See underlying district

DEVELOPMENT REQUIREMENTS

3. Zoning Districts
- Core district standards §3.1.14
- Central Parkway Development Standards §3.1.21.B
  - Site Plan Approval Required before Clearing of Lot §3.1.21.B.1
  - Buildings §3.1.21.B.2
  - Roofs §3.1.21.B.3
  - Facades §3.1.21.B.4
  - Driveways §3.1.21.B.5.B
  - Lighting §3.1.21.B.5.C
  - Parking §3.1.21.B.5.D
  - Certification of Plan §3.1.21.B.6.B.8
  - Noise §3.1.21.B.6.B.9
  - Signs §3.1.21.B.6.B.7
- Transitional zones §3.5
- Business district standards §3.9
- Essential services §3.12
- Core Landmark district standards §3.18

4. Use Standards
- Home occupations §4.3
- Accessory Uses and Accessory Structures §4.6
- Alternative Energy Facilities §4.11
- Community gardens §4.12
- Outdoor display of large consumer goods §4.13
- Outdoor Retail Sales, Temporary §4.14

5. Site Standards
- Conditional Use Site Standards §5.1
- Drive-Through Facilities §5.8
- Landscaping §5.2
- Lighting §5.9
- Loading/Unloading §5.7
- Parking §5.5
- Performance Standards §5.12
- Sight Distance §5.10
- Site Access §5.6
- Signs §5.11

6. Development Procedures
- Site Plan Review §6.1
- Conditional Uses §6.2

(Amended by Ord. No. 1724, § 5, 4-2-2018)
### 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 CPS Central Parkway Sports District is envisioned to provide supporting private development to complement the public investment in the complex.

#### B. PRINCIPAL PERMITTED USES

1. **Accessory uses** and accessory structures customarily incidental to any of the below permitted uses § 4.6
2. Animal boarding, kennels, shelters
3. Automobile car wash
4. Automobile convenience/gasoline stations
5. **Automobile maintenance/service establishment, minor**
6. Banks and financial institutions
7. Bed-and-breakfast homestays and inns
8. Brewpubs
9. Business and support services
10. Charitable organizations
11. **Child care facilities**
12. Churches and other places of worship
13. Commercial parking lots or structures
14. Conference / convention center
15. **Dwellings, single family, detached** § 3.9.5
16. Firearm sales establishments
17. **Grocery stores ≤ 50,000 sq. ft.**
18. Health clubs, fitness, gyms
19. **Hotels** and motels
20. Labs, medical, dental, optical
21. Libraries, public
22. Municipal office buildings
23. Museums
24. **Offices, medical, professional & administrative**
25. **Parks and community gardens** § 4.12
26. Personal service establishments

#### User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

- xxvii. **Post Office, local**
- xxviii. **Public multi-sport recreational complex**
- xxix. Public safety facilities
- xxx. **Recreation, commercial indoor facilities** § 4.9
- xxxi. **Recreation, commercial outdoor facilities** § 4.9
- xxxii. Research-and-development labs and facilities
- xxxiii. **Restaurants** § 4.16
- xxxiv. **Retail commercial uses**
- xxxv. **Small scale specialty food and non-alcoholic beverage production and sale** § 4.18
- xxxvi. Strip retail center
- xxxvii. Tattoo shops and body art establishments
- xxxviii. Theaters, cinemas
- xxxix. Veterinary services, animal hospitals

(Amended by Ord. No. 1724, § 6, 4-2-2018; Ord. No. 1731, § 6, 9-10-2018)

#### C. CONDITIONAL USES

1. Assisted living facility
2. **Dwellings, attached live/work**
3. **Dwellings, multiple-family** § 3.9.6
4. **Dwellings, rowhouse** / townhouse
5. **Dwellings, two-family**
6. **Hospitals**
7. **Landscape nurseries and garden supply establishments**

(Amended by Ord. No. 1724, § 6, 4-2-2018)
D. DEVELOPMENT STANDARDS

Lot Coverage
- Maximum lot coverage: 70%

Sidewalks § 3.1.21.B.5.F
- Minimum sidewalk width: 5 ft

Setbacks
- Minimum front yard setback: 30 ft*
- Minimum rear yard setback: 10 ft
  - Next to residential zone: 20 ft
- Minimum side yard setback: 10 ft
  - Interior lot line: 0 ft

* Minimum front yard setback shall apply to public streets

Buffers § 3.1.21.B.6
- Minimum Highway 167 tree buffer: 15 ft
- Minimum rear yard buffer: 10 ft
- Minimum side yard residential buffer: 8 ft opaque fence

Building Height §§ 3.1.21.B.2.C
- Maximum building height: 40 ft

Parking Setbacks
- Minimum parking setback: no parking in the front 15 ft of lot

DEVELOPMENT REQUIREMENTS

3. Zoning Districts
- Central Parkway Development Standards § 3.1.21.B
  - Site Plan Approval Required before Clearing of Lot § 3.1.21.B.1
  - Buildings § 3.1.21.B.2
  - Roofs § 3.1.21.B.3
  - Facades § 3.1.21.B.4
  - Driveways § 3.1.21.B.5.B
  - Lighting § 3.1.21.B.5.C
  - Parking § 3.1.21.B.5.D
  - Certification of Plan § 3.1.21.B.6.B.ii
  - Noise § 3.1.21.B.6.B.vi
  - Signs § 3.1.21.B.6.B.7
- Essential Services § 3.12

4. Use Standards
- Accessory Uses and Accessory Structures § 4.6
- Alternative Energy Facilities § 4.11
- Outdoor Retail Sales, Temporary § 4.14

5. Site Standards
- Conditional Use Site Standards § 5.1
- Drive-Through Facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/Unloading § 5.7
- Parking § 5.5
- Performance Standards § 5.12
- Sight Distance § 5.10
- Site Access § 5.6
- Signs § 5.11

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

(Amended by Ord. No. 1724, § 6, 4-2-2018)
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.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Accessory uses and accessory structures customarily incidental to any of the below 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
xi. Charitable organizations
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. Equestrian stables, private or not-for-profit § 4.10.5
xvii. Farmers markets
xviii. Firearm sales establishment
xix. Grocery stores ≤ 50,000 sq. ft.
xx. Health clubs, fitness, gyms
xxi. Hospitals
xxii. Hotels and motels
xxiii. Keeping of animals § 4.10
xxiv. Labs, medical, dental, optical
xxv. Landscape nurseries and garden supply establishments
xxvi. Libraries, public
xxvii. Micro-breweries, wineries, or other food processing
xxviii. Mini-warehouses
xxix. Municipal office buildings
xxx. Museums
xxxi. Offices, medical, professional & administrative
xxxii. Outdoor retail sales, temporary § 4.14

B. PRINCIPAL PERMITTED USES (cont.)

xxxiii. Parks & community gardens § 4.12
xxxiv. Personal care homes
xxxv. Personal service establishments
xxxvi. Public safety facilities
xxxvii. Recreation, commercial indoor facilities § 4.9
xxxviii. Recreation, commercial outdoor facilities § 4.9
xxxix. Research-and-development labs and facilities
xl. Restaurants § 4.16
xli. Retail commercial uses
xlii. Schools, professional, trade, and vocational
xliii. Small scale specialty food and non-alcoholic beverage production and sale § 4.18
xliv. Strip retail center, no front yard parking
xlv. Tattoo shops and body art establishments
xlvi. Theaters, cinemas
xlvii. Veterinary services, animal hospitals
xlviii. Wholesale sales

(Amended by Ord. No. 1724, § 7, 4-2-2018; Ord. No. 1731, § 7, 9-10-2018)

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 with front yard parking

(Amended by Ord. No. 1724, § 7, 4-2-2018)
CPM Central Parkway Meadows District

D. DEVELOPMENT STANDARDS

Lot Coverage
- Maximum lot coverage: 70%

Sidewalks § 3.1.21.B.5.F
- Minimum sidewalk width: 5 ft

Setbacks
- Minimum front yard setback: 40 ft*
- Minimum rear yard setback: 20 ft
- Minimum side yard setback: 10 ft
  - Next to residential zone: 20 ft
  - Interior lot line: 0 ft

* Minimum front yard setback shall apply to public streets

Buffers § 3.1.21.B.5.
- Minimum Highway 167 tree buffer: 40 ft
- Minimum rear yard buffer: 10 ft
- Minimum side yard residential buffer: 8 ft opaque fence

Building Height
- Maximum building height: § 3.1.21.B.2.C 40 ft

Parking Setbacks
- Minimum parking setback: no parking in front 40 ft of lot

DEVELOPMENT REQUIREMENTS

3. Zoning Districts
- Central Parkway Development Standards § 3.1.21.B
  - Site Plan Approval Required before Clearing of Lot § 3.1.21.B.1
  - Buildings § 3.1.21.B.2
  - Roofs § 3.1.21.B.3
  - Facades § 3.1.21.B.4
  - Driveways § 3.1.21.B.5.B
  - Lighting § 3.1.21.B.5.C
  - Parking § 3.1.21.B.5.D
  - Noise § 3.1.21.B.6.B.vi
  - Signs § 3.1.21.B.6.B.7
  - Essential Services § 3.1.21.B.6.B.8

4. Use Standards
- Accessory Uses and Accessory Structures § 4.6
- Alternative Energy Facilities § 4.11
- Outdoor Retail Sales, Temporary § 4.14

5. Site Standards
- Conditional Use Site Standards § 5.1
- Drive-Through Facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/Unloading § 5.7
- Parking § 5.5
- Performance Standards § 5.12
- Sight Distance § 5.10
- Site Access § 5.6
- Signs § 5.11

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

(Amended by Ord. No. 1724, § 7, 4-2-2018)
3.1.26

D-1 Light Industrial District

A. INTENT

The D-1 light industrial district shall permit limited fabricating, compounding, assembly or treatment of articles or materials, except nuisance industries and heavy manufacturing processing raw materials. All raw materials must be stored, and all assembly operations must be carried out inside an enclosed building or structure.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards.

B. PRINCIPAL PERMITTED USES

1. Automobile maintenance/service establishments, major and minor, including car wash
2. Automobile towing and storage
3. Banks and financial institutions
4. Bus and truck maintenance facility
5. Business support service establishments
6. Cemeteries
7. Churches and other places of worship
8. Commercial parking lots or structures
9. Commercial recreation facilities
10. Distribution centers
11. Dwellings, caretaker
12. Environmental monitoring stations
13. Firearm sales establishments
14. Fuel oil distributors and automobile convenience/gasoline stations
15. Funeral homes, mortuaries, and cremation facilities
16. Grocery stores, food and beverage sales
17. Labs, medical, dental, optical
18. Landscape nurseries and garden supply establishments
19. Light industrial uses
20. Manufactured home sales or leasing
21. Micro-breweries, wineries
22. Offices, medical, professional & administrative
23. Open air markets
24. Outdoor retail sales, temporary
25. Outdoor storage
26. Parks & Community gardens
27. Pawn shops
28. Large consumer goods sales

B. PRINCIPAL PERMITTED USES (cont.)

29. Post office, municipal office buildings
30. Public safety facilities
31. Public works yards
32. Recycling & compost center
33. Research-and-development labs and facilities
34. Restaurants
35. Schools, professional, trade, and vocational
36. Taxi cab stands, bus stations, and operations centers
37. Telephone exchanges and static transformer
38. Tractor and farm equipment sales and service
39. Veterinary services, animal hospitals, kennels and shelters
40. Warehouses
41. Wholesale sales
42. Accessory uses and accessory structures
43. Small scale specialty food and non-alcoholic beverage production and sale
44. Mini-warehouses

(Amended by Ord. No. 1645, § 1 - Pt. 20, 3-3-2014; Ord. No. 1656, § 1 - Pt. 13, 10-6-2014; Ord. No. 1688, § 1, 8-1-2016; Ord. No. 1718, § 14, 1-8-2018)

C. CONDITIONAL USES

1. Conference or convention center
2. Health clubs, fitness, gyms
3. Payday loan, check-cashing service establishments
4. Personal service establishments
D. DEVELOPMENT STANDARDS

Lot Coverage
Maximum lot coverage: 70%

Setbacks
- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 5 ft
- Minimum side yard setback: 10 ft
- Minimum setback next to residential zone: 20 ft

Building Height
Maximum building height: 50 ft

Roof Design
Minimum roof pitch: none

Parking Setbacks
Minimum parking setback: no parking in the front 15 ft of lot

(Amended by Ord. No. 1645, § 1 - Pt. 18, 21, 3-3-2014; entire Section by Ord. No. 1724, § 2, 4-2-2018)

ADDITIONAL REQUIREMENTS

3. Zoning Districts
- Industrial district standards § 3.10
- Essential services § 3.12
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Commercial recreation § 4.9
- Outdoor retail sales, temporary § 4.14
- Outdoor display of large consumer goods § 4.13

5. Site Standards
- Conditional use site standards § 5.1
- Drive-through facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/unloading § 5.7
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10

6. Development Procedures
- Site access § 5.6
- Signs § 5.11
D-1B Research/Office District

A. INTENT

The D-1-B Research/Office district is intended to provide for a community of research and related facilities while specifically excluding incongruous uses. The uses permitted within this district are distinct from other industrial districts since the uses are generally lower intensity with minimal impacts outside of the principal buildings.

B. PRINCIPAL PERMITTED USES

i. Any use with the principal function of conducting research, design, testing and pilot or experimental product development

ii. Cemeteries

iii. Churches and other places of worship

iv. Dwellings, caretaker

v. Medical offices and research facilities including auxiliary or accessory laboratories

vi. Light industrial uses

vii. Limited commercial and personal service uses

viii. Outdoor storage § 4.6.3

ix. Parks & Community gardens § 4.12

x. Schools, professional, trade, or vocational

xi. Accessory uses and accessory structures § 4.6 customarily incidental to any of the above permitted uses

xii. Small scale specialty food and non-alcoholic beverage production and sale § 4.18

xiii. Mini-warehouses

xiv. Public multi-sport recreational complex

(Amended by Ord. No. 1645, § 1 - Pt. 22, 3-3-2014; Ord. No. 1686, § 10, 6-11-2016; Ord. No. 1688, § 1, 8-1-2016; Ord. No. 1718, § 15, § 16, 1-8-2018)

C. CONDITIONAL USES

i. Clubs

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards.
D-1B Research/Office Business District 3.1.27

D. DEVELOPMENT STANDARDS

Lot Coverage
Maximum lot coverage: 70%

Setbacks
Minimum front yard setback: 30 ft
Minimum rear yard setback: 5 ft
Next to residential zone: 20 ft
Minimum side yard setback: 10 ft
Next to residential zone: 20 ft

Building Height
Maximum building height: 50 ft

Roof Design
Minimum roof pitch: none

Parking Setbacks
Minimum parking setback: no parking in the front 15 ft of lot

BUILDING ENVELOPE

RESIDENTIAL

NON-RESIDENTIAL

20' Min.
30' Min.
10' Min.

5' Min.

3. Zoning Districts
- Industrial district standards § 3.10
- Essential services § 3.12
- Transitional zones § 3.5

4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Home occupations § 4.3
- Outdoor sales § 4.14

5. Site Standards
- Conditional use site standards § 5.1
- Drive-through facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/unloading § 5.7
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10
- Site access § 5.6
- Signs § 5.11

6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

(Amended by Ord. No. 1645, § 1 - Pt. 18, 22, 3-3-2014; entire Section by Ord. No. 1724, § 2, 4-2-2018)
D-2 Heavy Industrial District

A. INTENT

Buildings and land in a D-2 industrial district may be used for any use, provided such buildings, land and uses conform to other applicable statutes, ordinances, rules and regulations.

User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards.

B. PRINCIPAL PERMITTED USES

- i. Automobile maintenance/service establishments, major[4] and minor[4], including car wash
- ii. Banks and financial institutions
- iii. Business support service establishments[4]
- iv. Cemeteries
- v. Churches and other places of worship
- vi. Commercial parking lots or structures
- viii. Distribution centers
- ix. Dwellings, caretaker
- x. Environmental monitoring stations (air, soil, etc.)
- xi. Equestrian stables
- xii. Firearm sales establishments
- xiv. Funeral homes, mortuaries, and cremation facilities
- xv. Health clubs, fitness, gyms
- xvi. Heavy industrial uses[4]
- xvii. Labs, medical, dental, optical
- xviii. Landscape nurseries and garden supply establishments
- xix. Light industrial uses[4]
- xx. Manufactured home sales or leasing
- xxi. Micro-breweries, wineries
- xxii. Offices, medical, professional & administrative
- xxiii. Outdoor storage § 4.6.3
- xxv. Pawn shops
- xxvi. Payday loan, check-cashing service establishments

B. PRINCIPAL PERMITTED USES (cont)

- xxvii. Large consumer goods sales § 4.13, bus, truck, farm equipment, and manufactured home sales & service
- xxviii. Post office, municipal office buildings
- xxix. Public safety facilities
- xxx. Public works yards
- xxxi. Research-and-development facilities
- xxxii. Restaurants
- xxxiii. Salvage/junkyard
- xxxiv. Schools, professional, trade, and vocational
- xxxv. Sexually oriented businesses
- xxxvi. Mini-warehouses
- xxxvii. Taxi cab stands, bus stations, and operations centers
- xxxviii. Telephone exchanges and static transformer
- xxxix. Tractors and large farm equipment sales and service
- xl. Veterinary services, animal hospitals, kennels and shelters
- xli. Warehouses
- xlii. Wholesale sales
- xliii. Automobile towing and storage
- xlvii. Small scale specialty food and non-alcoholic beverage production and sale[4] § 4.18

(Amended by Ord. No. 1645, § 1 - Pt. 23, 3-3-2014; Ord. No. 1656, § 1 - Pt. 13, 10-6-2014; Ord. No. 1688, § 1, 8-1-2016; Ord. No. 1718, § 17, 1-8-2018)

C. CONDITIONAL USES

- i. reserved
### D. DEVELOPMENT STANDARDS

#### Lot Size
- Minimum lot area: 2 acres
- Minimum lot width: 100 ft

#### Setbacks
- Minimum front yard setback: 30 ft
- Minimum rear & side yard setbacks: 10 ft; 50 ft when abutting a residential use or district

#### Building Height
- Maximum building height: 60 ft

#### Parking Setbacks
- Minimum setback (all yards): 10 ft; 20 ft when abutting a residential use or district

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### ADDITIONAL REQUIREMENTS

#### 3. Zoning Districts
- Industrial district standards § 3.10
- Essential services § 3.12
- Transitional zones § 3.5

#### 4. Use Standards
- Accessory uses § 4.6
- Alternative energy facilities § 4.11
- Community gardens § 4.12
- Commercial recreation § 4.9
- Home occupations § 4.3
- Outdoor display of large consumer goods § 4.13
- Site access § 5.6
- Signs § 5.11

#### 5. Site Standards
- Conditional use site standards § 5.1
- Drive-through facilities § 5.8
- Landscaping § 5.2
- Lighting § 5.9
- Loading/unloading § 5.7
- Parking § 5.5
- Performance standards § 5.12
- Sight distance § 5.10

#### 6. Development Procedures
- Site Plan Review § 6.1
- Conditional Uses § 6.2

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(Amended by Ord. No. 1645, § 1 - Pt. 18, 23, 3-3-2014; entire Section by Ord. No. 1724, § 2, 4-2-2018)
3.1.29  NCO Neighborhood Conservation Overlay District

**A. GENERAL PROVISIONS**

1. **Purpose.** Neighborhood Conservation Overlay Districts are intended to recognize and promote the preservation, perpetuation of value, and enhancement of distinctive neighborhoods within the City of Ruston which provide a sense of place and contribute to the overall character and identity of the City.

   A. Maintain desirable and unique neighborhood character by protecting and strengthening distinctive and recognized neighborhood identity, charm, and flavor;

   B. Promote reinvestment in the neighborhood by fostering stable property values and enhancing the economic viability of the neighborhood and the City of Ruston in general;

   C. Preserve the mature cultural character of the neighborhood;

   D. Encourage and strengthen civic pride;

   E. Reduce conflict and blighting influences caused by insensitive and incompatible development, redevelopment, or conversion;

   F. Provide residents and property owners with a planning tool for future development;

   G. Foster the harmonious, orderly, and efficient growth, development, and redevelopment of the City of Ruston.

2. **Zoning authority.**

   A. Separate ordinances are required to designate each district. Ordinances designating each Neighborhood Conservation Overlay District shall identify the designated district boundaries, and specify the individual purposes and standards for that district and shall be consistent with any existing neighborhood and/or community plans.

   B. Neighborhood Conservation Overlay Districts are overlay zoning districts. Property designated within these districts must also be designated as being within one or more of the base zoning classifications. Authorized uses must be permitted in both the regular zoning district and the overlay zoning district. Property designated as a Neighborhood Conservation Overlay District may have additional designations. Such property shall comply with all applicable use restrictions.

   C. The zoning designation for property located within a Neighborhood Conservation Overlay District shall consist of the base zone symbol and the overlay district symbol as a suffix. Neighborhood Conservation Overlay Districts shall be numbered sequentially to distinguish among different districts.

   D. The designation of property within a Neighborhood Conservation Overlay District places such property in a new zoning overlay district classification and advertising and public hearings shall be conducted as required by statutory provisions governing rezoning (including Louisiana R.S. 33:4726 (Zoning Commission) and 33:4724 and 33:4725 (Board of Aldermen)). Notice to individual property owners shall be conducted by the applicant as set forth in Section 29-18(d).

3. **Eligibility Criteria.** To be designated a Neighborhood Conservation Overlay District, an area must meet the following criteria:

   A. The proposed district must contain a minimum contiguous area of at least 25 parcels,

   B. The proposed district must have been originally platted or developed at least 10 years ago prior to the application;

   C. At least 75% of the land area in the proposed district must be presently improved;

   D. The area must possess one or more of the following distinctive features that create a cohesive, identifiable setting, character, or association:

      i. Scale, size, type of construction, or distinctive building materials;

      ii. Spatial relationships between buildings;

      iii. Lot layouts, setbacks, street layouts, alleys, or sidewalks;

      iv. Special natural or streetscape characteristics, such as creek beds, parks, greenbelts, gardens, or street landscaping and use patterns, including mixed or unique uses or activities; or

      v. Abutments or links to designated historic landmarks and/or districts.
B. INITIATION

An application for a zoning change to designation as a Neighborhood Conservation Overlay District may be initiated:

1. By a Neighborhood Committee comprising the owners of at least ten properties in the proposed Neighborhood Conservation Overlay District; or,
2. At the direction of the Mayor and Board of Aldermen.

C. APPLICATION

Following initiation for designation of a Neighborhood Conservation Overlay District, the Neighborhood Committee must submit an application package, which shall include the following:

1. A statement of justification. This statement should:
   A. Specifically point out the factors which render the area of request eligible for designation as a Neighborhood Conservation Overlay District, and
   B. Explain in detail how and why such a classification would be in the best interests of the City of Ruston as a whole.
   C. Any additional information that the Zoning Administrator determines to be necessary.

2. A list of all neighborhood associations, homeowners associations, or other organizations representing the interests of property owners in the area of the request. This list shall include information as to the number of members and the officers' names, mailing addresses, and phone numbers.

3. Maps indicating boundaries, property ownership, zoning and land use of the area proposed for designation as a Neighborhood Conservation Overlay District.

4. A petition with the dated signature of:
   A. Resident property owners representing 60% of the resident property owners residing within the district; or
   B. Property owners representing 51% of the land area within the proposed district; or
   C. Property owners representing 51% of property owners within the proposed district.

5. If the petition is based upon registered voters, the applicant shall provide a digital database of voters residing within the area of the request, purchased from the Lincoln Parish Registrar of Voters.

D. PLAN FORMULATION, PRESENTATION, AND APPROVAL

1. If the Zoning Administrator determines that an area is eligible for classification as a Neighborhood Conservation Overlay District, she/he shall so notify the Neighborhood Committee of this fact in writing, sent to the address shown on the application.

2. Thereafter, the Neighborhood Committee is responsible for formulating a draft Neighborhood Conservation Overlay District Plan. The draft Neighborhood Conservation Overlay District Plan shall consist of a map and such other textual and graphic material as may be necessary, indicating land uses, building types and designs, existing site uses (designated as developed or undeveloped), traffic circulation, signage, off-street parking, and proposed regulation of residential uses and such non-residential uses as are proposed as conditional uses, including but not limited to the following menu of options:
   A. Architectural style and detail – scale, design, color. The Neighborhood Conservation Overlay District Plan and requisite design standards shall not apply to those activities that constitute ordinary repair and maintenance (i.e., using the same or similar material and design).
   B. Regulation of parking (including restrictions on number of vehicles allowed based on number of bedroom units, amount of green space and permeable parking surface required in yards, no overnight parking of dump trucks or 18-wheelers in the overlay district, restrictions on parking of boats, RV's, and campers in yards).
   C. Signs and outdoor decorations,
   D. Outdoor lighting,
   E. Restrictions on outdoor storage in carports or yards,
   F. Street furniture
   G. Restrictions on repair of vehicles in yards,
   H. Fences and walls, including restrictions on fences in front yards,
7. The Zoning Commission shall advertise for a public hearing, as required by Louisiana R.S. 33:4726, to consider the conceptual Neighborhood Conservation Overlay District Plan zoning application. Thereafter, the Zoning Commission shall make a recommendation regarding the plan.

8. If the Zoning Commission recommends adoption of the plan, the plan shall be incorporated in a proposed Neighborhood Conservation Overlay District ordinance which shall be reviewed by the Zoning Commission prior to being forwarded to the Board of Aldermen for further action.

9. The Board of Aldermen shall hold a public hearing, as required by Louisiana R.S. 33:4724 and 33:4725 before making a decision regarding the recommendation of the Zoning Commission concerning the proposed ordinance changing the zoning to Neighborhood Conservation Overlay District.

E. ADMINISTRATION OF ORDINANCE

1. No building permit shall be issued for new construction or an alteration or addition to the street facade of an existing building or structure within a designated Neighborhood Conservation Overlay District without the submission of design plans and their approval by the Zoning Administrator.

2. If the Zoning Administrator determines that the design plans are not in conformance with the design standards adopted for the district, she/he shall not approve the plans, and will issue notification of non-compliance, identifying the specific design standards violated.

3. The applicant may appeal the Zoning Administrator’s determination to the Zoning Commission.

4. Any applicant denied a favorable recommendation of his/her appeal, who desires a review by the Board of Aldermen, must, within ten days from the date of such denial by the Zoning Commission, file a written appeal with the Zoning Administrator.
F. AMENDMENTS TO APPROVED NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT PLAN

Amendments to the Neighborhood Conservation Overlay District Plan may be considered through the approval procedures set forth in Section 3.1.29.E

(Amended by Ord. No. 1645, § 1 - Pt. 18, 24, 3-3-2014; entire Section by Ord. No. 1724, § 2, 4-2-2018)
A. PURPOSE

The purpose of a planned unit development district is to provide flexibility in design by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties, contributes to a sense of community, encourages the preservation of natural amenities and cultural resources, and provides a more efficient arrangement of uses and infrastructure. It is intended to further Ruston's goal of encouraging appropriate community growth and quality in development throughout the city.

B. PERMITTED USES

A listing of permitted uses within a particular planned development district shall be adopted as part of the regulations applying to that district only. Uses may be of similar residential or commercial character, or may consist of a mix of uses. Uses shall be restricted to those listed in the adopted plan.

C. DEVELOPMENT STANDARDS

1. Minimum site area. Planned unit developments shall contain the minimum acreage of two contiguous acres.

2. Maximum density. Set in the approved plan, but not more than:
   A. Single-family residential, detached structures: Six units per acre.
   B. Two-family residential duplex structures: Six structures (12 units) per acre.
   C. Other uses set in approved plan.

3. Minimum lot area. Subject to density standards, there is no minimum area requirement for lots.

4. Structure height. Set in approved plan but not exceeding 50 feet.

5. Minimum yard setback requirements. Lots located on the perimeter of the planned unit development district shall adhere to the setback requirements of the zoning district of directly abutting properties unless a lesser setback is approved in the master site plan. All other required yards may be varied in accord with specific development plans provided that adequate spacing is provided to meet fire protection and public safety requirements. Public streets dedicated as integral elements of the development plan shall not be considered as creating new external property lines.

6. Drainage plan. Set in accordance with Chapter 24 of the City Code.

7. Circulation. Adequate facilities for the safe and convenient circulation of pedestrian and vehicular traffic, including walks, driveways, off-street parking areas, off-street loading areas, and landscaped separation spaces between pedestrian and vehicular ways.

8. Street design. Deviations in street typical sections may be considered during the approval process, provided that safe and convenient circulation standards are maintained and that a civil engineer licensed in the State of Louisiana shall certify on the plans that said roads are constructed for safe vehicular traffic at a speed of not less than 15 miles per hour.

9. Open space/parks. Common open space/parks will be set in the approved plan, and shall be at least ten percent of the approved residential lot area or ten percent of other approved site areas. The Board of Aldermen may, at its discretion, approve a decrease in the amount of required open space/parks when the plan includes unique design features or amenities that achieve an especially attractive and desirable development, such as, but not limited to, terraces, sculptures, water features, or preservation and enhancement of unusual natural features.

10. Common areas and facilities. Adequate provision shall be made for a community association or other legal entity with direct responsibility to, and control by, the property owners involved to provide for the operation and maintenance of all common areas and facilities, including private streets and sidewalks, which are a part of the planned unit development district.

(Amended by Ord. No. 1718, § 18, 1-8-2018)

D. PRE-APPLICATION CONFERENCE REQUIRED

Prior to submitting an application for a planned unit development, an informal pre-application conference with the Zoning Administrator and appropriate city departments is required to obtain information and guidance about minimum standards and requirements.
E. PLAN APPROVAL PROCESS

Relevant objectives in the review of a proposed development include the public health, safety, and welfare of the entire community. It is intended that review and any potential approval may include an evaluation of all aspects that may relate to this decision, including but not limited to: infrastructure capacity or impact, growth management, traffic, environmental impacts, and design so as to be harmonious and appropriate with the existing or intended character of the neighborhood and general vicinity.

Applications for rezoning as a planned unit development shall be processed in the same manner as a rezoning application, with the same notification and hearing requirements of a rezoning application. The application must be accompanied by a preliminary plan, as specified herein. The approved preliminary plan shall become a part of the adopting ordinance and shall be referenced to the zoning amendment ordinance as an exhibit. The adopted zoning ordinance, with its approved preliminary plan, shall constitute preliminary subdivision plat approval. The required construction plans and final plat of the subdivision shall be processed as specified for subdivisions in Chapter 24 of the Code of Ordinances.

F. PRELIMINARY PLAN

The preliminary plan must include maps and other documents and must show enough of the area surrounding the proposed development to demonstrate the compatibility of the planned development to adjoining uses, both existing and proposed. The following information may be required for consideration of the preliminary plan:

1. Interest and ownership: The applicant’s name, address and interest in the application, and the name, address and interest of every person, firm or corporation represented by the applicant in the application; the concurrence of the owner or owners of the entire land area included in the special plan and sufficient evidence to establish that the applicants are all the owners of the designated area, and have both the means and ability to undertake the project;

2. The title of the project and the names of the project planner, developer, and professionals of record.

3. A legal description of the property including reference to section, township and range.

4. Detailed plat plans of the development, including the following:
   A. Date, north arrow; and a scale no smaller than one inch = 100 feet;
   B. Contours of the existing ground surface on one-foot intervals;
   C. Floodplain statement and illustration of any special flood hazard areas (flood zones), streams, bodies of water or wetlands within or adjacent to the site;
   D. Existing and proposed easements, servitudes and dedications;
   E. Existing streets within or abutting the property;
   F. Location, description, and dimensions of all proposed paved surfaces, including streets, alleyways, driveways, or other passageways, parking areas and loading areas;
   G. Lot boundaries labeled with lot numbers, bearings, distances and square footages per lot;
   H. Front, side and rear yard setbacks;
   I. Location and description of any proposed fencing, walls, screening, landscaping or lighting;
   J. A drainage report, in conformance with requirements of section 24-61 of the Code of Ordinances;
   K. Location and size of existing utilities, and a preliminary utility plan, which may include water, fire hydrants, sanitary sewer, storm sewer, electrical, and other utilities;
   L. Areas proposed to be dedicated, or reserved for open space, parks, parkways, playgrounds, school sites, public and semipublic uses and common areas.

5. Elevation and perspective drawings or photographs of typical proposed structures and improvements. The drawing need not be the result of final architectural decisions and need not be in detail.

6. A development schedule indicating the proposed stages of development and the anticipated beginning and completion dates of each stage.
7. Restrictive covenants including the assurance of maintenance of common areas, in accordance with Section 3.1.30.C.10 and the continued protection of the PUD. Restrictive covenants must be approved as part of the plan submission prior to recordation thereof with the clerk of court.

8. In any development including townhouses, condominiums or similar ownership of units, the proposed homeowner's association agreement must be included and must provide for a continuing maintenance for all spaces.

9. The Zoning Commission or the Board of Aldermen may require additional material such as plans, maps, aerial photographs, studies and reports which may be needed in order to make the necessary findings and determinations that applicable standards and guidelines have been achieved.

Amended by Ord. No. 1724, § 7, 4-2-2018)

G. BINDING NATURE OF APPROVAL FOR PLANNED UNIT DEVELOPMENT

All terms, conditions, safeguards, and stipulations made at the time of approval for a planned unit development shall be binding upon the applicant or any successors in interest and shall limit and control the issuance and validity of permits and certificates; and shall restrict and limit the use and operation of all land and structures within the area designated in such special plan to all conditions and limitations specified in such special plan and approval thereof. Deviations from approved plans or failure to comply with any requirements, conditions or safeguards shall constitute a violation of these zoning regulations.

H. AMENDMENT OF PLAN

1. Minor amendments. The Zoning Administrator may, upon recommendation of the appropriate city departments, administratively authorize minor amendments to an approved planned unit development when such amendments appear necessary in light of technical or engineering considerations. Such amendments shall be consistent with the intent of Section 3.1.30 and the approved plan and shall be the minimum necessary to overcome the particular difficulty. Minor amendments may include the following:

A. Minor change of landscaping elements.
B. Minor changes to lighting, signs, or screening.
C. Minor relocation of buildings, lot lines and/or easements.
D. Minor parking changes.
E. Minor relocation of internal access and circulation.
F. Minor grade alterations to the satisfaction of city engineering requirements.
G. Minor relocation of points of access which will improve traffic circulation on adjacent public streets as determined by city engineering requirements.

2. Major amendments. Any amendments not classified as minor amendments, or which in the opinion of the Zoning Administrator constitute major amendments, or which in the discretion of the Zoning Administrator require consideration by the Zoning Commission, shall be subject to the plan approval process in Section 3.1.30.

(Amended by Ord. No. 1724, § 7, 4-2-2018)

I. FAILURE TO BEGIN PLANNED UNIT DEVELOPMENT

If no construction has begun or no use established in the planned unit development within two years from the date of approval of the final development plan, the final development shall lapse and be of no further effect. In its discretion and for good cause, the Zoning Commission may extend for one or more additional years the period for beginning of construction or the establishment of a use.

(Amended by Ord. No. 1645, § 1. Pt. 18, 3-3-2014)

(Entire Section Amended by Ord. No. 1724, § 2, 4-2-2018)
3.2 ESTABLISHMENT OF DISTRICTS.

1. Division. For the purposes of this chapter, the city is divided into districts as provided in this chapter.

2. Maps and boundaries. The boundaries of the districts of the city established in this section, and shown on a map entitled the “Zoning Map of the City of Ruston,” dated November 5, 2012, which may be amended from time to time in accordance with Section 7.2, and which is on file in the Mayor’s office, and which map, with all explanatory matters on such map, shall be deemed to accompany, be and is made a part of this chapter.

3.3 INTERPRETATION OF DISTRICT BOUNDARIES.

The following rules shall apply where uncertainty exists with respect to the boundaries of the districts as shown on the zoning map as set forth in Section 3.2.2:

1. Where district boundaries are indicated as approximately following the centerline or street line of streets, the centerline of the alley line of alleys or the centerline or right-of-way line of highways, such lines shall be construed to be such district boundaries.

2. Where district boundaries are indicated so that they are approximately parallel to the centerlines or street lines of streets, the centerline or alley lines of alleys or the centerline or right-of-way lines of highways, such district boundaries shall be construed as being parallel to, and at such distance from such lines as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on the zoning map.

3. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be the boundaries.

4. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of the railroad line.

5. In every case where property has not been specifically included within a district, the classification of the property shall be R-10 residential. Where territory has become a part of the city by annexation, the Planning and Zoning Commission may, at the time of consideration of the annexation, recommend the zoning classification of the property, but in the absence of a recommendation from the Planning and Zoning Commission, the property annexed shall automatically be zoned R-10 residential.

6. Whenever any street, alley or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all area included in the vacation shall be subject to all regulations of the extended districts.

3.4 APPLICATION OF REGULATIONS.

Except as provided in this chapter:

1. No building, structure or premises shall be used or occupied, and no building, or part thereof, or other structure shall be erected, raised, moved, placed, reconstructed, extended, enlarged or altered, except in conformity with the regulations specified in this chapter for the district, as shown on the official zoning map, in which it is located.

2. No building, structure or premises shall be erected, altered or used so as to produce smaller yards or less unoccupied area, and no building, structure or premises shall be occupied by more families than prescribed for such building, structure or premises for the district in which it is located.

3. No yard, court or open space, or part thereof, shall be included as a part of the yard, court or open space similarly required under this chapter for any other building, structure or dwelling.
3.5 TRANSITION ZONING.

1. Lots in residential zones adjacent to business or industrial zones.
   A. The first residentially zoned lot having a yard adjacent to a business or industrial zoning district may be utilized in accordance with the use requirements of the next least restricted residential zone, provided that the area and other restrictions of the zoning district in which the lot is located are met.
   B. Structures located on the first 50 feet of such yard. Any single adjacent structure located or built upon the first 50 feet of a residentially zoned lot with a yard adjacent to a business or industrial zoning district may be used for offices for groups of doctors, dentists, architects, engineers or attorneys; clinics with private dispensaries; and insurance, institutional and real estate offices.
   C. The first residentially zoned lot having a yard adjacent to a business or industrial zoning district may be considered for other semi-commercial uses through the conditional use permit process as provided in Section 6.1.D of this Code.

2. Lots facing and across a street from one of the Core Districts.
   Any lot facing and across the street from one of the Core Districts may be developed using the front setback requirements of the facing Core District subject to a conditional use permit. The Planning & Zoning Commission shall take into consideration 1) compatibility with the block and neighborhood and 2) use of other development features that provide for a similar appearance with the facing Core District.

3.6 HEIGHT EXCEPTIONS

1. In Residential Estates, R-25, R-10, and B-3 districts. An additional one-foot vertical height may be added for each three feet measured horizontally from any/all abutting residential lot lines, with a cap of 50 feet.

2. In R-3 district. An additional one-foot vertical height may be added for each three feet measured horizontally from any/all abutting residential lot lines.

3. In the B-4 district, an additional one foot vertically may be added for every two feet horizontally from any/all abutting residentially zoned property.

3.7 RESERVED

(Repealed by Ord. No. 1724, § 3, 4-2-2018)

3.8 RESERVED

(Repealed by Ord. No. 1731, § 8, 9-10-2018)

3.9 B-1, B-2, B-3, AND B-4 DISTRICT REQUIREMENTS

1. Exceptions to setback requirements.
   A. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as the adjoining residential use.
   B. On corner or reverse corner lots there shall be a minimum side setback equal to the front setback.
   C. There shall be a minimum rear setback of 20 feet the full length of the lot, where adjacent to a residentially zoned district.

2. No metal facade buildings are allowed in the B-1 and B-2 districts.

3. Flat roofed buildings can be built in the B-3 and B-4 districts. A roof facade design that provides for a change in elevation is encouraged.

4. B-1 District Requirements.
   A. Employees. Businesses shall be limited to five (5) full-time equivalent employees.
   B. Hours of Operation. In the B-1 district, businesses shall be limited to operational hours between 7:00 a.m. and 9:00 p.m.

5. Detached single family dwellings in the B-1 and B-2 district shall follow the development standards of the R-1 district, Section 3.1.5.E

6. Multiple family dwellings in the B-3 and B-4 district shall be complexes composed of a minimum of ten units with a minimum of three units per building.

(Amended by Ord. No. 1645, § 1 - Pt. 25, 3-3-2014)
3.10 D-1, D-1B, AND D-2 INDUSTRIAL DISTRICT REQUIREMENTS

1. No building or structure, or portion thereof, shall be erected, converted or moved onto any lot for dwelling purposes, except living quarters used by watchmen or custodians of industrially used property by special permit from the Zoning Administrator. Such living quarters may also be occupied by the immediate family of the watchman or custodian, and may be in the form of a manufactured home.

2. Any use of a building which is permitted in a D-2 industrial district and which exists in a D-1 or D-1-B industrial district on the effective date of this chapter, may be expanded by not more than 25 percent in square feet floor area or cubical content if a special permit is granted from the board of adjustment.

3.11 M-1 & M-2 DISTRICTS

1. The minimum area to be zoned in an M-1 district shall be five acres and three acres for an M-2 district. Where an adjacent area is already zoned M-1 or M-2, the area of the adjacent development may be used to help satisfy the minimum area requirement, provided that the combined M-1 and M-2 area will not be less than five acres.

2. No mobile home shall be permitted less than 100 feet from an RE, R-25, R-10 or R-1 residential district or less than 50 feet from an R-2 residential district.

3. Fencing. A solid, opaque (non-metal) fence, with a minimum height of eight feet, or an equivalent berm, shall be constructed on lot lines common with RE, R-25, R-10, and R-1 zoned property.

4. Nonresidential uses within a mobile home subdivision shall comply with regulations as prescribed in Section 5.4.

5. The mobile home wheels shall be removed, and the mobile home shall be set on a permanent foundation. The base of the mobile home shall be skirted with an attractive screening device.

6. Not more than one mobile home unit shall be permitted on each minimum lot area. However, when two or more mobile homes are permanently joined together to form one combined structure and used for single-family occupancy, the combined structure shall be considered as a single mobile home unit, provided that all other provisions of this section are met.

7. Additional restrictions may be imposed by the Planning and Zoning Commission as a recommended condition for granting the zoning application by the Board of Aldermen.

8. Streets and/or roads shall be paved with a hard surface. Street pavement, shape and drainage features shall meet the specifications of the city.

9. Subdivision approval for M-1 district. Subdivision plans shall be submitted for approval pursuant to the requirements of chapter 24 of this Code.

10. Site plan review for M-2 district. A site plan shall be submitted to the Planning and Zoning Commission along with the zoning application for recommendation to the Board of Aldermen. The plan shall be drawn to scale, and shall accurately show the location and dimension of each street, lot line and park boundary line; access from a public street or road; off-street parking spaces; and any other information necessary to determine service requirements.

11. Open space in the M-2 district. At least ten percent of the total mobile home park area shall be provided for open space, exclusive of streets and parking areas, and shall be collectively distributed so as to provide serviceable recreational areas to the mobile home park occupants.

12. Failure to Comply.

A. Failure to comply with the provisions of this chapter shall be reason for termination of city utility services.

B. This section shall not be construed as prohibiting the imposition of penalties for a violation of any of the provisions of this Section 3.11.

3.12 ESSENTIAL SERVICES.

Essential services, as defined in Section 2.2 shall be permitted in all districts.

3.13 SINGLE FAMILY RESIDENTIAL DISTRICT LOT SPLITS

For lot splits in the single family residential districts, the minimum resulting lot width of divided parcels shall be equal to the average lot width for parcels on the same side of the street, within the same block, or within 300 ft, whichever is greater.
3.14 RESIDENTIAL CLUSTER

1. Intent
   A. To encourage design innovation in rural or large lot residential developments by allowing residential cluster developments in the Rural Estates, R-25, and R-10 Districts.
   B. The residential cluster allows smaller lot sizes in exchange for meaningful common open space. This allows more efficient layout of lots, streets and utilities, and preserves the rural character of the area through the preservation of open space, agricultural, and recreation areas, and the protection of unique site features and scenic vistas. The gross density shall be the same as the maximum number of lots permitted under conventional development.

2. Development Patterns. The Rural Estates District allows for two development patterns.
   A. Conventional Option. Under the conventional option, no designated common open space is required and the minimum residential lot size is as provided in Section 3.
   B. Residential Cluster Option. Under the residential cluster option, the applicant is required to designate a percentage of the residential cluster project as common open space. In exchange the applicant is permitted additional density, and smaller lot sizes as described below.

3. Open Space Requirements
   A. Amount of Open Space. The amount of required open space for residential clusters is sixty percent (60%) of the gross residential cluster project area.
   B. Open Space Allocation. In allocating land for required open space, the following hierarchy of primary and secondary open space shall be used.
   C. Primary Open Space. The following are considered primary open space areas and shall be the first areas reserved as required open space.
      i. The 100-year floodplain;
      ii. Stream buffer areas;
      iii. Slopes above 25 percent of at least 5,000 square feet contiguous area;
      iv. Jurisdictional wetlands under federal law that meet the definition applied by the Army Corps of Engineers;
      v. Habitat for federally-listed endangered or threatened species;
      vi. Historic, archaeological and cultural sites, cemeteries and burial grounds;
      vii. Agricultural lands of at least 20 contiguous acres containing at least 25 percent prime farmland soils or other soils of statewide importance; and
      viii. Significant natural features and scenic viewsheds such as ridge lines, hedge rows, field borders, meadows, fields, river and bayou views, natural woodlands that can be seen from public roadways and screen the view of the residential cluster.
   D. Secondary Open Space. The following are considered secondary open space areas and shall be included as required open space once the primary open space areas are exhausted.
      i. Individual existing healthy trees greater than 12 inches DBH;
      ii. Areas that connect the site to neighboring open space, trails or greenways; and
      iii. Soils with severe limitations for development due to drainage problems.

4. Configuration of Open Space
   A. The minimum width for any required open space is 50 feet. Exceptions may be granted for items such as trail easements, mid-block crossings, and linear parks, when their purpose meets the intent of this section.
   B. At least 60 percent of the required open space must be in a contiguous lot or site or series of lots and sites. For the purposes of this section, contiguous includes any open space bisected by a collector or local street, provided that:
      i. A pedestrian crosswalk provides access to the open space on both sides of the street; and
      ii. The right-of-way area is not included in the calculation of minimum open space required.
C. Where feasible, the open space should adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.

D. The required open space must be directly accessible to the largest practicable number of lots within the development. Non-adjoining lots must be provided with safe, convenient access to the open space such as mid-block connections in logical locations.

E. No lot within the development can be further than a ¼-mile radius from an open space area. This radius is measured in a straight line, without regard for street, sidewalk or trail connections to the open space.

F. Access to the open space must be provided either by an abutting street or easement. Such easement shall not be less than 20 feet wide.

5. Allowed Uses of Open Space. Open space may be used for the following purposes:

A. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts;

B. Conservation areas for natural, archeological or historical resources;

C. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;

D. Pedestrian or multipurpose trails;

E. Passive recreation areas;

F. Active recreation areas, provided that impervious area is limited to no more than 25 percent of the total open space;

G. Golf courses (excluding clubhouse areas and maintenance facilities), provided that impervious area is limited to no more than 10 percent of the total open space;

H. Above-ground utility rights-of-way;

I. Water bodies, such as lakes and ponds, and floodways;

J. Landscaped stormwater management facilities;

K. Easements for drainage, access and underground utility lines; and

L. Other conservation-oriented uses compatible with the purposes of this zoning code.

6. Prohibited Uses of Open Space. Required open space cannot be used for the following:

A. Individual wastewater disposal systems (drain fields for community systems may be permitted);

B. Streets (except for street crossings as expressly provided above) and impervious parking areas;

C. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.

6. Ownership and Management of Open Space.

A. Ownership. Required open space may be accepted and owned by one of the following entities:

i. City of Ruston. The responsibility for maintaining the open space, and any facilities may be borne by the City of Ruston, subject to acceptance by the Board of Aldermen.

ii. Land Conservancy or Land Trust. The responsibility for maintaining the open space and any facilities may be borne by a land conservancy or land trust.

iii. Property Owners' Association. A property owners' association representing residents of the subdivision may own the open space. Membership in the association shall be mandatory and automatic for all property owners of the subdivision and their successors. The property owners' association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space, and any facilities shall be borne by the property owners' association.

iv. Private Landowner. A private landowner may retain ownership of open space. The responsibility for maintaining the open space, and any facilities shall be borne by the private landowner.

B. Management Plan. Applicants must submit a plan for the management of open space and other common facilities that:
i. Allocates responsibility and provides guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;

ii. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided;

iii. Provides that any changes to the plan be approved by the Zoning Administrator; and

iv. Provides for enforcement of the plan.

7. Maintenance of Open Space

A. Passive open space maintenance shall include removal of litter and debris. Natural water courses are to be maintained as free-flowing. Stream channels must be maintained so as not to alter floodplain levels.

B. Active open space areas must be accessible to all residents of the development. Maintenance is limited to ensuring that there exist no hazards, nuisances or unhealthy conditions.

C. Formal open space maintenance is limited to include weeding and mowing of any landscaped areas and the removal of litter and debris.

8. Failure to Maintain Open Space

A. In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance.

B. The costs of such maintenance may be charged to the owner of the property; or in the event that the owner is a property owners' association, to the individual property owners that make up the property owner's association. Costs for maintenance may include administrative costs and penalties. Such costs may become a lien on all development properties.

9. Permanent Protection. Open space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument must be one of the following:

   A. A permanent conservation easement in favor of either:

      i. A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization must be bona fide and in perpetual existence and the conveyance instruments must contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its functions; or

      ii. A governmental entity with an interest in pursuing goals compatible with the purposes of this zoning code. If the entity accepting the easement is not the City of Ruston then a right of enforcement favoring the City must be included in the easement.

   B. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.

   C. An equivalent legal tool that provides permanent protection in favor of a governmental entity.

   D. The instrument for permanent protection must include clear restrictions on the use of the open space. These restrictions must include all restrictions contained in this section, as well as any further restrictions the applicant chooses to place on the use of the open space.

10. Residential Cluster Approval. Residential cluster projects are required to go through the conditional approval process.

   A. Residential Cluster Standards. On parcels meeting the criteria in this ordinance, the minimum yard setbacks, heights and minimum lot sizes per unit as required by Section 3.1.2 may be modified and the attaching of dwelling units may be accomplished subject to the following:

      i. The attaching of one-family dwelling units, one to another, may be permitted when such homes are attached by means of one of the following:
a. Through a common party wall forming interior room space which does not have over fifty (50) percent of its length in common with an abutting dwelling wall, including garage. This may be increased to seventy-five (75) percent if, in the opinion of the approving body, greater open space or preservation of natural assets would result.

b. By means of an architectural wall detail which does not form interior room space;

c. Through common garage party walls if, in the opinion of the Planning & Zoning Commission, greater preservation of natural assets would result.

ii. The maximum number of units attached in one cluster shall not exceed four (4).

B. Yard requirements shall be provided as follows:

i. Spacing between groups of attached buildings or between groups of four (4) unattached buildings shall be equal to at least thirty (30) feet, measured between the nearest points of adjacent buildings. The minimum distance between detached units within groups of four (4) shall be fifteen (15) feet, unless there is a corner to corner relationship in which case the minimum may be reduced to ten (10) feet.

ii. Building setbacks from internal residential streets shall be such that one car length space will be available between the garage or required off-street parking spaces and the street pavement without blocking sidewalks. In determining the setbacks from minor residential streets, the Planning & Zoning Commission may use the following guidelines:

a. Garages or required off-street parking spaces shall not be located less than twenty (20) feet from the right-of-way of a public street.

b. Where streets are private or the approving body does not require the twenty-foot setback from a public right-of-way, garages or required off-street parking spaces shall not be located less than twenty (20) feet from the pavement edge of the street or the shoulder of a street.

c. That side of a cluster adjacent to a major or secondary thoroughfare shall not be nearer to such street than twenty-five (25) feet.

d. Any side of a cluster adjacent to a private road shall not be nearer to such road than ten (10) feet.

e. Buildings shall not be fewer than thirty-five (35) feet from any external property line (adjacent to property not part of the development).

C. Transition. In order to provide an orderly transition of density, where the parcel proposed for use as a cluster development abuts a one-family residential district, the Planning & Zoning Commission shall determine that the abutting one-family district is effectively buffered by means of one of the following within the cluster development:

i. Single-family lots subject to the dimensions and side and rear setback requirements of the underlying zoning district;

ii. Open or recreation space at least one hundred (100) feet wide along the common property line;

iii. Changes in topography that provide an effective buffer;

iv. Existing trees and other vegetation that provide an effective buffer;

v. A major or secondary thoroughfare; or

vi. Some other similar means of providing a transition that is equivalent to the above.
3.15 RESIDENTIAL OPEN SPACE OPTION

1. Intent. To encourage the long-term preservation of open space and natural features and the provision of recreation and open space areas.

2. Eligible properties shall be zoned AG, RE, or R-25.

3. Open Space Requirements
   A. A minimum of twenty (20%) percent of the gross site area, exclusive of right-of-way, shall be preserved as permanent open space in an undeveloped state or for recreation purposes.
   B. Qualifying permanent open space may be "Natural Feature Areas" that include important natural, environmental, agricultural, and/or contextual features, such as:
      i. steep slopes;
      ii. wetlands;
      iii. wetland setback areas;
      iv. floodplains;
      v. natural watercourses;
      vi. woodlands;
      vii. scenic views;
      viii. agricultural or equestrian components; and
      ix. recreational pathways and facilities, or other permanent open space that will improve the quality of the development including:
         a. "Recreation Areas" set aside for active recreation. Recreation Areas are defined as an area established for recreation purposes that is landscaped and permanently protected to prohibit the development of buildings, driveways, parking spaces or roads. Sidewalks, trails, landscape features, recreation fields or courts and associated structures but not golf courses are permitted in the area. Each area permitted to qualify as Recreation Area must be at least one-half acre in area and the length of the Recreation Area can not exceed three times the width unless the area is a connecting greenway;
         b. Historical structures; and
         c. Buffers from major thoroughfares and more intensive land uses that are at least 50 feet in width and in addition to required setbacks and landscape areas.
   C. Open space areas shall be accessible to all lots in the development, either directly from the internal road network, or if approved in the discretion of the approving body, directly from another manner of access providing perpetually existing and maintained pedestrian accessibility to all lots.
   D. Qualifying permanent open space shall be connected with adjacent open space, public land, and existing or planned pedestrian/bicycle paths, where feasible, as determined by the approving body.
   E. Approval of an open space option development does not constitute a change in the zoning of the property, and, except as specifically provided in this section, all other regulations applicable within the zoning district of the property and development shall apply.

   A. Land meeting the above eligibility requirements may be developed with the same number of dwelling units on a portion of the site, but not more than 80% of the site, that, as determined by the approving body, than could otherwise be developed under existing ordinances, laws, and rules on the entire land area.
   B. Density shall be calculated as follows: A conceptual parallel plan shall be submitted to the approving body in order to establish the maximum permitted density. A parallel plan shall identify how a parcel could be developed, including all roads and other infrastructure improvements, under the conventional development standards of the City. All unbuildable areas and areas with limitations to development must be accurately identified on the parallel plan including but not limited to wetlands, watercourses, drains, floodplains, steep slopes, and similar features. The approving body shall make the determination that a parallel plan is acceptable once it meets all applicable City ordinance requirements and, based on the plan, determine the
maximum number of dwelling units that would be permitted under this Open Space Preservation Option. A separate review fee for the parallel plan shall be submitted with the application. The density shall not exceed the density that would be permitted by the parallel plan developed according to the zoning of the subject property.

5. Minimum Reductions. The minimum lot area may be reduced by a percentage equal to the percentage of qualifying open space on the site permanently preserved, but in no case shall a lot be less than 60 percent of the minimum lot size in the district. For example, if a total of 20 percent of the total area is preserved as open space, the minimum lot area in the AG district may be reduced from 5 to 4 acres. Lot width may also be reduced by the same corresponding percentage, but in no case less than 60 percent of the minimum lot width in the district or 100 feet, whichever is greater. Unless a greater setback is specified herein, front, side, and rear setbacks may be reduced to the next highest density district, e.g., AG may use RE setbacks, RE may use R-25 setbacks, and R-25 may use R-10 setbacks.

6. Accessibility. Open space areas shall be accessible to all lots in the development, either directly from the internal road network, or if approved in the discretion of the approving body, directly from another manner of access providing perpetually existing and maintained pedestrian accessibility to all lots.

7. Prohibited Uses of Open Space. Required open space cannot be used for the following:
   A. Individual wastewater disposal systems (drain fields for community systems may be permitted);
   B. Streets (except for street crossings as expressly provided above) and impervious parking areas;
   C. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.

8. Ownership and Management of Open Space.
   A. Ownership. Required open space may be accepted and owned by one of the following entities:
   i. City of Ruston. The responsibility for maintaining the open space, and any facilities may be borne by the City of Ruston, subject to acceptance by the Board of Aldermen.
   ii. Land Conservancy or Land Trust. The responsibility for maintaining the open space and any facilities may be borne by a land conservancy or land trust.
   iii. Property Owners' Association. A property owners' association representing residents of the subdivision may own the open space. Membership in the association shall be mandatory and automatic for all property owners of the subdivision and their successors. The property owners' association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space, and any facilities shall be borne by the property owners' association.
   iv. Private Landowner. A private landowner may retain ownership of open space. The responsibility for maintaining the open space, and any facilities shall be borne by the private landowner.

B. Management Plan. Applicants must submit a plan for the management of open space and other common facilities that:
   i. Allocates responsibility and provides guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
   ii. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided;
   iii. Provides that any changes to the plan be approved by the Zoning Administrator; and
   iv. Provides for enforcement of the plan.
7. Maintenance of Open Space
   A. Passive open space maintenance shall include removal of litter and debris. Natural water courses are to be maintained as free-flowing. Stream channels must be maintained so as not to alter floodplain levels.
   B. Active open space areas must be accessible to all residents of the development. Maintenance is limited to ensuring that there exist no hazards, nuisances or unhealthy conditions.
   C. Formal open space maintenance is limited to include weeding and mowing of any landscaped areas and the removal of litter and debris.
   
8. Failure to Maintain Open Space
   A. In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance.
   B. The costs of such maintenance may be charged to the owner of the property; or in the event that the owner is a property owners’ association, to the individual property owners that make up the property owner’s association. Costs for maintenance may include administrative costs and penalties. Such costs may become a lien on all development properties.

9. Permanent Protection. Open space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument must be one of the following:
   A. A permanent conservation easement in favor of either:
      i. A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization must be bona fide and in perpetual existence and the conveyance instruments must contain an appropriate provision for re-transfer in the event the organization becomes unable to carry out its functions; or
      ii. A governmental entity with an interest in pursuing goals compatible with the purposes of this zoning code. If the entity accepting the easement is not the City of Ruston then a right of enforcement favoring the City must be included in the easement.
   B. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.
   C. An equivalent legal tool that provides permanent protection, if approved by the City of Ruston.
   D. The instrument for permanent protection must include clear restrictions on the use of the open space. These restrictions must include all restrictions contained in this section, as well as any further restrictions the applicant chooses to place on the use of the open space.

10. Open Space Option Approval. Residential Open Space projects are required to go through the conditional approval process.
   i. Garages or required off-street parking spaces shall not be located less than twenty (20) feet from the right-of-way of a public street.
   ii. That side of an reduced open space lot adjacent to a major or secondary thoroughfare shall not be nearer to such street than twenty-five (25) feet.
   iii. Buildings shall not be fewer than thirty-five (35) feet from any external property line (adjacent to property not part of the development).

C. Transition. In order to provide an orderly transition of density, where the parcel proposed for use as a cluster development abuts a one-family residential district, the Planning and Zoning Commission shall determine that the abutting one-family district is effectively buffered by means of one of the following within the cluster development:
   i. Single-family lots subject to the dimensions and side and rear setback requirements of the underlying zoning district;
   ii. Open or recreation space at least one hundred (100) feet wide along the common property line;
   iii. Changes in topography that provide an effective buffer;
iv. Existing trees and other vegetation that provide an effective buffer;
v. A major or secondary thoroughfare; or
vi. Some other similar means of providing a transition that is equivalent to the above.

3.16 MANUFACTURED HOMES, TRAVEL TRAILERS, CAMPERS, AND SIMILAR USES
No mobile home, travel trailer, camper, or other recreational vehicle shall be placed and occupied in any area not covered by an M-1 or M-2, zoning classification as of the effective date of this chapter, except in areas already approved for such use by the Board of Adjustment prior to such date, or mobile homes which are permitted to be placed in areas for which a temporary or emergency permit for such use has been lawfully issued pursuant to the provisions of this chapter, or which otherwise possess lawful nonconforming status as provided in this section. No mobile homes, travel trailers, campers, or other recreational vehicles shall be parked in a public dedication or right-of-way, unless such area is designated for parking, in which case said vehicles shall not be parked in the designated parking area for longer than a 24-hour period. All mobile homes, travel trailers and campers located and occupied upon areas not covered by an M-1, M-2, zoning classification as of, the effective date of this chapter, shall be considered to be located in nonconforming use areas and are subject to the provisions of Section 7.5.

3.17 HIGH DENSITY RESIDENTIAL DESIGN GUIDELINES
In all Zoning Districts, residential development at a density higher than 5 dwelling units/acre shall generally follow the High Density Residential Design Guidelines in the Ruston 21 Comprehensive Plan, and the following standards:

1. Each building shall have a direct orientation and entryway facing a street or park.
2. Each building shall be connected to the street right-of-way with a permanent walking surface.
3. Principal facades facing the public right-of-way should be articulated by use of 2 or more of the following: balconies, awnings, porches, bay windows, dormers, or insets/projections providing relief in the plane of the principal wall surface.
4. All new buildings adjoining public streets should be designed to be compatible with the surrounding neighborhood.

(Amended by Ord. No. 1645, § 1 - Pt. 54, 3-3-2014)

3.18 NEW CONSTRUCTION AND ADDITIONS IN THE CL CORE LANDMARK DISTRICT
The Intent of the Core Landmark district is to preserve the historic structures that exist in this area, and encourage their use so these structures are not only preserved, but maintained in good repair. New construction, expansions, additions, modifications shall be compatible with the existing historic character of the surrounding area in terms of building mass, materials, architectural style, roof pitch, and window style.

3.19 SETBACKS FOR RESIDENTIAL LOTS WITH PARALLEL ROAD FRONTAGES
Residential lots with parallel road frontages may designate one such frontage as the front and another as the rear for purposes of determining setback requirements.

(Amended by Ord. No. 1656, § 1 - Pt. 11, 10-6-2014)
Article 4.0
Use Standards
# Use Standards

<table>
<thead>
<tr>
<th>Article 4.0</th>
<th>Use Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Telephone Exchanges and Static Transformer Stations</td>
</tr>
<tr>
<td>4.2</td>
<td>Single Family Dwelling Appearance Standards</td>
</tr>
<tr>
<td>4.3</td>
<td>Home Occupations</td>
</tr>
<tr>
<td>4.4</td>
<td>Garage or Yard Sales</td>
</tr>
<tr>
<td>4.5</td>
<td>Residential Uses in the AG and RE Districts</td>
</tr>
<tr>
<td>4.6</td>
<td>Accessory Uses and Structures</td>
</tr>
<tr>
<td>4.7</td>
<td>Sexually Oriented Businesses</td>
</tr>
<tr>
<td>4.8</td>
<td>Personal Wireless Service Facilities</td>
</tr>
<tr>
<td>4.9</td>
<td>Recreational Uses</td>
</tr>
<tr>
<td>4.10</td>
<td>Keeping of Animals in the AG and RE Districts</td>
</tr>
<tr>
<td>4.11</td>
<td>Alternatives and Emerging Energy Facilities</td>
</tr>
<tr>
<td>4.12</td>
<td>Community Gardens</td>
</tr>
<tr>
<td>4.13</td>
<td>Outdoor Display of Large Consumer Goods</td>
</tr>
<tr>
<td>4.14</td>
<td>Temporary Outdoor Retail Sales</td>
</tr>
<tr>
<td>4.15</td>
<td>Medical offices, Theaters, Cinemas, Performing Arts, Places of Worship, and Recreation Uses in the Core Districts</td>
</tr>
<tr>
<td>4.16</td>
<td>Restaurants</td>
</tr>
<tr>
<td>4.17</td>
<td>Transient Housing</td>
</tr>
<tr>
<td>4.18</td>
<td>Small Scale Specialty Food and Non-Alcoholic Beverage Production and Sale</td>
</tr>
<tr>
<td>4.19</td>
<td>Mobile Food Vending</td>
</tr>
</tbody>
</table>
4.0 Use Standards

4.1 TELEPHONE EXCHANGES AND STATIC TRANSFORMER STATIONS

In the R-2 & R-3 district, telephone exchanges and static transformer stations are permitted as a conditional use provided there is no public business office, nor any storage yard or building operated in connection with such exchanges and stations.

4.2 SINGLE FAMILY DWELLING APPEARANCE STANDARDS

These single family dwelling appearance standards are created to ensure the health, safety, and general welfare of the City of Ruston. They will further the equitable treatment of all housing construction types and improve the overall appearance, durability, and safety of the City's housing stock. In addition to meeting current construction standards of the State of Louisiana and all dimensional standards as listed in Article 3, the following standards shall be met:

1. Permanent Foundations. All single family dwelling units shall be firmly attached to a permanent foundation constructed on the site in accordance with the building code in effect in the City.

2. Sewer and Water. All single family dwellings shall be connected to a public sewer and water system or private facilities approved by the local health department.

3. Appearance standards. All such dwellings shall be compatible in appearance with other site-built homes in the City. To this end, the following standards apply:
   A. A roof with a minimum pitch of 4/12 shall be required with overhangs or eaves of at least six (6) inches. This requirement may be modified by the Zoning Administrator, provided that the proposed building design is compatible with the character of the surrounding neighborhood.
   B. There shall be not less than two (2) exterior doors, on different sides of the dwelling, with access to both doors by means of exterior steps or porches, where a difference in elevation requires the same.
   C. All such dwelling units shall have a minimum width on all sides of at least twenty-four (24) feet for at least 75% of the length of the dwelling unit.
   D. The type of material used in the proposed dwelling shall be compatible with existing single family homes in the surrounding area.

5. Additions. All additions shall be constructed with similar quality workmanship as the original structure, shall be permanently attached to the principal structure, and permanently supported by and anchored to an approved foundation.

6. Exceptions. The foregoing standards shall not apply to temporary dwellings as provided in this ordinance, or to a manufactured or mobile home located in a M1 or M2 district except to the extent required by State Law or Federal Law.

4.3 HOME OCCUPATIONS

1. Intent. The city recognizes the need for some citizens to use their place of residence for limited non-residential activities. However, the city believes that the need to protect the integrity of its residential districts is of primary concern. The intent and purpose of the provisions of this section are to provide certain types of occupational uses within residential districts which
   A. Are compatible with residential uses;
   B. Are incidental to the use of the premises as a residence;
   C. Are limited in extent; and
   D. Do not detract from the residential character of the neighborhood.

2. Criteria. All home occupations shall meet the following criteria:
   A. A home occupation shall be conducted within a dwelling unit or accessory building and shall be clearly incidental to the use of the structure for residential purposes. No more than 25 percent of the floor area of a dwelling unit, or no more than 500 square feet (whichever is less), may be used in connection with a home occupation or for storage purposes in connection with a home occupation.
   B. No person other than a resident of the dwelling unit shall be engaged or employed in the home occupation on the premises.
   C. Storage, other than within the dwelling unit, of goods, materials, or products connected with a home occupation shall be limited to a maximum area of 100 square feet and must be completely within an enclosed accessory building or garage.
D. There shall be no sales conducted on the premises other than sales previously made by appointment.

E. There shall be no exterior indication of the home occupation or variation from the residential character of the principal dwelling.

F. The use shall not require additional off street parking spaces for clients or customers of the home occupation.

G. The home occupation shall not create greater vehicular or pedestrian traffic than normal for the district in which it is located.

H. Deliveries and pickups from commercial suppliers shall not be made more than once each week, and the deliveries shall not restrict traffic circulation.

I. No advertising display signs shall be permitted on the site other than the allowance of one vehicle with attached signs advertising the home occupation to be in compliance with Section 5.11.

J. Advertising shall only carry the name and telephone number of the applicant. No advertising, other than business cards, shall carry the residential address of the applicant.

K. There shall be no use, storage or parking of tractor trailers, semi-trucks, trailers, or heavy equipment on a residentially zoned parcel; provided however, that a trailer that does not exceed 8 ft. in height, 8 ft. in width or 21 ft. in length, including racks and equipment, may be permitted in association with the home occupation. All otherwise permitted vehicles shall not be parked in front yards.

L. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive or other restricted materials, beyond that customarily found at single family residences, shall be used or stored on the site.

M. The use shall not produce offensive noise, obnoxious odors, vibrations, smoke, fumes, heat or dust detectable to normal sensory perception beyond the premises.

N. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver beyond the premises or cause fluctuation in line voltage beyond the premises.

O. The hours of operation for a home occupation shall be limited to 7:00 a.m. to 9:00 p.m.

3. Permit procedure. The procedure for applying for a home occupation permit is as follows:

A. Application. Application for a home occupation permit shall be made to the Zoning Administrator on a form provided by the city. A reasonable inspection of the applicant's premises shall be undertaken by the city code enforcement inspectors to determine compliance with this section. The Zoning Administrator will make a decision and notify the applicant in writing within 15 business days of the date the application is received. In cases where the Zoning Administrator considers the application not within the scope of the home occupation criteria, the application will be denied.

B. Time limit/renewal. All home occupation permits shall be valid for a period of two years. Requests for renewals shall be submitted to the Zoning Administrator in writing prior to expiration of the permit. The Zoning Administrator may refuse to approve a request for renewal based on one or more violations of the provisions of this section.

C. Appeal to the Board of Adjustment. The decision of the Zoning Administrator concerning approval or renewal shall be final unless a written appeal is filed with the Board of Adjustment within ten calendar days of the decision. An appeal may only be filed by the applicant.

D. Special exception from criteria. An application requesting special exception from strict application of any of the criteria above may be filed with the Board of Adjustment and may be approved in individual cases if the special exception is in accordance with the intent of this section.
4.4 RESIDENTIAL GARAGE OR YARD SALES
Garage and yard sales are permitted in residential districts, subject to the following:

1. Number of garage sales. No person or household shall hold more than one garage sale during a calendar quarter, nor more than four in a calendar year.

2. Hours of operation. Garage sales may only be held between the hours of 8:00 a.m. and 6:00 p.m.

3. Number of days. Garage sales may be held for no more than three consecutive days.

4. Display of sale merchandise. Personal property offered for sale may be displayed within the residence, in a garage or carport and/or in the yard of the residence. No property offered for sale shall be displayed in any public right-of-way, sidewalk, alley or street.

5. Signs. All off-premises signs shall be in compliance with the city's sign ordinance. A maximum of two on-premises signs may be placed within the property of the sale. No signs shall be placed in the public right-of-way.

6. Illegal signs, disposition. Signs found within the city which are unlawfully posted upon utility poles, regulatory signs or posts, or are placed on sidewalks, in the right-of-way, or any other area not allowed by this section, are hereby declared a nuisance to public safety, as they detract from the driving public's attention to vehicular and pedestrian traffic. Police officers, city inspectors and code enforcement officers may summarily remove signs as evidence of unlawful activity in preparation for prosecution. If no prosecutorial action is taken, the signs may be destroyed.

7. Owner presumption. In the enforcement of this section, it shall be a presumption that an address or telephone number listed on any garage sale sign shall be that of the individual(s) responsible for posting the sign. In addition, any sign directing the public by way of arrows or other directional symbols or phrases to a particular residence shall be presumed to have been erected by the owner(s) or occupant(s) of said residence.

4.5 RESIDENTIAL USES IN THE AG AND RE DISTRICTS
A second one-family residence is permitted as a conditional use, provided the lot size is 4.5 acres or larger.

4.6 ACCESSORY USES & STRUCTURES
1. Unless otherwise provided in this ordinance, an accessory use is subject to all regulations applicable to the principal structure on the site and the following:

   A. All accessory uses and structures shall:
      i. Be clearly subordinate in area, extent, and purpose to the principal use or structure; and
      ii. Not violate the bulk, density, parking, landscaping, or open space standards of this ordinance when taken together with the principal use or structure

   B. Except as may be otherwise permitted in this Ordinance, accessory uses and structures shall not be constructed or established prior to the start of construction of the principal use or structure.

   C. Accessory uses shall be located on the same parcel as the principal use or structure.

   D. For non-residential uses, each parcel may erect one accessory structure over 50 square feet in area, not including those accessory structures that may be required by this Ordinance (e.g., Dumpsters), with approval by the Zoning Administrator. Any additional accessory structures over 50 square feet in area may be permitted, subject to review and approval by the Planning & Zoning Commission.

   E. For residential accessory structures, see Section 5.4

   F. For non-residential uses, accessory structures 50 sq ft or less shall require approval by the Zoning Administrator and shall be limited to the number customary and reasonable for the land use, considering the surrounding area and community character.

   G. In all districts, accessory structures shall be setback a minimum of five (5) feet from side or rear lot lines and shall not be located in the front yard, unless approved by the Planning and Zoning Commission.
2. Outdoor display is permitted in the following districts, when accessory to a permitted use: B1, B2, B3, B4, CD, CM, CE, CH, CV, CL, D1, and D2. Such accessory uses shall meet the following conditions:

A. In the Core Downtown District, outdoor display of merchandise may occur within the adjacent public right-of-way, along the front lot line or in the front yard, up to a depth of two feet provided the display area is no greater than 40% of the frontage of the building, up to 100 sq ft. A minimum clear area of 4-feet shall be maintained from the face of curb of the adjacent street (wider where required by ADA requirements).

B. In other business and industrial districts, outdoor display may occur in the front of the business, within 20 feet of the street-facing façade, provided the display area is no greater than ten (10) percent of the width of the building side that faces the street, up to 100 sq ft. Display shall maintain a 4-foot wide clear area on the adjacent sidewalk for pedestrian access (wider where required by ADA requirements).

C. Outdoor display, including all merchandise, display units, and similar material, shall be limited to the regular operating hours of the business and shall be brought indoors each day during non business hours.

D. Except for the limited street-facing display permitted in A. and B. above, outdoor display shall not otherwise be located within any required yard in the corresponding zoning district on which it is located and shall not be located in a front yard. Outdoor display shall be located in a designated area immediately abutting the associated building(s).

E. The area used for outdoor display of materials shall not exceed ten (10%) percent of the gross floor area of the corresponding commercial building.

F. The outdoor display of merchandise shall not exceed a maximum height of eight (8) feet.

3. Outdoor storage. Outdoor storage is permitted as an accessory use to a permitted use in the B3, B4, D1, D2, and D1B districts, the following standards apply:

A. If the items contained in the outdoor storage area are for sale and accessible to the public, the area so occupied shall not exceed ten (10) percent of the gross floor area of the principal building.

B. Outdoor storage shall only be accessory to a principal nonresidential use that conducts most of its activities within a completely enclosed building or group of buildings, shall be conducted by employees of the principal use, and shall be owned by the owner of the principal use and not a consignment operation or arrangement.

C. The outdoor storage area and the surrounding premises shall be maintained in an orderly manner, free of litter and other refuse. Display of goods for sale shall not exceed twenty (20) feet in height. Outdoor storage areas for materials other than live plants shall be entirely enclosed with a solid wall or solid fence to ensure stored materials are not visible from the public right-of-way (street) or adjacent residential property. Material screening shall not exceed a maximum height of ten (10) feet. The approving body may permit the use of a hedge row or similar natural screening, which shall not be limited in height, in lieu of a wall or fence if the same year-round screening is provided.

D. Outdoor storage displays shall not obstruct required access to buildings or required parking spaces on the site, or to adjoining property. There shall be no banners, festoons, or other temporary signs unless a separate permit is obtained in accordance with the City's sign regulations.

E. Stands and other similar temporary structures may be utilized, provided they are comprised of quality materials and are maintained in good repair. Such stands shall be clearly identified on a site plan and for review by the Zoning Administrator/Building Official who, as a requirement for approval shall determine that the structures will 1) not impair the parking capacity, emergency access, or the safe and efficient movement of pedestrian and vehicular traffic on or off the site and 2) be in keeping with the general character of the surrounding area in terms of appearance and quality.
F. No outdoor sales, storage or display areas shall be located in the sight distance triangle as defined elsewhere in this Ordinance.

G. No outdoor storage shall occur in a front or street-facing side yard, except in B-3, B-4 or Industrial districts.

H. No outdoor display or sale item located outdoors in a manner may constitute a sign.

(Amended by Ord. No. 1645, § 1 - Pt. 26, 3-3-2014; Ord. No. 1724, § 65, 4-2-2018)

4.7 SEXUALLY ORIENTED BUSINESSES

1. Purpose. It is the purpose of this chapter to regulate sexually oriented businesses in order to promote the health, safety, morals, and general welfare of the citizens of the city, and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of sexually oriented businesses within the city. The provisions of this chapter have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this chapter to restrict or deny access by adults to sexually oriented materials protected by the First Amendment to the United States Constitution or the corresponding provisions of the Louisiana Constitution, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this section to condone or legitimize the distribution of obscene material.

2. Findings. Based on evidence of the adverse secondary effects of adult uses presented in reports made available to the Board of Aldermen as set forth in the ordinance from which this chapter derives, and on findings, interpretations, and narrowing constructions incorporated in the cases described in said ordinance, the Board of Aldermen has made specific findings concerning the adverse secondary effects of sexually oriented businesses and the need for additional requirements for the operation of such businesses.

3. Locational Requirements.

A. No sexually oriented business shall be operated within 1,000 feet of:
   i. A public park or public library.
   ii. A nonprofit educational museum.
   iii. A church or synagogue.
   iv. A public or private elementary or secondary school.
   v. A day care center or kindergarten.
   vi. Another sexually oriented business.
   vii. A structure that contains another sexually oriented business.
   viii. No sexually oriented business shall be operated within 1,000 feet of a residential zoning district.

B. Sexually oriented businesses shall be allowed only in the D-2 industrial district.

C. Measurement.
   i. Measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the structure where a sexually oriented business is located or conducted to the nearest property line of the premises of a church, public park, public or private elementary or secondary school, day care or kindergarten, residential district, or building site dedicated or devoted to a residential use.
   ii. Measurement between any two sexually oriented businesses shall be made in a straight line, without regard to intervening structures or objects, from the closest exterior wall of one establishment to the exterior wall of the other establishment.

   A. Any person or entity holding a certificate of occupancy for a lawful business and actually operating a sexually oriented business on the effective date of this chapter, but not in compliance with the requirements of this chapter shall be permitted to continue to operate as a nonconforming sexually oriented business at the site of the previous use; provided, however, that should such business cease to operate or be discontinued for any period of time, it shall not thereafter be reestablished without being in full compliance with all provisions of this chapter and other applicable codes and ordinances.
ordinances. The terms "cease to operate" or "discontinued for any period of time" shall mean the voluntary or intentional termination, cessation or discontinuance of the business by the owner or other party in interest or an involuntary termination of the business resulting from a violation of any applicable rule, regulation, ordinance, statute or law. The nonconforming use shall not be deemed to terminate if the cessation, termination of discontinuance of the business operations are caused by an act of God, or other catastrophic occurrence or event not caused by or under the control of the business owner or other party in interest. The holder of the certificate of occupancy or operator of the business shall be responsible for providing documentation, acceptable to the Zoning Administrator, that a nonconforming sexually oriented business has not ceased to operate or been discontinued. A nonconforming sexually oriented business shall not be enlarged, increased or altered, as provided in applicable sections of this chapter. Any change in use shall require full compliance with all provisions of this chapter and other applicable codes.

B. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the location, subsequent to approval of the sexually oriented business, of a church, public park, public or private elementary or secondary school, day care or kindergarten, residential district or residential lot within 1,000 feet of the sexually oriented business.

5. Issuance of certificate of occupancy. Prior to issuance of a certificate of occupancy, the owner or applicant shall be required to sign a written statement verifying that a sexually oriented business is being operated as defined by this chapter.

4.8 PERSONAL WIRELESS SERVICE FACILITIES

1. Policy statement. The purpose and intent of this section is to accommodate the wireless telecommunications needs of residents and businesses while protecting the public health, safety and general welfare of the community. The Board of Aldermen finds that these regulations are necessary in order to: (i) facilitate the provision of personal wireless services to the residents and businesses of the city; (ii) minimize adverse visual effects of towers through careful design and siting standards; (iii) encourage the providers of personal wireless services to use concealment technology; (iv) encourage and maximize the use of existing towers, buildings and other structures to accommodate new personal wireless service facilities in order to reduce the number of towers needed to serve the community; and (v) provide standards for the siting of personal wireless service facilities.

Accordingly, the Board of Aldermen finds that the promulgation of this section is warranted and necessary:

A. To regulate the siting of personal wireless service facilities within the city in order to promote the health, safety, and general welfare of the public;

B. To establish appropriate locations and provide site development standards for personal wireless service facilities;

C. To ensure that personal wireless service facilities are sited within the city in such a manner as to prevent the unnecessary proliferation and concentration of such facilities;

D. To manage the location of towers and antennas in the city;

E. To protect residential areas and other land uses from potential adverse visual impacts of towers and antennas through proper design, height limitations, and setbacks;

F. To minimize visual impacts of towers and antennas through careful siting, landscaping, screening, innovative camouflaging techniques, and concealment technology;

G. To accommodate the growing need for personal wireless service;

H. To avoid potential damage to adjacent properties through engineering and proper siting of antenna support structures; and
I. To promote and encourage shared use and co-location on existing towers, buildings and other structures as a desirable option rather than the construction of additional freestanding towers.

   A. Routine maintenance shall be permitted on antennas and towers. New construction by a provider at a particular site (including adding or replacing existing antennas), which significantly affects the aesthetic appearance or structural makeup of the facility, shall make the provider’s new personal wireless service facilities subject to the requirements of this section.
   B. In addition to the above, all other new personal wireless service facilities after the date of passage of the ordinance [from which this section derives], including, without limitation, antennas and towers, shall comply with this section.

3. Co-location. To minimize potential adverse visual impacts associated with towers, co-location of antennas or other facilities is generally preferred over the construction of new towers. Providers are encouraged, by the opportunity for an accelerated process, to co-locate antennas or other facilities onto existing towers or structures.

Any personal wireless service facility to be located in the Core Downtown District must be either a co-location or on an alternative tower structure.

   A. All towers and antennas must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the federal or state government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this section shall bring such towers and antennas into compliance with such revised standards and regulations in accordance with the compliance deadlines and requirements of such standards and regulations.
   B. All facilities and structures shall be constructed and maintained in compliance with all applicable local and state construction, building and safety codes.

C. Towers shall be constructed to meet the Electronic Industries Association (“EIA”) Standards, which may be amended from time to time. Further, any improvements or additions to existing towers shall require submission of site plans sealed and verified by a professional engineer licensed by the State of Louisiana which demonstrate compliance with the EIA standards and industry practices in effect at the time of said improvement or addition. Said plans shall be submitted and reviewed at the time a permit is requested. All towers shall be fitted with anti-climbing devices, as approved by the manufacturers.

D. Towers shall not be artificially lighted unless specifically required by the FAA or other governmental safety regulations. Where aviation warning marking is required by the FAA, a lighting system in conformance with federal regulations shall be installed. Any lighting system installed shall be shielded to the greatest extent possible so as to minimize any negative impact of such lighting on adjacent properties and not to create a nuisance for surrounding property owners.

E. Antennas and supporting electrical and mechanical equipment installed on existing structures other than a tower must be of a neutral color that is similar to, or closely compatible with, the color of the supporting structure, in order to minimize the visual obtrusiveness of the antennas and supporting equipment.

F. All equipment enclosures, buildings, and related structures installed at a personal wireless service facility site shall, to the extent practicable, be landscaped and screened from view and use materials, colors, textures, camouflaging and architectural treatment, designed to blend the personal wireless service facility with the surrounding natural setting and built environment. Equipment enclosures to facilitate co-location shall not exceed 12 feet in height and 360 square feet in size.
G. Each personal wireless service facility shall contain year-round landscaping and berming. This landscaping shall be planted around the outside of the security fencing in order to create an opaque screen of at least six feet high which visually blocks the area within the fence from surrounding properties and roadways. All landscaping shall be maintained. Existing mature tree growth and natural land forms on the site shall be preserved to the extent feasible; provided, however, that vegetation that causes interference with the antennas or inhibits access to the personal wireless service facility may be trimmed.

H. Each personal wireless service facility shall be maintained free of debris, both organic and inorganic. No storage of materials shall be allowed outside of equipment enclosures. The owner or operator of the site will keep animals off of the site.

I. Each ground mounted personal wireless service facility, shall be enclosed with a gated chain link fence or masonry wall, of not less than six feet in height from finished grade. Gates shall be kept locked at all times when personnel are not actually at the facility.

J. No commercial or advertising signs, banners, or similar materials shall be permitted on personal wireless service facilities or at the sites. Each personal wireless service facility shall prominently display on the access gate a small sign, no larger than two square feet in size, listing the tower owner's name, address, and emergency phone number. "No trespassing" signs and signs required by the FCC shall not be subject to the two square foot size restriction.

K. If the personal wireless service facility is not fully automated, adequate parking shall be required for maintenance workers. If the site is automated, arrangements for adequate off-street parking shall be made and documentation thereof provided to the city.

5. Tower setbacks. Towers must be located a minimum distance equal to 100 percent of the tower height from other property lines, as measured from the center of the base of the tower to its nearest property line. For leased properties, the distance shall be measured from the center of the base of the tower to the boundary of the parent tract.

6. Proximity to existing towers. The following proximity requirements shall apply to all new towers:

A. A monopole tower less than 120 feet in height shall not be constructed within 1,000 feet of an existing tower, as measured from the center of the base of the proposed tower to the center of the base of the existing tower.

B. A monopole tower that is 120 feet or greater in height shall not be constructed within 1,500 feet of an existing tower, as measured from the center of the base of the proposed tower to the center of the base of the existing tower.

C. A guyed or lattice tower shall not be constructed within 2,500 feet of an existing guyed or lattice tower, as measured from the center of the base of the proposed tower to the center of the base of the existing tower.

D. A guyed or lattice tower shall not be constructed within 1,500 feet of an existing monopole tower that is 120 feet or greater in height, as measured from the center of the base of the proposed tower to the center of the base of the existing tower.

E. A guyed or lattice tower shall not be constructed within 1,000 feet of an existing monopole tower less than 120 feet in height, as measured from the center of the base of the proposed tower to the center of the base of the existing tower.

7. Other standards for personal wireless service facilities.

A. Personal wireless service facilities, such as antennas and related equipment, placed on or attached to the roof or side of a building, or to another structure such as a water tower, shall comply with the following:

i. The antennas and related equipment shall be located and designed to minimize visual impacts.

ii. Antennas and related equipment on the side of the building shall be flush mounted or have a maximum of three feet of clearance from the side of a building, and closely match the enclosure or building.
iii. Antennas and related equipment on a rooftop shall be flush mounted or have a maximum of 20 feet of clearance from expanded rooftop mechanical enclosures, with the enclosures and antennas and related equipment designed to be consistent with the architectural treatment and color of the building.

iv. Antennas and related equipment shall be enclosed with screening that is consistent with the architectural treatment and color of the building.

v. Antennas and related equipment shall be appropriately camouflaged or painted or otherwise treated to minimize their visibility using concealment technology.

B. The owner and operator of any personal wireless service facilities shall assure that the antenna and related equipment complies at all times with the then current applicable EIA and FCC standards, or other federal standards, whichever standard is more stringent.

C. Any equipment building or cabinet located on the roof of a building and all other related structures shall not occupy more than 25 percent of the roof area and shall be appropriately screened from view.

8. Use permits.

A. Any personal wireless service facility shall require a use permit from the city. A request for co-location on an existing tower or structure shall be authorized by the Zoning Administrator as a principal permitted use. A request for a new Tower may be authorized by the Board of Aldermen upon recommendation from the Planning and Zoning Commission.

B. An applicant for a use permit for: (i) personal wireless service facilities directly related to the operation of the Ruston Regional Airport and located at the Ruston Regional Airport, or (ii) personal wireless service facilities owned by or leased for the operations of the city, parish, state or federal government or public schools, when located on governmental or school properties and used primarily for the operation of those governmental entities or schools, or (iii) personal wireless service facilities located on any city property or public right-of-way (provided the applicant has furnished all information reasonably requested by the city and an agreement authorizing such personal wireless service facilities has been approved by the city and provided that the facility must not in any way impair the public health, safety or welfare in the reasonable judgment of the city), shall provide the following:

i. A completed application form.

ii. A site plan drawn to scale showing the property lines of the parent tract and the distance of the proposed facilities from those property lines.

iii. Elevation drawings depicting the typical design of the proposed structures, including equipment height, type and dimensions, including guy wires and anchors.

iv. A list of the names and mailing addresses from the Lincoln Parish Assessor's Office of all property owners located within a 300-foot radius of the property lines as measured from the parent tract. The city will make a reasonable effort to notify all of the property owners on said list regarding the meeting of the Planning and Zoning Commission referred to in subsection (11) (D) [herein] prior to said meeting by regular mail. Actual notice is not required.

v. If a tower, a certification from a licensed professional engineer in Louisiana stating that the proposed facility is designed to withstand winds in accordance with EIA and other applicable standards and the tower will accommodate the number of and weight of the antennas that can be co-located thereon.

vi. Documentation reflecting that no existing towers or structures are located anywhere within the applicant's search ring which will meet the applicant's engineering, technical and structural requirements.

vii. Other documentation reasonably required by the city which relates to the request for a use permit.
C. An applicant for a use permit for all other personal wireless service facilities shall provide the following:

i. A completed application form.

ii. A filing fee of $500.00 unless the amount is modified by the Board of Aldermen.

iii. Site plans

a. A site plan drawn to scale by a state licensed land surveyor or civil engineer showing:
   (1) Property lines of the parent tract and the distance of the proposed facilities from those property lines;
   (2) Existing structures on the parent tract;
   (3) Adjacent roadway rights-of-way;
   (4) Tower facilities and equipment enclosure locations specific to the permit request;
   (5) Tower facilities and equipment height, type and dimensions, including guy wires and anchors;
   (6) Proposed parking area, access easements and fencing.

   a. Elevation drawings depicting the typical design of proposed structures;
   b. Landscape plan showing the locations of existing and proposed landscaping and a chart with the following information: plant symbol, botanical name, common name, quantity and size;
   c. Other documentation reasonably required by the city which relates to the request for a use permit.

   iv. Legal description of the parent tract.

v. A list of the names and mailing addresses from the Lincoln Parish Assessor's Office of all property owners located within a 300-foot radius of the property lines as measured from the entire tract. The city will make a reasonable effort to notify all of the property owners listed regarding the meeting of the Planning and Zoning Commission referred to above prior to said meeting by regular mail. Actual notice is not required. In the case of a leased site, the radius shall be measured from the property lines of the parent tract.

vi. Identification of owners of all facilities, antennas and other equipment to be located at the site. Emergency contact names, numbers and email addresses shall be provided to the City at the time of Application and shall be kept up-to-date by the owner/operator.

vii. Copy of the proposed FAA application, if required, and any FAA notices requiring lighting or marking of the tower, if applicable.

viii. If a tower, a certification from a licensed professional engineer in Louisiana stating that the proposed facility is designed to withstand winds in accordance with EIA and other applicable standards and the tower will accommodate the number of and weight of the antennas that can be co-located thereon.

ix. Signed statement by the tower owner stating that the tower will be available for co-location, at a reasonable market rate, by other users. If the fees, costs, or contractual provisions required by the owner in order to co-locate on an existing tower or structure or to adapt an existing tower or structure for co-location exceed 110 percent of market value for similar co-locations in the area, as established by a qualified expert in the area, then the costs exceeding new tower construction are presumed to be unreasonable.

x. Documentation reflecting that no existing towers or structures are located anywhere within the applicant's search ring which will meet the applicant's engineering, technical and structural requirements.
xi. Copy of any environmental assessment prepared for the FCC for the proposed site.

xii. Photo simulations of the proposed facility from adjacent properties and public rights-of-way a distance of 100 feet therefrom.

xiii. A current map and aerial view showing the location of the proposed facility, and the applicant should demonstrate how the proposed site fits into its overall network within the city. The applicant shall also demonstrate that the height specified is the minimum height necessary for the facilities, as applicable, or if the height specified is greater than the minimum height in order to accommodate co-location.

xiv. If the site is contiguous to residentially zoned property, then an engineering study shall be provided by the applicant showing why alternative locations outside of and not adjacent to residential areas are not acceptable.

xv. The applicant will submit a letter of credit, performance bond, or other security acceptable to the city to cover the costs of removal of the personal wireless service facilities.

xvi. Other documentation reasonably required by the city which relates to the request for a use permit.

D. The Zoning Administrator shall consider the application for the use permit for co-location or replacement of transmission equipment. In these instances, Conditional use approval is not required.

E. For new towers or structures or instances where the Zoning Administrator finds that proposed co-location or replacement of equipment to substantially change the physical dimensions of a tower or base equipment, the Planning and Zoning Commission shall consider the application for the use permit at a public hearing at a regular or special scheduled meeting. Notice of the public hearing shall be advertised in a local paper of general circulation three times with the first publication notice running at least ten days prior to the public hearing date. The Planning and Zoning Commission shall make a recommendation to the Board of Aldermen, which recommendation shall be in the form of an approval, an approval subject to conditions, or a denial. The application shall then be presented to the Board of Aldermen for consideration during a regularly scheduled meeting. Following the decision by the Board of Aldermen, the Zoning Administrator shall provide written notice to the applicant within 30 days setting forth the decision of the Board of Aldermen. In granting a use permit, the Board of Aldermen may impose conditions as deemed necessary to minimize any adverse effects of the proposed facility on adjoining properties.

9. Third party review. In certain instances when the technical data provided by an applicant is such that the city could benefit in its interpretation and understanding by the retention of a third party expert, then there may be a need for expert review by a third party of the technical data submitted by the personal wireless services provider along with the development of such other data as may be necessary to evaluate the application. The city may require such technical review to be paid for by the applicant for the personal wireless service facilities. The selection of the third party expert shall be by mutual agreement between the applicant and the city, such agreement not to be unreasonably withheld by either party. The third party expert shall have recognized training and qualifications in the field of radio frequency engineering. The expert review is intended to be a site-specific review of the personal wireless service facilities and other matters as described herein. In particular, but without limitation, the expert may provide a recommendation on the height of the proposed facilities. Such a review should address matters including, but not limited to, the accuracy and completeness of the provider's technical data, whether the analysis techniques and methodologies are legitimate, the validity of the conclusions and any specific technical issues raised by the Board of Aldermen, Planning and Zoning Commission or city staff.


A. If the applicant is unable to meet any of the requirements of this section, then the applicant may request a variance from the Board of Aldermen. A request for a variance from the requirements of this section may be authorized by the Board of Aldermen after receiving a recommendation from the Planning and Zoning Commission.
B. After providing all of the items required by this ordinance, an applicant for a variance shall also provide the following to the Planning and Zoning Commission:
   i. A completed variance request form.
   ii. A supplemental filing fee of $250.00.
   iii. Other documentation reasonably required by the city which relates to the request for a variance.

C. The Planning and Zoning Commission shall consider the request for a variance at a public hearing at a regular or special scheduled meeting. Notice of the public hearing shall be advertised in a local paper of general circulation three times with the first publication notice running at least ten days prior to the public hearing date. The Planning and Zoning Commission shall make a recommendation to the Board of Aldermen, which recommendation shall be in the form of an approval, an approval subject to conditions, or a denial. The request for a variance shall then be presented to the Board of Aldermen for consideration during a regularly scheduled meeting. Following the decision by the Board of Aldermen the Planning and Zoning Administrator shall provide written notice to the applicant within 30 days setting forth the decision of the Board of Aldermen.

D. The Planning and Zoning Commission may recommend a variance and the Board of Aldermen may grant a variance upon a showing that:
   i. Compliance with the requirements of this section would impose an undue, demonstrative hardship on the applicant or provider, as applicable, as distinguished from a mere inconvenience; and
   ii. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the applicant or provider, as applicable, or other interested party(ies); and
   iii. The granting of the variance will not be detrimental to the public safety or welfare in the area in which the property is located.

E. The Planning and Zoning Commission may consider the variance request and a request for a use permit during the same meeting. At such meeting, the variance request will be considered first.

F. The Board of Aldermen may consider the variance request and a request for a use permit during the same meeting. At such meeting, the variance request will be considered first.

11. Approvals. All approvals of personal wireless service facilities shall be limited to the specific request, as stated in the application. Any approval granted under this section will expire within one (1) year from the approval date, unless a permit has been issued and construction of the facility has begun.

12. Denial. Any decision by the city to deny an applicant’s request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

13. Judicial procedures. Any person adversely affected by any final action or failure to act by the city on any matter governed by this section (with the exception of matters pertaining to the environmental effects of radio frequency emissions) may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction.

14. Discontinuing use. Any personal wireless service facilities that are not operated for a continuous period of 180 days in a 12-month period shall be considered abandoned and the owner thereof shall so notify the city. The owner of such personal wireless service facilities shall remove the same within 60 days of receipt of notice of abandonment from the Zoning Administrator and the site shall be restored and revegetated to blend in with the surrounding environment. If such personal wireless service facilities are not removed and the site is not restored and revegetated within said time period, the Zoning Administrator may have such personal wireless service facilities removed and the site restored at the owner’s expense. If there are two or more users of a single tower or alternative tower structure, then this provision shall not become effective until all users cease using the tower or alternative tower structure.
15. Violation. In the event of any violation of any terms of this section, the Zoning Administrator shall notify the owner or lessee of the personal wireless service facility in writing by certified mail. If after 30 days from the receipt of the notification letter, the owner or lessee has not come into compliance with this section, the Zoning Administrator shall submit to the Board of Aldermen proper evidence of the violation. Upon finding a violation, the Board of Aldermen may revoke the applicable permit, invoke other remedies that may be contained herein or elsewhere in this Code, and pursue any other remedy that is available at law (for example, damages) or in equity (for example, injunctive relief or specific performance).

(Amended by Ord. No. 1686, § 11, 6-11-2016; Ord. No. 1724, § 65, 4-2-2018)

4.9 INDOOR RECREATIONAL USES

No entrance to a poolroom, skating rink, dancehall or amusement park shall be established less than 300 feet from the premises of an existing nursery school, elementary school, junior high school or high school.

4.10 KEEPING OF ANIMALS IN THE AGRICULTURE AND RESIDENTIAL ESTATES DISTRICTS

The purpose of this chapter is to enhance and preserve the compatibility between neighboring properties by regulating the scope and intensity of accessory uses or activities.

1. Waste management. All manure shall be screened from view and stored at least seventy (70) feet from any property line and 100 feet of any residence. Manure shall be removed from the premises or spread and cultivated at on a regular basis so as to control odor and flies. All stockpiling of manure or compost shall be in compliance with the standards of the Louisiana Department of Environmental Quality.

2. All animals, including livestock, shall be kept in accordance with Generally Accepted Agricultural Management Practices.

3. Small animals raised for profit or food. The raising, keeping, breeding or fee boarding of small animals, including fowl, birds, rabbits, and bees, are subject to Animal Control Regulations, and the following requirements:

A. No more than one small animal per 800 sq feet of lot area shall be permitted, up to a maximum of twelve (12) such animals permitted per acre in the RE district. There is no limit on the number of animals in the Agriculture District.

B. All animals shall be confined within a covered, predator-proof coop, cage, building, pen, aviary or similar structure that is thoroughly ventilated, allows for sufficient movement of animals, and is maintained in good repair. The height of such structures shall not exceed ten (10) feet and shall be setback at least five (5) feet from any property line. Such structures are not permitted in any front yard.

C. Chickens and other birds shall have access to an outdoor enclosure that is at least ten sq ft in area per bird, and is adequately fenced or otherwise bounded to contain the birds on the property and to protect them against predators.

D. No roosters, geese, or turkeys may be kept in any residential district.

3. Beekeeping is limited as follows:

A. All colonies shall be registered with the State of Louisiana Department of Agriculture and Forestry.

B. Beehives are limited to one colony per 2,400 sq ft parcel, but no more than 2 colonies per quarter-acre; hives must meet spacing distances as required by the Department of Agriculture and Forestry. Colonies shall be maintained in movable-frame hives at all times; Adequate space shall be provided in each hive to prevent overcrowding and swarming.

C. Hives shall be located in a side or rear yard only, and be setback at least five feet from any lot line, and ten feet from a dwelling. When beehives are closer than twenty-five (25) feet from all property lines, a solid fence or dense hedge, known as a “flyway barrier,” at least six (6) feet in height, shall be placed along the side of the beehive that contains the entrance to the hive, and shall be located within five (5) feet of the hive, and shall extend at least two (2) feet on either side of the hive.

D. An adequate and convenient supply of water shall be provided to the bees at all times of the year to prevent congregating at swimming pools, bird baths, and the like.
E. Abandoned colonies, diseased bees, or bees living in trees, buildings, or any other space except in movable-frame hives shall constitute a public nuisance, and shall be abated as set forth in the Animal Control Regulations.

4. Small livestock in RE district.
   A. Small livestock shall be kept on parcels a minimum of one acre in area. Two such animals per acre may be kept on the property.
   B. Stables or other enclosures for such animals shall not be permitted in front yards or in side street (exterior side) yards and shall be set back at least forth (40) feet from any street and from all property lines, and shall be set back one hundred (100) feet from dwellings on an adjacent parcels.

5. Equestrian riding and boarding stables.
   A. The minimum area of any parcel proposed for the keeping of horses, whether accessory to a residential use or as a commercial stable, shall be two (2) usable acres. In determining usable acreage, the area occupied by any residential structures, the area of required front or side yards, and any areas unsuitable for keeping of horses by reason of topography, drainage conditions, or the extent of tree or other vegetation cover shall not be included in the computation.
   B. Maintenance: All stables shall be constructed and maintained so that odor, dust, noise, and drainage shall not create a nuisance or hazard to adjoining properties.
   C. Commercial stables in the Agriculture District. Where permitted, commercial stables shall meet the following standards:
      i. Stables or housing for horses shall not be constructed or located within one hundred feet (100') of an abutting property owned or occupied by a person other than the owner or occupant of the property on which such stable or housing is located, nor within one hundred feet (100') of a public right-of-way.
      ii. All areas used in connection with the keeping of horses shall be so arranged as to prevent an accumulation of standing water.
      iii. The perimeter of that portion of the commercial stable used for horses shall be completely enclosed with a fence and gates having a minimum height of five (5) feet that is sufficient to contain the horses.
      iv. Off-street parking shall be provided as defined in Section 5.5.
   D. Private and non-profit riding and boarding stables are intended for the keeping of a limited number of horses or other large livestock for non-commercial and limited commercial use. Private stables shall comply with the following requirements:
      i. Location: Private stables shall not be located on land that is a part of a recorded plat.
      ii. Limited Commercial Use Regulations: All large animals on the site shall be owned by the owner or occupant of the principal structure provided, however, that two large animals owned by others may be kept on-site for the purposes of boarding, training or breeding. The owner or occupant of the principal use shall participate in the daily operations of the private stable. One part-time employee may be permitted to assist the owner or occupant with the daily operations, boarding, training or breeding.
      iii. Setbacks: All buildings in which animals are kept shall be located a minimum of fifty (50) feet from any property line abutting a residential use, residential district, any occupied dwelling or any other building used by the public. Horses may be pastured in the side or rear yard. In addition, large animals may be pastured in the front yard if the Planning and Zoning Commission finds that doing so is in keeping with the neighborhood character.
      iv. The entire area of the site used for riding or pasture use shall be fenced to prevent large animals and riders from entering adjoining properties.

6. Kennels, commercial.
   A. For kennels housing dogs, the minimum lot size shall be five (5) acres.
4.11 ALTERNATIVE AND EMERGING ENERGY FACILITIES

1. Purpose and Objective
The purpose of this section of the Zoning Ordinance is to establish provisions for the design, permitting, construction and operation of alternative and emerging energy facilities within the City, subject to reasonable conditions that will protect the public health, safety and/or general welfare of the community.

2. Applicability and Permitted Uses
   A. Existing facilities. Alternative and/or emerging energy facilities constructed prior to the effective date of this section of the Zoning Ordinance shall not be required to meet the requirements specified under this section of the Zoning Ordinance. Any physical modification to an existing alternative or emerging energy facility that alters the size, type and generating capacities of the facilities shall require a permit and shall comply with the applicable provisions specified under this section of the Zoning Ordinance.

   B. Permitted districts. Alternative and/or emerging energy facilities shall be permitted as an accessory use within all zoning districts.

   C. Use by property owner. Alternative and/or emerging energy facilities may be utilized as the primary energy source by the principal use of the lot on which it is located. Surplus energy may be exchanged, transferred and/or sold to a public or private utility company, provided that such surplus energy is exchanged, transferred and/or sold in accordance with the provisions established by the State of Louisiana and the City of Ruston.

   D. Codes and Specifications. Alternative and emerging energy facilities shall be located, designed and installed as per the manufacturer’s specifications as well as pursuant to all zoning, building code and utility requirements.

   E. Performance standards. Audible sound from any alternative and/or emerging energy facility shall not exceed the noise levels set forth in the City’s Noise Ordinance. In addition, odor, dust, and vibration that may be associated with the alternative or renewable energy system shall not exceed that typically associated with land uses in the zoning district in which the system is located.

   F. Above-ground alternative and emerging energy facilities shall be designed with a non-obtrusive color such as white, off-white, dark brown, gray or black. All such facilities shall not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.

   G. Above-ground alternative and emerging energy facilities shall not display advertising, except for reasonable identification of the manufacturer.

   H. On-site transmission and power lines between an alternative or emerging energy facility shall be placed underground.

   I. Clearly visible warning signs concerning voltage must be placed at the base of all above-ground transformers and substations.
J. The use of guy wires to support a facility shall only be permitted as a conditional use after the approving body finds that a monopole, lattice tower, or similar structure not requiring guy wires is not feasible for the use intended and that the use of guy wires is in keeping with the general character of the area. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten (10) feet from the ground.

K. Structures associated with the alternative or emerging energy facility shall not be climbable up to fifteen (15) feet above ground surface. All access doors to electrical equipment and hazardous components shall be locked or fenced, as appropriate, to prevent entry by non-authorized persons.

L. A non-participating landowner shall not intentionally block, interfere or disrupt the access of natural resources to an alternative or emerging energy facility.


A. The following provisions shall specifically apply to wind turbines or wind energy facilities:
   i. Wind turbines or wind energy facilities shall be setback from each property line at least a distance equal to the maximum turbine height. The required setback distance shall be measured from the center of the wind turbine base to the nearest point of each property line.
   ii. No wind energy facility shall be permitted in the front yard of the lot on which it is located.
   iii. The minimum height of a wind turbine shall be fifteen (15) feet, as measured from the ground surface to the tip of the blade at its lowest turning movement.
   iv. The maximum height of a wind energy facility shall be determined by the measurement from the ground surface to the tip of the blade at its highest turning movement. Ground-mounted systems shall not exceed 50 ft in height from the ground surface. Attached and roof-mounted systems shall not exceed 20 ft above the highest point of the roof. For both ground- and roof-mounted systems, the approving body may permit additional height, up to a maximum of 100 ft above adjacent ground level (average grade), as a conditional use, pursuant to subsection viii below.
   v. The applicant shall make reasonable efforts to minimize shadow flicker at the property line.
   vi. All wind turbines and wind energy facilities shall be equipped with a redundant braking system, which shall include both aerodynamic over-speed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for over-speed protection.
   vii. Conditional land use requirements. When additional height is requested by the applicant, the application shall include a wind analysis by an established wind energy professional demonstrating that additional height is necessary to achieve reasonable wind energy production in comparison with a system meeting standard height requirements. The City shall consider neighborhood compatibility when reviewing the applications.

B. The following provisions shall specifically apply to solar energy systems:
   i. Attached solar energy systems shall not exceed the permitted building height requirements of the zoning district on which it is located. The building height shall be measured from the average ground elevation of the building to the average height of the solar panel(s) or other structural components of the solar energy facilities.
   ii. Freestanding solar energy systems shall not exceed fifteen (15) feet in height and shall be located at least fifteen (15) feet from a property line.
   iii. Solar energy systems shall be located behind the front façade of the building occupying the permitted use. No solar energy system shall be permitted in the front yard of the lot on which it is located.
iv. Solar energy panels shall be designed and located in order to minimize glare towards an occupied residential use.

4. Land Use and Dimensional Requirements for Other Alternative and Emerging Energy Systems

The following provisions shall apply to alternative and emerging energy systems other than wind or solar:

A. All such systems shall be permitted by right provided that such facilities are located on a lot with a permitted use in accordance with the applicable provisions of the Zoning Ordinance, provided that all structural components comply with the building setback requirements and lot coverage requirements of the zoning district on which it is located.

B. All such systems shall be located behind the front façade of the building occupying the permitted use. No structural components of the system shall be permitted in the front yard of the lot on which it is located.

C. All such systems shall be located, designed and installed considering the health, safety and general welfare of the adjacent property owners.

D. All such energy systems may be located on or attached to an occupied building provided that the structural components of the emerging energy facilities do not exceed the permitted building height requirements of the zoning district to which it is located.

E. Wood-fired boilers.
   i. Wood-fired boilers shall be located on a conforming lot with a minimum lot area of two (2) acres.
   ii. Freestanding wood-fired boilers shall not exceed twenty (20) feet in height and shall be located at least fifty (50) feet from a property line.
   iii. Wood-fired boilers shall be designed and located in order to minimize smoke and odor that is emitted and directed towards an occupied residential use.

5. Permits.

A. An alternative or emerging energy facility shall not be located, modified or constructed within the City unless a permit has been issued to the landowner in accordance with the provisions of this section of the Zoning Ordinance.

B. The permit application shall demonstrate that the alternative or emerging energy facility will comply with the provisions contained under this section of the Zoning Ordinance. The following specific items shall be provided by the applicant:
   i. A narrative describing the proposed alternative or emerging energy facility, which shall include: a project overview; the project location; the number of the alternative or emerging energy facilities; the area and height of the alternative or emerging energy facilities; the initial and potential generating capacities; the facility dimensions; and the manufacturer’s specifications.
   ii. A site plan showing the boundary lines of the subject property that identifies the planned location of the alternative or emerging energy facilities; the building setback lines; public rights-of-way; building and structures; and all public utilities.
   iii. Documents related to the potential abandonment and/or decommissioning of the alternative or emerging energy facilities. The alternative or emerging energy system will presume to be at the end of its useful life if no energy is generated for a continuous period of twelve (12) months. (2) The removal of the above-ground alternative or emerging energy facility components shall be completed within twelve (12) months of decommissioning of the alternative or emerging energy system. All disturbed earth shall be re-stored, graded and re-seeded.
   iv. Other relevant studies, reports, certifications and approvals as may be reasonably requested by the City to ensure compliance with this section of the Zoning Ordinance.

4.12 COMMUNITY GARDENS

Community Gardens shall consist of land used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users. The land shall be served by a water supply sufficient to support the cultivation practices used on the site. Such land may include available public land.
1. Site users must provide a Phase I Environmental Site Assessment (ESA). Any historical sources of contamination identified in the ESA must be tested to determine type and level of contamination; appropriate remediation procedures must be undertaken to ensure that soil is suitable for gardening.

2. Site users must have an established set of operating rules addressing the governance structure of the garden, hours of operation, maintenance and security requirements and responsibilities; a garden coordinator to perform the coordinating role for the management of the community gardens; and must assign garden plots according to the operating rules established for that garden. The name and telephone number of the garden coordinator and a copy of the operating rules shall be kept on file with the City Planning and Zoning Department.

3. The site is designed and maintained so that water and fertilizer will not unreasonably drain onto adjacent property.

4. There shall be no retail sales on site.

5. No building or structures shall be permitted on the site; however, sheds for storage of tools limited in size to 400 sq. ft., greenhouses that consist of buildings made of glass, plastic or fiberglass in which plants are cultivated, benches, bike racks, raised/accessible planting beds, compost or waste bins, picnic tables, fences, garden art, rain barrel systems, barbecue grills and outdoor ovens shall be permitted.

6. Small scale poultry production shall be allowed and are subject to Animal Control Regulations.

7. Temporary outdoor retail sales shall be allowed in accordance with Section 4.14.

(Amended by Ord. No. 1706, § 9, 8-7-2017)

4.13 OUTDOOR DISPLAY OF LARGE CONSUMER GOODS

Where Large Consumer Goods sales are permitted, the display of large consumer goods such as automobiles, boats, pools, motorcycles, and the like are permitted as an accessory use, subject to the following standards:

1. Goods visible by the public shall be kept in good repair and shall be presented in an orderly manner.

2. The surface upon which the goods are stored or displayed must be dust-free and maintained in good repair.

3. Goods shall not encroach on any required parking for the site and shall not be permitted within 10 feet of any street-facing yard.

4.14 TEMPORARY OUTDOOR RETAIL SALES

When temporary outdoor retail sales are permitted, the following conditions apply:

1. Storage of goods in or sale of goods from vehicles or trailer(s) on the site is prohibited, except for a farmers market where the City has approved locations. A temporary caretaker’s trailer may be permitted by the Zoning Administrator.

2. Outdoor display and the surrounding premises shall be maintained in an orderly manner, free of litter and other debris. Display of goods for sale shall be no more than eight (8) feet in height. Outdoor displays shall not obstruct required access to buildings or parking spaces on the site or to adjoining property;

3. Sufficient off-street parking shall be provided and shall be located to the rear or the side of the temporary outdoor use, but not in front. On-site parking may be provided on a dust-free, pervious surface area;

4. Tents and other display structures are permitted, providing they meet the conditions of this section and are subject to approval by the Zoning Administrator. Such structures shall be similar in appearance or consistent with the appearance of the principal structure on the parcel.

5. Outdoor temporary retail sales shall be accessory to a principal use on the same parcel.

6. Signs on the premises of a temporary use shall meet the same standards as for similar uses permitted in the district.
4.15 MEDICAL OFFICES, THEATERS, CINEMAS, PERFORMING ARTS, PLACES OF WORSHIP, AND RECREATION USES IN THE CORE DISTRICTS

1. For uses making reference to this section, the applicant shall provide a parking analysis to document that there is adequate parking to serve the proposed use within a 750 ft radius of its location.

2. When located on a ground floor, the Planning Commission shall review the existing land uses on the same block to determine if the proposed use would negatively impact the ability of the block to achieve the type of pedestrian-friendly activity as defined in the City’s Ruston 21 Plan.

4.16 RESTAURANTS

In the CPP, CPS and CPM districts:

1. Restaurants 2000 sq. ft. or less may have no drive up service. Consumption of all food and beverages shall be within the building.

2. Restaurants 2001 sq. ft. or more may be established with or without drive through service. Consumption of all food and beverages shall be within the building.

(Amended by Ord. No. 1724, § 1, § 4, § 6 - 7, 4-2-2018)

4.17 TRANSIENT HOUSING

The following standards apply for transient housing:

1. In the R-2 and R-3 districts, transient housing is limited to no more than 8 (eight) clients at any one time.

2. Transient housing shall comply with all conditional use standards as specified in Section 6.2.

3. Transient housing shall comply with all applicable parish, state, and federal regulations.

(Amended by Ord. No. 1645, § 1 - Pt. 27, 3-3-2014)

4.18 SMALL SCALE SPECIALTY FOOD AND NON-ALCOHOLIC BEVERAGE PRODUCTION AND SALES

Small Scale Specialty Food and Non-Alcoholic Beverage Production and Sales is permitted of right in all zoning districts, except residential, subject to compliance with the following conditions of approval.

1. Coffee Roasting Facility; An applicant for a coffee roasting facility shall comply with the following:

   A. Will be permitted to operate one or more small batch roasting machines with a collective maximum capacity of processing 50 pounds of green coffee beans per hour. All coffee roasting equipment and equipment installation must be approved by the Building Official.

   B. Must be equipped with an associated afterburner (or equivalent) approved by the Building Official.

   C. All roasting shall take place inside with no noise, smoke, or odor, associated with the roasting process observable off of the premises. The approved afterburner or equivalent shall be connected at all times to the coffee roasting equipment while it is in operation.

   D. Should the noise, smoke or odor from the coffee roasting equipment be determined to be a nuisance by the City, the owner is required to install additional corrective equipment, as may be recommended by the manufacturer and approved by the Building Official, to eliminate the smoke and odor. The coffee roasting equipment may be subject to removal should corrective actions fail to adequately mitigate the disturbance.

   E. The applicant shall ensure that the coffee roasting equipment is properly operated and maintained at all times. The applicant should practice routine operating and maintenance procedures as recommended by the equipment supplier(s) and consistent with recognized industry best practices.

   F. No equipment, inventory, or supplies may be stored outside.

(Amended by Ord. No. 1724, § 1, § 4, § 6 - 7, 4-2-2018)
G. Any changes to the plans and specifications upon which approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

(Amended by Ord. No. 1688, § 1, 8-1-2016)

4.19 MOBILE FOOD VENDING

Conditional Use Permit for Mobile Food Vending. All mobile food vending will require approval of a Conditional Use Permit. The permit shall be renewed annually and may be considered for administrative approval by the Zoning Administrator, at the Zoning Administrator's discretion, when there are no changes to the operating conditions. All the following standards shall apply:

1. Hours of operation and weeks or months of operation are to be specified in the Conditional Use Permit.

2. Must be located in any non-residential district or on City property or other government property. Applicant must provide evidence of property owner approval.

3. Parking area must be a durable, dust-free surface.

4. Site plan required; the boundary of the area set aside for the vending operation shall be shown to scale on the site plan.

5. Site plan must indicate adequate parking and safe traffic and pedestrian circulation for the proposed use and for any existing uses on the site. When the mobile vending area is carved out of a parking lot serving an existing use, the site plan must demonstrate that all uses on the site have adequate pedestrian and traffic circulation and meet parking and other site plan requirements.

6. Two (2) temporary pedestrian or A-frame signs will be allowed for each vending unit which sign shall be (a) no closer than twenty (20) feet from any sign of another vending unit, (b) no larger than six (6) square feet on each side, and (c) no more than four (4) feet in overall height from ground. No additional signage, including banners, will be permitted except as may be attached to the vending unit. All portable signage shall be removed when the vendor is closed.

7. Must provide to the City copies of any other licenses and permits, such as those required for health and sanitation approval, sales taxes, and business licensing.

8. Generators and extension cords are discouraged and may be prohibited, depending on site conditions.

9. Litter receptacles for public use must be provided at the vending unit and facility operator shall remove litter from the designated site area on a daily basis.

(Amended by Ord. No. 1645, § 1 - Pt. 53, 3-3-2014; Ord. No. 1686, § 18, 6-11-2016; Ord. No. 1706, § 19, 8-7-2017; Ord. No. 1718, § 20, 1-8-2018)
Article 5.0

Site Standards
# Article 5.0 Site Standards

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>Conditional Use Standards</td>
<td>5-3</td>
</tr>
<tr>
<td>5.2</td>
<td>Landscaping &amp; Screening Requirements</td>
<td>5-3</td>
</tr>
<tr>
<td>5.3</td>
<td>Sidewalks</td>
<td>5-9</td>
</tr>
<tr>
<td>5.4</td>
<td>Accessory Buildings in Residential Districts</td>
<td>5-9</td>
</tr>
<tr>
<td>5.5</td>
<td>Off-street Parking and Loading</td>
<td>5-10</td>
</tr>
<tr>
<td>5.6</td>
<td>Site Access</td>
<td>5-17</td>
</tr>
<tr>
<td>5.7</td>
<td>Loading / Unloading</td>
<td>5-18</td>
</tr>
<tr>
<td>5.8</td>
<td>Drive-through Lanes</td>
<td>5-19</td>
</tr>
<tr>
<td>5.9</td>
<td>Lighting</td>
<td>5-20</td>
</tr>
<tr>
<td>5.10</td>
<td>Sight Distances</td>
<td>5-22</td>
</tr>
<tr>
<td>5.11</td>
<td>Signs</td>
<td>5-22</td>
</tr>
<tr>
<td>5.12</td>
<td>Performance Standards</td>
<td>5-36</td>
</tr>
</tbody>
</table>
5.0 Site Standards

5.1 CONDITIONAL USE STANDARDS

1. Road Construction Standards
   See Chapter 24 of the Ruston Code of Ordinances. Boulevard design standards required by Chapter 24 may be modified by the approving body as part of the conditional use.

2. Low Impact Development
   When proposing developments that require approval of a conditional use permit the Applicant may encourage to follow the principles of low impact design as one technique to mitigate site or use impacts. Modification of lot configuration requirements may be considered as part of the conditional use permit, provided, however, that the number of dwelling units proposed for the development shall not exceed the maximum density of the zoning district requirements.

5.2 LANDSCAPING & SCREENING REQUIREMENTS

1. Intent. The intent of the landscaping requirements set forth in this subsection are as follows:
   A. The provisions of this subsection shall be interpreted toward the preservation of the natural aesthetic qualities of the city, and to enhance the beautification and quality of life in the city. The focus of this subsection is on retaining and enhancing the quality of our environment with street trees, screening of objectionable views and the implementation of a minimum standard landscaping for commercial properties.
   B. Aid in stabilizing the environment's ecological balance by contributing to the processes of air movement, air purification, oxygen regeneration, groundwater recharge and stormwater runoff control, while, at the same time, aiding in the abatement of noise, glare, heat and dust.
   C. Provide visual buffering between land uses of differing character and off-street parking.
   D. Protect the public health, safety and general welfare.
   E. Safeguard and enhance property values, and protect public and private investments.
   F. Encourage innovation and quality in landscape and architectural design.

2. Applicability
   A. Unless specifically exempted below or provided for elsewhere in this Ordinance, all existing and proposed development other than single family residential homes shall provide landscaping in accordance with this section. No certificate of occupancy shall be issued until these standards have been met.
   B. Buildings and uses lawfully existing as of the effective date of this zoning code may be renovated or repaired without providing additional landscaping, provided there is no increase in gross floor area or change in use of existing floor area, or the addition of accessory buildings or structures.
   C. Where a building or use existed as of the effective date of this zoning code, see Section 7.5, Nonconformities, to determine landscape ordinance compliance requirements.

3. Landscaping standards
   A. For all districts, except for the Core Downtown and Core Village Districts, a minimum of five percent of the total property shall consist of landscaping on the front half of the property.
   B. All portions of properties which are not used for buildings, structures, off-street parking and loading areas, sidewalks or similar purposes shall be suitably landscaped and permanently maintained, as approved by the Planning & Zoning Commission as part of the site plan, so as to minimize erosion and stormwater runoff and harmoniously blend such uses with the residential character of the city as a whole.
   C. Landscaping shall consist of a combination of not less than three organic materials such as lawn grasses, ground covers, shrubs, and trees, as well as durable inorganic material, such as brick, stone and rocks. Not less than 70 percent of the area required to be landscaped by this subsection shall be landscaped with living materials. Decorative inorganic materials shall be allowed, but shall meet all spatial requirements for monument signs in Sec. 5.11.3. with a maximum depth (thickness) of three feet. In satisfying the landscaping requirements of this subsection, the use of high quality, hardy and drought-tolerant plant materials is recommended and encouraged.
D. Street Trees. Street trees shall be required along all streets at the rate of one canopy tree per single family residential lot or one canopy tree for every 40 linear feet (spaced a maximum of 50 feet apart). Street trees are prohibited in the right-of-way, unless approved by the Zoning Administrator.

E. Landscaping for Stormwater Areas. Stormwater ponds and other man-made water features shall be planted with native wetland plants for a minimum of 50 percent of the length of the shoreline.

4. Required Buffers

A. When required.
   i. A low intensity buffer is required along the lot boundary line of any lot in a B-1, B-2, or Core Downtown district that abuts a residential district.
   ii. A high intensity buffer is required along the lot boundary line of any lot in any other commercial or industrial district that abuts a residential district.

B. Buffer types
   i. A low intensity buffer is comprised as follows:
      a. Width. The buffer shall be an average of ten (10) feet wide.
      b. Fence. The required opaque fence shall be a minimum of six (6) feet in height and constructed of materials such as treated wood or other material approved by the approving body. Subject to acceptance by the approving body, this requirement may be satisfied by use of a wall that is a minimum of six (6) feet in height and constructed of one or a combination of the following materials: brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, or other similar material approved by the approving body.
      c. Canopy trees. The buffer shall contain two canopy trees per 50 lineal feet.
      d. Understory trees. Not required.
      e. Shrubs. The buffer shall be required to contain 5 shrubs per 50 lineal feet.
   ii. A high intensity buffer is comprised as follows:
      a. Width. The buffer shall be an average of twenty-five (25) feet wide.
      b. Wall. The required wall shall be a minimum of six (6) feet in height and be constructed of one or a combination of the following materials: brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, or other similar material approved by the approving body.
      c. Canopy trees. The buffer shall contain 3 canopy trees per 50 lineal feet.
      d. Understory trees. The buffer shall contain 3 understory trees per 50 lineal feet.
      e. Shrubs. The buffer shall be required to contain 12 shrubs per 50 lineal feet.

C. Generally
   i. A required buffer is not a setback. A required buffer is determined exclusive of any required setback; however, the required buffer may be located wholly or partially within a required setback.
   ii. No principal building on the subject site may be located closer than 10 feet to a required buffer.
   iii. One purpose of a buffer is to interrupt sight lines from adjacent properties. If the grade of the site, or other condition, prevents the buffer from accomplishing this purpose, then the minimum requirements may be modified by the approving body.
   iv. Water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage, or other service lines may be located within buffers.
   v. Required trees and shrubs must be installed a minimum of five feet away from any flow line of a swale.
   vi. The parking of vehicles is prohibited in a required buffer.
vii. Buffer width is calculated on the average width of the buffer per 100 feet or portion of buffer. The minimum width of the buffer at any one point shall not be less than one-half the required width of the buffer.

viii. Design variations may be permitted by the approving body.

5. Off-Street Parking Landscaping. Parking areas located within 70 feet of an adjacent property or public street right-of-way and consisting of more than 20 parking spaces shall be separated into areas no greater than 160 spaces by the following perimeter landscaping and island plantings:

A. Perimeter Landscaping. When adjacent to a street, perimeter landscaping shall be a minimum of five feet wide, landscaped with shrubs installed at a rate of one for every 15 square feet of landscaped area. Selected shrubs shall not exceed a mature or maintained height of three feet. In the Core Downtown district, a decorative masonry screenwall 30 inches in height located along a three-foot planting strip shall be substituted for the shrubs unless the approving body finds shrubs to be more appropriate for the site.

B. Interior Islands
i. An interior landscaped island shall be provided for every 20 spaces. Each island shall contain a minimum of 180 square feet with a minimum width of eight feet inside the curb and include a minimum of one canopy tree.

ii. Interior islands shall be distributed throughout the parking area, with no parking space located more than 100 feet from a planting island.

iii. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees where approved by the Zoning Administrator or approving body.

C. End Islands. All rows of spaces adjacent to an aisle shall terminate in a concrete curbed landscaped island. Each island shall conform to the specifications described for interior islands above.

D. Median Islands
i. A median island with a minimum width of eight feet inside the curb shall be sited between every six single parking rows and along primary internal and external access drives.

ii. Each median island shall be planted at the rate of one canopy tree for every 40 linear feet (spaced a maximum of 50 feet apart).

iii. Median intervals may be expanded in order to preserve existing trees, where approved by the Zoning Administrator.
iv. A median island may also serve as the location for an sidewalk connecting the use and the street. In such case, the sidewalk shall be a minimum of five feet wide, and the remaining planting area shall be no less than five feet wide.

6. Design, Installation & Materials

A. Plant Materials
   a. General
      i. All landscaping shall be installed in a sound manner and in accordance with accepted standards of the Louisiana Nurseryman's Manual for the Environmental Horticulture Industry, latest edition, as published by the Louisiana Nursery and Landscape Association.
      b. All single trunk trees shall have a minimum 2½-inch caliper and must measure a minimum of 10 feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.
      c. Multi-trunk trees shall have main stems with a minimum 1½-inch caliper per trunk, a minimum of three main stems, and must measure a minimum of 10 feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

   b. Canopy Trees
      a. Canopy trees selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock, latest edition as published by the American Nursery & Landscape Association.
      b. All single trunk trees shall have a minimum 2½-inch caliper and must measure a minimum of 10 feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

   iii. Understory Trees
      a. Understory trees selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock, latest edition as published by the American Nursery & Landscape Association.
      b. All single trunk trees shall have a minimum 1½-inch caliper and must measure a minimum of eight feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.
      c. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and must measure a minimum of eight feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

   iv. Shrubs
      a. Shrubs selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock, latest edition as published by the American Nursery & Landscape Association.
      b. All required shrubs shall be a minimum of 20 inches in height in a minimum three-gallon container.
      c. Shrubs shall be of a species that under average conditions will reach a minimum height of 24 inches within 12 months.
      d. When planted as a hedge, the maximum spacing for 20-inch high shrubs shall be 36 inches on center. Spacing for other size shrubs shall be determined by the approving body.
B. Credit for Existing Plant Material
   i. Required landscaped areas shall incorporate existing natural vegetation to the maximum extent feasible. Prior to disturbance of a required planting area, approval shall be obtained from the approving body. Where existing vegetation is inadequate to meet the required landscaping standards, additional plant material is required.
   ii. Existing native habitat or vegetation located within planting areas and meeting the requirements of this section may be counted.
   iii. In the event that the existing vegetation has been credited and is subsequently removed or dies, it shall be replaced with the appropriate planting material.
   iv. Credit may also be permitted for existing plant material, fences and walls on abutting property, provided such items are in a permanently protected area, including, but not limited to:
      a. A conservation easement or preserve area on adjacent property; or
      b. An existing utility or drainage easement exceeding 100 feet in width.

C. Fencing and Walls
   i. No fence or wall may be more than nine feet in height unless authorized by the approving body. A fence or wall in any required front or exterior side yard setback shall not exceed 48 inches in height, except that on a corner lot in a non-residential zoning district, such fence may be permitted in the exterior side yard up to the maximum height when authorized by the approving body. In no case shall such a fence obstruct clear vision areas as defined in Section 5.10.
   ii. No wall or fence may be located within any required drainage, utility or similar easement.
   iii. All fences and walls shall be constructed of high quality materials including one or a combination of the following: decorative blocks, brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, treated wood, wrought iron, vinyl or other material approved by the approving body. No wall containing more than 50 percent exposed standard concrete masonry blocks may be allowed, whether painted or not.
   iv. Electrified fences and concertina wire shall not be permitted. Barbed wire shall not be permitted unless the approving body finds it necessary and appropriate for the location and use.
   v. Chain-link fences are not allowed in any front setback or any street facing side setback.
   vi. Breaks in the fence or wall may be provided for pedestrian connections to adjacent developments.
   vii. The maximum length of a continuous, unbroken and uninterrupted fence or wall plane shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections or a change in material.

D. Sight Distance Planting. Any established street trees interfering with an established clear sight distance as required in Section 5.10 shall be maintained by the abutting property owner and shall be kept free of foliage for 80 inches measured up from the base of the tree. Any shrubs interfering with the clear sight distance shall not exceed 30 inches in height.

E. Tree Protection During Construction.
   i. Existing trees to remain on the site as required landscaping shall be protected from vehicular movement and material storage over their root spaces during construction. An undisturbed area with a porous surface shall be reserved below the dripline of each tree or group of trees.
ii. Trees designated for protection must be completely enclosed by a fence. Fencing must be in place prior to any clearing or site work. Fencing must remain in place until all construction has been completed or a certificate of occupancy has been issued, whichever is latest.

F. Irrigation. All landscaped areas shall be provided with a readily available and acceptable water supply, or with at least one (1) outlet located within one hundred (100) feet of all planted material to be maintained.

G. Issuance of Certificate of Occupancy
   i. The approving body shall not issue a permanent certificate of occupancy until all seeding, trees and plant material have been placed in accordance with the requirements of this section.
   ii. A temporary certificate of occupancy may be issued for a period of 30 days under circumstances that would affect the seeding and planting of the site, or until the proper planting season is reached to complete the landscaping requirements, and may be extended up to 90 days upon request.

7. Screening of Service Areas, Loading Areas, and Mechanical Equipment.
   A. Service Areas
      i. Trash collection, trash compaction, recycling collection and other similar service areas shall be located on the interior side or rear of the building and shall be effectively screened from view from residential properties or public rights-of-way.
   ii. Enclosures shall be fully screened by opaque walls or fences at least eight feet high with self-closing access doors. Wall or fence materials shall be compatible with the primary structure.

   B. Loading Areas
      i. All loading areas visible from residential districts or public rights-of-way shall be kept clean, neat, and free of debris.

   ii. Loading docks shall be screened. Loading dock screening shall consist of walls, fences, plant material or combination totaling eight feet in height at installation. Wall or fence materials shall be compatible with the primary structure.

   C. Mechanical Equipment
      i. All ground and wall-mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be screened from ground level view from residential districts or public rights-of-way.
      ii. Wall or ground-mounted equipment screening shall be constructed of:
         a. Planted vegetative screens;
         b. Brick, stone, reinforced concrete or other similar masonry materials; or
         c. Redwood, cedar, pressure-treated wood or other similar materials.

   D. Utilities. With the exception to those located in the right-of-way, all above-ground utilities and appurtenances to underground utilities that require above-ground installation, shall be screened by a continuous planting of shrubs, decorative screen wall or decorative opaque fence, with a minimum height equal to that of the utility structure. Required access points to these utilities are exempt from screening. The above does not apply to overhead utility wires and their support poles.

   E. Fencing and Walls. See subsection 6.C above.

8. Maintenance
   A. Responsibility. The responsibility for maintenance of a planted area shall remain with the owner, his or her successors, heirs, assignees or any consenting grantee.
   B. Care and upkeep
      i. All plant materials shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
ii. Necessary pruning and trimming shall be in accordance with the American National Standards for Tree Care Operations: Tree Shrub and Other Woody Plant Maintenance – Standards Practices (Pruning), and shall not be interpreted to include topping of trees through removal of crown material or the central leader, or any other similarly severe procedures that cause irreparable harm to the natural form of the tree, except where such procedures are necessary to maintain public overhead utilities.

iii. Dead or diseased plant materials shall be removed. Replacement plant materials shall be provided for any required plants that die or are removed for any reason.

iv. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.

C. Failure to Maintain. In the event that any owner of a landscaped area fails to maintain the area according to the standards of this paragraph, the City of Ruston shall have the right to recover the cost of enforcement, including reasonable attorney fees. The City of Ruston may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the landscaped area to take maintenance action. The cost of such maintenance shall be charged to the party having the primary responsibility for maintenance of the landscaped area.

9. Landscape Plan Submission. A landscape plan must be submitted, in conjunction with the required site plan, to the approving body with the application for a building permit for work on the property. In addition, a landscape plan must be submitted as part of the required site plan review by the approving body. The landscape plan can either be a separate print or be included on the required site plan print. The minimum information required on the landscape plan shall include:

A. Locations and dimensions of the proposed landscaping strips adjacent to the public right-of-way including a description and location of the trees and plant materials to be placed within the landscaping strip;

B. Locations and dimensions of the proposed landscape areas within the parking area including a description and location of the trees and plant materials to be placed within the landscape areas;

C. Locations and calipers of existing healthy trees to be retained and counted as part of the landscaping requirements;

D. An indication of how existing healthy trees proposed to be retained will be protected from damage during construction; and

E. Compliance with visibility at intersections requirements.

10. Alternative compliance. A landscape plan which is alternative to strict compliance with the various landscaping requirements of this subsection may be authorized by the Zoning Administrator for review and approval by the Planning and Zoning Commission if the plan achieves the intent and general landscaped open space ratio of this subsection.

(Amended by Ord. No. 1645, § 1 - Pt. 28, § 29, 3-3-2014; Ord. No. 1686, § 12, § 13, 6-11-2016; Ord. No. 1724, § 65, 4-2-2018; Ord. No. 1731, § 9, § 10, 9-10-2018; Ord. No. 1750, § 3, § 4, 3-4-2019)

5.3 SIDEWALKS

Sidewalks shall be required as specified in Chapter 24, Ruston Code of Ordinances.

5.4 ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS

1. Such permitted accessory buildings shall be located on the rear half of the lot, and at least 20 feet from any main building on an adjoining lot in a residential district. Accessory buildings shall not occupy more than 40 percent of the area of the required rear yard and, in the case of a corner lot, shall be located behind any required setback or specific building line.

2. Front-facing garages and carports are discouraged, except for specific infill lots.

3. Accessory buildings erected prior to erection of the main building. An accessory building may be erected prior to the construction of the main building only if:

A. The accessory building is erected on the rear half of the lot.

B. The accessory building is placed so as not to prevent the practicable and conforming location of the main building.
C. The main building is completed within two years from the date of issuance of the permit for the accessory building.

D. The accessory building may not be used as a dwelling or a business.

(Amended by Ord. No. 1645, § 1 - Pt. 30, 3-3-2014)

5.5 OFF-STREET PARKING AND LOADING

1. Applicability

A. Unless specifically exempt in this section, all existing and proposed development shall provide parking facilities and manage access in accordance with this article. No certificate of occupancy may be issued until these standards have been met.

B. With the exception of restriping a parking area or other vehicular use area which does not result in a reconfiguration of the parking spaces, any modification to existing parking facilities shall conform to the requirements of this article.

C. Buildings and uses lawfully existing as of the effective date of this zoning code may be renovated or repaired without providing additional parking facilities, provided there is no increase in gross floor area or change in use of existing floor area that would increase parking demand.

D. See Section 7.5, Nonconformities, for more information on requirements when expanding or modifying an existing non-conforming use.

2. Parking Requirements

A. General Provisions

i. Parking Required. No use shall provide less than the minimum number of parking spaces required under this section. At the discretion of the property owner or occupier, a fee may be charged for required parking.

ii. Location of Parking Spaces. Unless otherwise approved in an alternative parking plan under 5.5, parking spaces shall be located as set forth below.

a. All single family residential districts

   (1) Required parking spaces shall be located on the same lot and shall not be located within the required front setback. Parking shall be permitted in the required front yard setback for residential uses in the Core Mixed Use District according to the standards in Section 5.5.3.I.

b. All other districts

   (1) All required parking spaces shall be located on the same site or off-site within 300 feet of the building (750' in the Core Downtown District), structure or use served (measured from the nearest point of the parking area to the nearest point of the building, structure or use served by such parking lot).

   (2) All off-street parking shall be arranged so that no vehicle is forced onto any public street to gain access from one parking aisle to another parking aisle.

c. Agreement. In the event that an off-site parking area is not under the same ownership as the principal use served, a legally binding written agreement between the record owners of the property establishing the duration and conditions associated with the off-site parking.

B. Parking Ratios

i. Calculation of Ratios and Fractional Measurements. Where fractional spaces result, the parking spaces required shall be rounded up to the next highest whole number

ii. Minimum. The minimum parking ratios in the following table apply to all zoning districts. The applicant may provide an alternative parking plan with data submitted in support of higher or lower ratios.
## 5.5.2.B.ii Parking Ratios

<table>
<thead>
<tr>
<th>Specific Use</th>
<th>Minimum Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Residential</strong></td>
<td></td>
</tr>
<tr>
<td>i. Household Living</td>
<td></td>
</tr>
<tr>
<td>a. Detached living</td>
<td>3 spaces per unit</td>
</tr>
<tr>
<td>b. Accessory dwelling</td>
<td>1 space per unit</td>
</tr>
<tr>
<td>c. Multi-family living, Upper-story living (above a non-residential use)</td>
<td></td>
</tr>
<tr>
<td>1. Studio/unit</td>
<td>1.25 spaces per unit</td>
</tr>
<tr>
<td>2. 1 bedroom unit</td>
<td>1.5 spaces per unit</td>
</tr>
<tr>
<td>3. 2 bedroom unit</td>
<td>2.0 spaces per unit</td>
</tr>
<tr>
<td>4. 3 or more bedroom unit</td>
<td>2.5 spaces per unit</td>
</tr>
<tr>
<td>5. Attached living</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>ii. Housing for the elderly</td>
<td></td>
</tr>
<tr>
<td>a. Independent elderly</td>
<td>1 dwelling unit plus 1 employee</td>
</tr>
<tr>
<td>b. Assisted living home/facility</td>
<td>1 per each 3 beds plus 1 employee</td>
</tr>
<tr>
<td>c. Convalescent care/nursing home</td>
<td>1 per each 4 beds plus 1 employee</td>
</tr>
<tr>
<td><strong>B. Public</strong></td>
<td></td>
</tr>
<tr>
<td>i. Civic</td>
<td></td>
</tr>
<tr>
<td>a. College or university</td>
<td>11 spaces per classroom, lab or teaching room</td>
</tr>
<tr>
<td>b. Elementary &amp; junior high/middle schools</td>
<td>Higher of 0.2 per seat in auditorium or gym and 0.25 per student</td>
</tr>
<tr>
<td>c. High schools</td>
<td>Higher of 0.3 per seat in auditorium or gym and 0.3 per student</td>
</tr>
<tr>
<td>d. Community garden</td>
<td>1 space per 5,000 square feet of outdoor use area</td>
</tr>
<tr>
<td>e. Convention center/exposition hall</td>
<td>6.7 spaces per 1,000 square feet of gross GFA of exhibit space plus space for office and ancillary uses</td>
</tr>
<tr>
<td>f. Conference facility</td>
<td>1 space for every 3 persons allowed by the maximum occupancy load</td>
</tr>
<tr>
<td>g. Place of worship</td>
<td>1 space per 5 seats in main worship space or per 15.6 spaces per 1,000 square feet of floor area where there are no seats</td>
</tr>
</tbody>
</table>
## 5.5.2.B.ii Parking Ratios

<table>
<thead>
<tr>
<th>Specific Use</th>
<th>Minimum Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B. Public (continued)</strong></td>
<td></td>
</tr>
<tr>
<td>h. Theaters, auditoriums, clubs, lodges, and assembly halls</td>
<td>1 space for each 4 seats. For pew or bleacher seating, 1 seat is considered to be 24 inches of seating area width. In cases where seating is not provided, 1 space for each 4 persons allowed by capacity, as determined by the fire chief.</td>
</tr>
<tr>
<td>i. All other uses</td>
<td>3.3 spaces per 1,000 square feet of GFA</td>
</tr>
<tr>
<td>ii. Hospitals</td>
<td>1 space for each 2 beds plus 1 space for each staff doctor, plus 1 space for each 2 employees, including nurses</td>
</tr>
<tr>
<td>iii. Parks &amp; Open Space - All uses</td>
<td>As determined by Administrator</td>
</tr>
<tr>
<td>iv. Utilities - All uses</td>
<td>4 spaces per 1,000 square feet of GFA (office)</td>
</tr>
<tr>
<td><strong>C. Commercial</strong></td>
<td></td>
</tr>
<tr>
<td>i. Boarding and lodging homes</td>
<td>1 space for each 3 bedrooms plus one additional space for resident manager</td>
</tr>
<tr>
<td>ii. Bowling alleys</td>
<td>3 spaces per alley</td>
</tr>
<tr>
<td>iii. Daycare - All uses</td>
<td>1 space per employee and 1 for each 10 pupils</td>
</tr>
<tr>
<td>iv. Financial institutions (e.g. banks, credit unions)</td>
<td>2 spaces per 1,000 square feet GFA plus 3 stacking spaces/drive-through window</td>
</tr>
<tr>
<td>v. Furniture stores up to 25,000 square feet</td>
<td>10 parking spaces plus 1 per 1,000 square feet of GFA</td>
</tr>
<tr>
<td>vi. Furniture stores over 25,000 square feet</td>
<td>10 parking spaces plus 1 per 1,000 square feet of GFA (35 spaces minimum)</td>
</tr>
<tr>
<td>vii. Gas Station</td>
<td>1 space for each nozzle for active fueling, 1 space for each employee on largest shift, 3 spaces for each stall, rack or pit, plus parking for all accessory uses (e.g., retail sales)</td>
</tr>
<tr>
<td>viii. Hotels, transient</td>
<td>1 space for each guest bedroom plus one additional space for each 4 employees</td>
</tr>
<tr>
<td>ix. Indoor Recreation including gym/health club and similar uses</td>
<td>4 per 1,000 square feet of GFA</td>
</tr>
<tr>
<td>a. Horse stable, riding academy equestrian center</td>
<td>1 space per each 4 stalls</td>
</tr>
<tr>
<td>b. Skating rink, dance hall</td>
<td>10 spaces per 1,000 square feet of usable floor area</td>
</tr>
</tbody>
</table>
### 5.5.2.B.ii Parking Ratios

<table>
<thead>
<tr>
<th>Specific Use</th>
<th>Minimum Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C. Commercial (continued)</strong></td>
<td></td>
</tr>
<tr>
<td>x. Medical</td>
<td></td>
</tr>
<tr>
<td>a. Hospitals</td>
<td>1 space for each 2 beds, plus 1 space for each staff doctor, plus 1 space for each 2 employees</td>
</tr>
<tr>
<td>b. Medical, dental or chiropractor offices &amp; clinics</td>
<td>6.6 spaces per 1,000 square feet of GFA</td>
</tr>
<tr>
<td>c. All other uses</td>
<td>5 spaces per 1,000 square feet of GFA</td>
</tr>
<tr>
<td>xi. Office - All uses except medical</td>
<td>3.3 spaces per 1,000 square feet of GFA</td>
</tr>
<tr>
<td>xii. Outdoor Recreation</td>
<td></td>
</tr>
<tr>
<td>a. Campgrounds, travel trailer park, RV park</td>
<td>1 space per camper rental space</td>
</tr>
<tr>
<td>b. Golf course or country club</td>
<td>3 spaces per hole plus 2 spaces per sport court</td>
</tr>
<tr>
<td>c. Stadium or arena</td>
<td>1 space per 4 seats</td>
</tr>
<tr>
<td>d. All other uses</td>
<td>1 space per 5,000 square feet (outdoor use area)</td>
</tr>
<tr>
<td>xiii. Mortuaries</td>
<td>1 space for each 5 seats in the main auditorium or 15.6 spaces per 1,000 square feet where there are no seats</td>
</tr>
<tr>
<td>xiv. Motels and tourist homes</td>
<td>1 space for each guest bedroom plus one additional space for resident manager</td>
</tr>
<tr>
<td>xv. Overnight lodging - All uses</td>
<td>1 space per each guest room + 1 space for resident manager. Additional 3.3 spaces per 1,000 square feet of conference, banquet and restaurant usable floor area. No additional restaurant parking required per 1,000 sq. ft. when use exclusively serves hotel guests.</td>
</tr>
<tr>
<td>xvi. Personal Service Uses</td>
<td>3.3 spaces per 1,000 square feet of GFA</td>
</tr>
<tr>
<td>xvii. Pet services, boarding, grooming, pet stores</td>
<td>2.5 spaces per 1,000 square feet of GFA</td>
</tr>
<tr>
<td>xviii. Restaurant/Bar—sit down</td>
<td>10 spaces per 1,000 square feet of Usable Floor Area (UFA)</td>
</tr>
<tr>
<td>xix. Restaurant—fast food</td>
<td>13.3 spaces per 1,000 square feet of UFA</td>
</tr>
<tr>
<td>xx. Retail Uses except as specified herein</td>
<td>3.3 spaces per 1,000 square feet of GFA</td>
</tr>
<tr>
<td>xxi. Retail—Grocery Store</td>
<td>5.7 spaces per 1,000 square feet of GLA</td>
</tr>
<tr>
<td>xxii. Retail—Shopping center (3 or more tenants) Note: if restaurants = 20 % or more of total area, they shall be calculated separately</td>
<td>4.5 spaces per 1,000 square feet of GLA</td>
</tr>
</tbody>
</table>
### 5.5.2.B.ii Parking Ratios

<table>
<thead>
<tr>
<th>Specific Use</th>
<th>Minimum Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C. Commercial (Continued)</strong></td>
<td></td>
</tr>
<tr>
<td>xxiii. Retail—Convenience Store</td>
<td>5.7 spaces per 1,000 square feet of GLA</td>
</tr>
<tr>
<td>xxiv. Telemarketing, call center, or similar use</td>
<td>12 spaces per 1,000 square feet of GLA</td>
</tr>
<tr>
<td><strong>D. Industrial</strong></td>
<td></td>
</tr>
<tr>
<td>i. Light and Heavy Industrial - All uses</td>
<td>1 space for each 2 employees on the largest shift plus one space for each company vehicle operating from the premises or 1.8 spaces per 1,000 square feet of usable floor area, whichever is greater.</td>
</tr>
<tr>
<td>ii. Research and Development - All uses</td>
<td>3.3 spaces per 1,000 square feet GFA (office)</td>
</tr>
<tr>
<td>iii. Self-service Storage - All uses</td>
<td>3 per 1,000 square feet GFA (non-storage) plus 1 space per every 50 storage units</td>
</tr>
<tr>
<td>iv. Vehicle Service - All uses (also applies to commercial light repair garages)</td>
<td>3 space per bay or 4 per 1,000 square feet GFA, as applicable whichever is greater</td>
</tr>
<tr>
<td>v. Warehouse &amp; Distribution and Wholesale Trade - All uses</td>
<td>4 per 1,000 square feet GFA office space plus 1 per 2,000 square feet indoor storage area</td>
</tr>
<tr>
<td>iii. Maximum.</td>
<td></td>
</tr>
<tr>
<td>a. Except for restaurant uses, no use shall provide more than 125 percent of the required parking shown in the table above unless the applicant provides a study or other supporting material demonstrating to satisfaction of the Zoning Administrator or other approving body that the additional parking is necessary for the characteristics of the proposed use.</td>
<td></td>
</tr>
<tr>
<td>b. Where a project is intended to be developed in phases, the approving body may approve development of a parking area intended to serve current and future development.</td>
<td></td>
</tr>
<tr>
<td>iv. Unlisted Uses. The parking space requirements for a use not specifically listed in the table shall be the same as for the listed use deemed most similar to the proposed use by the Zoning Administrator.</td>
<td></td>
</tr>
<tr>
<td>v. Administrative Modification. The Zoning Administrator may reduce the required number of spaces by up to five percent for reasons of topography, tree protection or other natural conditions specific to the site.</td>
<td></td>
</tr>
<tr>
<td>C. Credit for On-Street Spaces.</td>
<td></td>
</tr>
<tr>
<td>i. On-street parking spaces located immediately abutting the subject parcel, lying entirely within the extension of the side lot lines into the roadway and not within any required clear sight distance, may be counted toward meeting these parking requirements. The on-street parking credit shall not exceed 20% of regular parking.</td>
<td></td>
</tr>
<tr>
<td>ii. In the Core districts, a property owner may install, at the property owner's cost, on-street parallel parking into the public right-of-way to satisfy up to 50% of the required number of parking spaces. The City retains all rights to activities within the right-of-way.</td>
<td></td>
</tr>
<tr>
<td>D. Parking Reductions in the Core Downtown, Core Village, and Core Landmark Districts.</td>
<td></td>
</tr>
<tr>
<td>i. No parking is required in the Core Downtown district except for residential land uses where one parking space per unit will be provided.</td>
<td></td>
</tr>
</tbody>
</table>

*Ordinance Amended through 3/4/2019*
ii. In the Core Village, Core Mixed Use, Core Landmark, Core Edge, and Core Highway districts, the Zoning Administrator may reduce the number of required parking spaces for non-residential uses by up to 50 percent.

3. Parking Space Layout

A. Parking space layout shall meet the dimensions in the accompanying table. Up to 30% of parking spaces may be reduced to nine (9) ft in width.

<table>
<thead>
<tr>
<th>Angle of Parking Space (Degrees)</th>
<th>Maneuvering Lane</th>
<th>Parking Space Width</th>
<th>Parking Space Length</th>
<th>Full Bay Width Double Loaded and Non-interlocking</th>
</tr>
</thead>
<tbody>
<tr>
<td>90</td>
<td>24 ft</td>
<td>10 ft</td>
<td>18 ft</td>
<td>60 ft</td>
</tr>
<tr>
<td>60</td>
<td>18 ft</td>
<td>10 ft</td>
<td>18 ft</td>
<td>58 ft</td>
</tr>
<tr>
<td>45</td>
<td>12 ft</td>
<td>10 ft</td>
<td>18 ft</td>
<td>55 ft</td>
</tr>
<tr>
<td>Parallel one-way</td>
<td>14 ft</td>
<td>8 ft</td>
<td>23 ft</td>
<td>N/A</td>
</tr>
<tr>
<td>Parallel two-way</td>
<td>22 ft</td>
<td>8 ft</td>
<td>23 ft</td>
<td>38 ft</td>
</tr>
</tbody>
</table>

B. Structured and underground parking spaces using geometric standards other than those specified above may be approved if developed and sealed by a registered engineer with expertise in parking facility design, subject to a determination by the Administrator that the proposed facility will satisfy these parking requirements as well as a facility using the dimensions specified above.

C. Accessible Parking. Accessible parking shall be provided in compliance with the Americans with Disabilities Act Accessibility Guidelines, as determined by the State Fire Marshal.

D. Surfacing

i. Surfacing Required - Except as provided below, where parking facilities or any other vehicular use area are provided, they shall be surfaced with asphalt bituminous or concrete, and shall be maintained in a smooth, well-graded condition.

ii. Pervious Parking Surfaces

a. All parking spaces may be surfaced with pervious parking surface (e.g., pervious pavement) that is engineered for parking or driveways and approved by the City Engineer.
b. Where an existing tree is adjacent to parking; paver bricks or other pervious surface shall be used within the dripline of the tree. No parking shall be located closer than five feet from the trunk of an existing tree.

c. Where provided, pervious parking surfaces shall be maintained in a smooth, well-graded condition.

E. Setback
i. All off-street parking must observe the required parking setback for the appropriate building type and zoning district.

ii. In the event any parking abuts a walkway, sidewalk or street, the parking shall be separated by curbing or other protective device with a minimum distance of five feet between the protective device and the edge of the walkway, sidewalk or street.

iii. All parking shall be separated from buildings by a minimum distance of three feet.

F. Striping. All parking areas over 2,000 square feet or containing more than five individual off-street parking spaces, shall stripe any required parking spaces.

G. Curbs. Where parking facilities or any other vehicular use areas are provided, they shall have concrete curbs to prevent vehicles from overhanging adjacent property or landscaped areas. Where vehicles will overhang over medians or islands, shrubs, trees, and signs shall be placed a minimum of two feet from back of the curb.

H. Drainage. Where possible, a portion of the drainage from parking areas should be drained through swales that include deep rooted perennial ornamental grasses.

I. Front Yard Residential Parking. For zoning districts making specific reference to this section, off-street parking shall be permitted in a required front yard when the adjacent public right-of-way is too narrow for parallel or angle parking or it is not otherwise feasible to add on-street parking in front of the subject property subject to the following:

i. Off-street parking shall be setback at least 3 feet from any existing or planned non-motorized path or walk and from any non-sidewalk curb.

ii. Off-street parking shall be setback at least 2 feet from any side lot line.

iii. All areas for parking and internal driveways shall have a dust-free surface consisting of asphalt, concrete, brick or concrete pavers, sealed aggregate pavement or four inches of city-approved crushed rock with geotextile underlayment. Containment measures, such as curbing or other edging materials, shall be used to minimize overspill of loose materials.

iv. In no instance shall front yard parking and drives cover more than 50 percent of the front yard area.

v. A minimum 2-foot high landscape hedgerow or wall (brick, stone or decorative block) shall be constructed to screen the front yard parking area from the public street (see graphic).
Such screening shall not exceed 48 inches.

vi. Administrative site plan approval shall be required for front yard parking under this section.

4. Shared Parking
   A. Applicant-Submitted Parking Data. The approving body may modify the parking requirements of this section when an applicant submits parking data, prepared and sealed by a registered engineer (PE) or certified planner (AICP) with demonstrated shared parking expertise, which illustrates that the standards of this section do not accurately apply to a specific development. The data submitted for a shared parking plan shall include, at a minimum, the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking loads of all uses. Methodologies specified by the Urban Land Institute (ULA) shall be followed.

   B. Off-Site Parking. The approving body may approve the location of required parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with all of the following standards.
      i. Location - Shared parking spaces shall be located within 750 feet of the primary entrance of all uses served, unless shuttle bus service is provided to the parking area.
      ii. Zoning Classification - Off-site parking areas shall be located in a district that permits the use to which such parking is accessory.

   C. Agreement
      i. An off-site or shared parking plan will be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record shall be submitted to the Administrator.
      ii. A off-site or shared parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this section.

   D. Recording of Approved Plans. An attested copy of an approved alternative parking plan and any associated agreements shall be recorded in the deed records for the City of Ruston. The applicant shall provide proof of recording prior to approval of the certificate of occupancy.

   E. Amendments. An alternative parking plan may be amended by following the same procedure required for the original approval.

(Amended by Ord. No. 1645, § 1 - Pt. 31 - 36, 55, 3-3-2014; Ord. No. 1656, § 1 - Pt. 12, 10-6-2014; Ord. No. 1706, § 10 - 12, 8-7-2017; Ord. No. 1724, § 65, 4-2-2018)

5.6 SITE ACCESS

New and modified roads and driveways shall meet the driveway and access management standards of the road agency that has jurisdiction over the intersecting public roadway and meet the following:

1. General Standards
   A. All buildings shall be located on a site abutting a public or private street.
   B. Unless otherwise approved by the City Engineer, all buildings must take vehicular access from within the site or from a shared driveway with a recorded cross-access easement.
   C. All nonresidential sites abutting an arterial street are strongly encouraged to provide a shared cross-access easement with a minimum paving width of 22 feet when abutting another mixed use or nonresidential property. Typically, the cross-access easement shall be in the rear yard, but may be in a front or exterior side yard if approved by the City Engineer.
   D. No vehicle or obstacle may block driveways intended for use as a fire lane or for cross-access.

2. Access to Arterial Streets
   A. Direct driveway access from any lot to an existing or proposed arterial street shall meet the standards of the appropriate road agency.
   B. Sites may be subdivided so as to provide access onto a frontage road.
C. Approval of driveway access between a site and the arterial at an interval less than those specified may be granted only by review and recommendation of the City Engineer.

3. Driveways for All Residential Districts
   A. Width of Driveways. Driveways shall meet the width requirements of the affected agency with jurisdiction on the public roadway.
   B. Location of Driveways
      i. Non-alley loaded driveways may be no closer than 30 feet from any other driveway (near edge of throat to near edge of throat).
      ii. Unless otherwise approved or required by the City Engineer, non-alley loaded residential driveways may intersect a street no closer than 30 feet from the intersection of two street right-of-way lines and no closer than 50 feet from the intersection of an arterial street.

4. Driveways for All Commercial and Industrial Districts
   A. Core Downtown District. When an improved alley is provided, all vehicular access shall take place from the alley unless otherwise approved by the City Engineer. Access may be taken from the side street on corner lots.
   B. Width of Driveways - Driveways shall meet the width requirements of the affected agency with jurisdiction on the public roadway.
   C. Location of Driveways
      i. The number of permitted driveways shall be as specified in the accompanying table.

5.7 LOADING / UNLOADING

On the same premises with every building, structure or part thereof involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading in order to avoid undue interference with public use of dedicated rights-of-way. Such space shall be provided as follows:

1. Within any Business district, off-street loading space shall be provided in the rear yard only and in the ratio of at least ten (10) square feet per front foot of building. In exceptional instances, such space may be permitted in an interior side yard with approval of the zoning administrator or of the approving body, provided that such location is necessitated by the site conditions and provided that the area is screened from view from any public street.

2. Within an Industrial district, off-street loading space shall be provided as follows:
   A. All spaces shall be laid out in the dimension of at least ten (10) by fifty (50) feet, or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height.
   B. Loading dock approaches shall be surfaced with asphaltic or concrete paving so as to provide a permanent, durable and dustless surface.

<table>
<thead>
<tr>
<th>Total Site Frontage</th>
<th>Number of Driveways (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>200 feet of frontage or less</td>
<td>1</td>
</tr>
<tr>
<td>201 feet to 400 feet of frontage</td>
<td>2</td>
</tr>
<tr>
<td>401 feet to 600 feet of frontage</td>
<td>3</td>
</tr>
<tr>
<td>601 + feet of frontage</td>
<td>4</td>
</tr>
</tbody>
</table>
C. All spaces shall be provided in the ratio of spaces to floor area in the following table.

<table>
<thead>
<tr>
<th>Gross floor area (in square feet)</th>
<th>Loading and unloading space required</th>
</tr>
</thead>
<tbody>
<tr>
<td>0–1,400</td>
<td>0</td>
</tr>
<tr>
<td>1,401–20,000</td>
<td>1 space</td>
</tr>
<tr>
<td>20,001–100,000</td>
<td>1 space plus 1 space for each 20,000 square feet in excess of 20,001 square feet</td>
</tr>
<tr>
<td>100,001–500,000</td>
<td>5 spaces plus 1 space for each 40,000 square feet in excess of 100,001 square feet</td>
</tr>
<tr>
<td>500,001 and over</td>
<td>15 spaces, plus 1 space for each 80,000 square feet in excess of 500,001 square feet</td>
</tr>
</tbody>
</table>

D. All spaces shall be provided off-street in the rear yard or interior side yard and shall in no instance be permitted in a front yard. In those instances where exterior side yards abut an industrial district across a public street, loading and unloading may take place in such exterior side yard when the setback is equal to at least fifty (50) feet.

E. Access to the loading/unloading area shall be designed in such a manner as to allow trucks to enter and leave the loading area without having to back from or onto the public street.

F. Where a public alley exists or is provided at the rear of buildings, the loading requirements may be computed from the center of such alley.

G. For office buildings of less than twenty thousand (20,000) square feet in gross floor area, at least one loading space, separate from off-street parking, shall be provided and may be located in any yard. For buildings of twenty thousand (20,000) square feet to ninety-nine thousand nine hundred ninety-nine (99,999) square feet, the loading space shall be located in a rear or side yard only. Loading space shall have a dimension of at least nine (9) feet by twenty (20) feet.

H. For office buildings of one hundred thousand (100,000) square feet in gross floor area or more, at least one loading space with a dimension of at least ten (10) by fifty (50) feet or five hundred (500) square feet in area, with clearance of at least fourteen (14) feet in height, in the rear or interior side yard only.

3. The requirements of this section may be waived or modified by the approving body in the Core Districts.

5.8 DRIVE-THROUGH LANES

Any lane, aisle, drive or path in which vehicles are directed expressly for the purposes of receiving or dispensing persons, goods or services without the driver leaving the vehicle (referred to as a drive-through lane) shall comply with the following requirements:

1. Drive-through lanes shall be separate from the circulation roads and lanes necessary for ingress to and egress from the property.

2. Drive-through lanes and stacking spaces shall be setback from all property lines a distance equivalent to the minimum setback for parking lots in the respective zoning district.

3. Drive-through lanes shall not use any space that is necessary for adequate access to parking spaces.

4. Drive-through lanes shall allow unobstructed travel for vehicles to pass those waiting to be served by one of the following:
   A. Provide a bypass lane adjacent to the drive-through lane, or
   B. Provide for at least one one-way bailout or escape lane between the order board and the pickup window for those needing to leave the drive-through lane. It shall be designed for reasonable and safe travel, as determined by the approving body.

5. Drive-through lanes shall have a minimum width of nine (9) feet.

6. Drive-through lanes shall have a minimum centerline turning radius of twenty-five (25) feet.

7. Drive-through lanes shall be striped, marked or otherwise distinctly delineated.

8. Drive-through lanes shall have a minimum length of twenty (20) feet per vehicle.
9. Drive-through lanes shall have a minimum stacking space in accordance with the standards in the table that follows.

(Amended by Ord. No. 1686, § 14, 6-11-2016)

<table>
<thead>
<tr>
<th>Use Served by Drive-Thru Lane</th>
<th>Minimum Stacking Requirements (per transaction window)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant (fast food with indoor seating and drive-thru)</td>
<td>Four (4) in advance of window and four (4) vehicles in advance of ordering board</td>
</tr>
<tr>
<td>Restaurant (fast food drive-thru only)</td>
<td>Ten (10) vehicles</td>
</tr>
<tr>
<td>Financial institution</td>
<td>Three (3) vehicles, inclusive of the vehicle at the window</td>
</tr>
<tr>
<td>Car wash (coin/hand-held wand stall)</td>
<td>Three (3) vehicles in advance of the washing bay and storage for one and one-half (1.5) vehicles beyond the washing bay for drying.</td>
</tr>
<tr>
<td>Car wash (fixed location, when accessory to a gas station)</td>
<td>Five (5) vehicles in advance of the washing bay and storage for one and one-half (1.5) vehicles beyond the washing bay for drying.</td>
</tr>
<tr>
<td>Car wash (tunnel)</td>
<td>Stacking spaces equal in number to five (5) times the capacity of the auto wash. Maximum capacity of the auto wash shall be determined by dividing the length in feet of each wash line by twenty (20).</td>
</tr>
<tr>
<td>Dry cleaners</td>
<td>Three (3) vehicles inclusive of the vehicle at the window.</td>
</tr>
<tr>
<td>Convenience market/drug store</td>
<td>Three (3) vehicles inclusive of the vehicle at the window.</td>
</tr>
<tr>
<td>Other Uses</td>
<td>For uses not listed, the planning commission shall make a determination of the minimum required stacking at the time of site plan review, based upon review of information submitted by the applicant, city staff, and consultants.</td>
</tr>
</tbody>
</table>

5.9 LIGHTING

1. Intent. It is the intent of this section to regulate outdoor lighting in a manner that establishes appropriate minimum levels of illumination, prevents unnecessary glare, reduces spill-over onto adjacent properties and reduces unnecessary transmission of light into the night sky. This section is not intended to eliminate the need for an applicant to seek out professional assistance to determine appropriate lighting for the use and design proposed.

2. Approved lighting plan. Whenever the installation or modification of outdoor lighting is part of a development that requires site plan approval, the approving body shall review and approve all proposed lighting as part of its site plan approval process.

A. A lighting plan submitted for review shall contain the following:

i. A site plan showing the location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures.

ii. Specifications for all proposed and existing lighting fixtures including photometric data, fixture height, mounting and design, glare control devices, type and color rendition of lamps, and hours of operation. A photometric plan illustrating the levels of illumination at ground level shall account for all light sources that impact the subject site, including spill-over illumination from neighboring properties.

iii. Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, luminance levels of walls and the aiming points of any remote fixtures.

B. A proposed lighting plan shall be reviewed based upon the following considerations:

i. Whether the lighting is designed to minimize glare;

ii. Whether light will be directed beyond the boundaries of the area to be illuminated or onto adjacent properties or streets;
iii. Whether the lighting will cause negative impacts on residential districts and uses;
iv. Whether the plan will achieve appropriate levels of illumination for the use proposed; and
v. Whether the lighting is in harmony with the character of the surrounding area and the illumination levels of neighboring properties; and
vi. Whether the lighting is in keeping with the city’s goal of prohibiting unnecessary illumination of the night sky.

3. Required conditions. When site plan approval is required for the installation or modification of exterior lighting, the following conditions shall apply:

A. Light fixtures shall not be mounted in excess of the maximum height limitation of the district in which they are located. For lighting in residential districts and for uses adjacent to residential districts or uses, light fixtures shall not be mounted in excess of twenty-five (25) feet above grade. Fixture height shall be measured from the grade of the illuminated surface to the bottom of the fixture.

B. Electrical service to light fixtures shall be placed underground.

C. No flashing light shall be permitted.

D. Glare control shall be accomplished primarily through the proper selection and application of lighting equipment. Only after those means have been exhausted shall landscaping, fencing and similar screening methods be considered acceptable means for reducing glare.

E. Outdoor lighting shall be designed to achieve uniform illumination levels. The ratio of the average light level of the surface being lit to the lowest light of the surface being lit, measured in foot-candles, shall not exceed 4:1.

F. The use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.

G. Only necessary lighting for security purposes and limited operations shall be permitted after a site’s hours of operation.

H. Lighting for security purposes shall be directed only onto the area to be secured.

i. All fixtures shall be located, shielded and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky.

ii. Fixtures mounted on the building and designed to illuminate the facade are preferred.

I. Parking lot lighting shall be designed to provide the minimum illumination necessary to ensure adequate vision and comfort in parking areas. Full cut-off fixtures shall be used to prevent glare and direct illumination away from adjacent properties and streets. Designs that result in even levels of illumination across a parking area are preferred.

J. The illumination of gasoline service stations and convenience stores shall be the minimum level necessary to facilitate such uses. Excessive lighting for the purposes of attraction and advertising shall not be permitted.

i. Areas away from gasoline pump islands that are used for parking and vehicle storage shall be illuminated in accordance with the parking area requirements of this section.

ii. Light fixtures mounted on canopies shall be recessed or flush with the bottom of the canopy. Where a drop-down fixture is used, the lens shall be flush with (i.e., no more than one inch beyond) the casing so that light is directed down and not sideways. All canopy lighting shall be shielded to provide a cut-off angle of eighty-five (85) degrees. Fixtures shall not be mounted on the top or sides of canopies.

iii. The illumination of canopy sides is prohibited.

K. Where a site abuts a residential district or use, the following special conditions shall apply:

i. The height of light fixtures shall not exceed twenty-five (25) feet.

ii. All fixtures shall have a cut-off angle of ninety (90) degrees or less.

iii. No direct light source shall be visible at the property line (adjacent to residential) at ground level.

iv. Maximum illumination at the property line shall not exceed one foot-candle.
L. The city may choose to waive or alter cut-off requirements of this section when appropriate historic or decorative fixtures are proposed (e.g., use of decorative up-lighting to illuminate the underside of a canopy or columns on a facade, where a canopy or roof projection restricts the projection of the light into the night sky).

4. Maintenance. All installed and approved light fixtures shall be kept in good repair. This includes, but is not limited to, replacing nonworking bulbs, repairing broken or malfunctioning fixtures and similar activities. Failure to maintain fixtures shall be deemed a violation of this chapter and violators shall be subject to the penalty provisions contained in Section 7.4.

5. Exemptions. The following uses shall be exempt from the provisions of this section:
A. Roadway and airport lighting required by the appropriate public agency for health, safety and welfare purposes;
B. Construction lighting approved by the building department as part of a building permit;
C. Flag lighting, provided that the illumination is the minimum level necessary, and that the light source is aimed and shielded to direct light only onto the intended target and to prevent glare for motorists and pedestrians;
D. Emergency lighting approved by the city, provided the lighting is discontinued upon the abatement of the emergency necessitating said lighting; and
E. Other temporary lighting determined to be reasonable and appropriate by the Zoning Administrator.

5.10 SIGHT DISTANCES
The line of sight safety triangle at either side of an accessway intersecting with a public street shall not be less than 35 feet in length along the accessway and public street right-of-way.

The line of sight safety triangle at the junction of two public streets shall not be less than 25 feet along each public street right-of-way.

A line of sight safety triangle must be essentially clear of obstructions between the heights of 30 inches above and eight feet above grade to allow for vehicular visibility. Additional clear area may be required by the City Engineer to ensure proper sight distance on higher speed roadways.

5.11 SIGNS
1. Intent. These regulations establish rules and standards for the construction, location, maintenance and removal of privately-owned signs. Directional, emergency, or traffic-related signs owned by city, parish, state or federal government agencies are not regulated by this chapter.

The execution of these regulations recognizes that the purpose of this chapter is to protect the dual interest of the public health, safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification, communication, and advertising. In order that such purposes can be achieved, the following objectives shall be applied for this chapter and any future additions, deletions and amendments:
A. General. Ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, morals, property and the public welfare.
B. Public Safety. Protect public safety by prohibiting signs that are structurally unsafe or poorly maintained; that cause unsafe traffic conditions through distraction of motorists, confusion with traffic signs, or hindrance of vision; and that impede safe movement of pedestrians or safe ingress and egress from buildings or sites.

C. Protect Aesthetic Quality of Districts and Neighborhoods. Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views; preventing intrusion of commercial messages into non-commercial areas; and eliminating signs and sign structures on unused commercial properties. Also, to avoid glare, light trespass, and skyglow through selection of fixture type and location, lighting technology, and control of light levels.

D. Free Speech. Ensure that the constitutionally guaranteed right of free speech is protected and to allow signs as a means of communication.

E. Reduce Conflict. Reduce conflict among signs and light and between public and private information systems.

F. Business Identification. Allow for adequate and effective signage for business identification and other commercial speech, non-commercial speech, and dissemination of public information, including but not limited to, public safety information and notification as may be required by law.

G. Foster Economic Development. Ensure that signs are located in a manner that does not cause visual clutter, blight, and distraction, but rather promotes identification and communication necessary for sustaining and expanding economic development in the City.

H. Recognize Unique Areas. Acknowledge the unique character of certain districts, e.g., the Core Downtown District, and establish special time, place and manner regulations that reflect the unique aesthetic, historical, and/or cultural characteristics of these areas.

2. General Requirements
   A. All signs shall meet the requirements of the city building code.

B. No person or business firm, acting either as principal or agent, shall erect or install any sign or sign structure until a permit for such work has been issued by the Building Official to a contractor or the owner or occupant of the premises where the work is to be done, except as otherwise provided in this chapter.

C. Signs with changeable copy may be changed by the owner, occupant or their assigns, provided the sign has been approved and constructed in accordance with this chapter and the building code.

D. No sign, sign structure or sign support shall project over any internal side or rear property line. Projection over a front or exterior side lot line shall only be as permitted in this Ordinance.

E. No sign, sign structure or sign support shall project over the roof of any building, nor obstruct or obscure any building windows or significant architectural elements.

F. All businesses, institutions, and residences shall be identified by a street address sign or number which shall be clearly visible from the street.

G. Signs shall meet requirements for sight distances as described in Section 5.10.

H. Substitution. Any sign that can be displayed under the provisions of this ordinance may contain a non-commercial message.

I. Illumination:
   i. Exterior Lighting. Exterior lighting may be provided from an external light source attached to or near the sign and directed only to the face of the sign. Sign light sources shall be shielded in order to prevent visible glare to passing motorists and unnecessary spillover to the night sky, and they shall not be directed so as to trespass or encroach in or upon neighboring properties.
   ii. Illumination. A. External Illumination. In all of the Core Districts, except Core Edge and Core Highway, all sign illumination shall be external, provided, however, that back-lit halo lighting of individual letters shall be permitted and as otherwise provided herein.
b. Box Panel Signs. In the Core Downtown, Core Mixed Use, Core Residential, Core Village and Core Landmark Districts, box panel signs are not permitted. In all other districts, including, Core Edge, and Core Highway, box panel signs with internal lighting may be permitted. If the sign panel has a dark background and light lettering, a 10 square foot bonus may be added to the maximum sign area. All illumination shall be steady and stationary in source and intensity, except as otherwise permitted.

3. Sign Types Permitted—General (continued). See tables for sign types and requirements for signs A-E, and as continued below:

<table>
<thead>
<tr>
<th>5.11.3 Sign Types Permitted by District</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. General Business (CPP, CPS, CPM, CE, CH, B-2, B-3, B-4).</strong> Permits required, unless otherwise noted.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Location</th>
<th>Max. Area</th>
<th>Max./Min. Height</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Sign</td>
<td>On principal building façade to be placed at the sign band, when provided.</td>
<td>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).</td>
<td>See Sec. 5.11.2.E</td>
<td>1 per street level business with building frontage. Corner buildings shall be permitted 1 on each frontage</td>
</tr>
<tr>
<td>Monument Sign</td>
<td>10 ft minimum front and side yard setbacks</td>
<td>1 sq ft per lineal foot of building frontage, up to 75 sq ft per side</td>
<td>6 ft from ground level to top of sign</td>
<td>1 per street frontage of parcel.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pole Sign</th>
<th>Allowed only in B-3, B-4, CH, and portions of CE*</th>
</tr>
</thead>
<tbody>
<tr>
<td>*Pole signs are prohibited in the CE zone within the CPT Central Parkway Mid-Town.</td>
<td></td>
</tr>
<tr>
<td>10 ft minimum front and side yard setbacks</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>In the CE and CH districts, 2 sq ft per lineal foot of street level business frontage, up to 100 sq ft per side.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>Top edge shall be no higher than 30 ft above ground level, except as otherwise provided in 5.11.3.E</td>
</tr>
<tr>
<td></td>
<td>Bottom edge shall be at least 8 ft above ground level</td>
</tr>
<tr>
<td></td>
<td>1 per parcel, provided that no monument sign is on the same parcel</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Projecting Sign</th>
<th>See Section 5.11.3.I</th>
</tr>
</thead>
<tbody>
<tr>
<td>No closer than 20 ft to another such sign</td>
<td>16 sq. ft. total</td>
</tr>
</tbody>
</table>

| 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 |
### 5.11.3 Sign Types Permitted by District (continued)

#### B. Industrial Districts (D-1, D-1-B, D-2). Permits required, unless otherwise noted

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Location</th>
<th>Max. Area</th>
<th>Max./Min. Height</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Sign</td>
<td>On principal building façade</td>
<td>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)</td>
<td>See Sec. 5.11.2.E</td>
<td>1 per street level business with building frontage. Corner buildings shall be permitted 1 per frontage</td>
</tr>
<tr>
<td>Monument Sign</td>
<td>10 ft front setback</td>
<td>1 sq. ft. per lineal foot of building frontage, up to 100 sq ft.</td>
<td>Top edge shall be no higher than 6 ft above ground level</td>
<td>1 per street frontage of parcel</td>
</tr>
<tr>
<td>Pole Sign</td>
<td>10 ft minimum front and side yard setbacks</td>
<td>2 sq ft per lineal foot of building frontage, up to 200 sq ft per side</td>
<td><a href="#">Details provided in 5.11.3.E</a></td>
<td>1 per parcel, provided that no monument sign is on the same parcel</td>
</tr>
<tr>
<td>Window Sign—No permit required</td>
<td>In business windows</td>
<td>20% of the glass area on the floor of the building where the sign will be located</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Other signs</td>
<td>See Section 5.11.3.J</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### C. Pedestrian Oriented Business Districts (B-1, Core Districts except CE and CH). Permits required, unless otherwise noted.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Location</th>
<th>Max. Area</th>
<th>Max./Min. Height</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Sign</td>
<td>On principal building façade at the sign band</td>
<td>1 sq. ft. per lineal foot of street level business building frontage, up to 40 sq ft.</td>
<td>See Sec. 5.11.2.E</td>
<td>1 per street level business with building frontage. Corner buildings shall be permitted 1 on each frontage</td>
</tr>
<tr>
<td>Projecting Sign</td>
<td>No closer than 20 ft to another such sign</td>
<td>16 sq. ft. total</td>
<td><a href="#">Details provided in 5.11.3.D</a></td>
<td>1 per occupant at street level</td>
</tr>
<tr>
<td>Window Sign—No permit required</td>
<td>In business windows</td>
<td>20% of the glass area on the floor of the building where the sign will be located</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>
### 5.11.3 Sign Types Permitted by District (continued)

#### C. Pedestrian Oriented Business Districts (B-1, Core Districts except CE and CH). Permits required, unless otherwise noted.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Location</th>
<th>Max. Area</th>
<th>Max./Min. Height</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monument sign</td>
<td>10 ft minimum front and side yard setbacks</td>
<td>40 sq. ft per side</td>
<td>6 ft from ground level to top of sign</td>
<td>1 per parcel</td>
</tr>
<tr>
<td>Temporary Pedestrian or A-Frame Sign — No permit required. See Section 5.11.3.B</td>
<td>May be located in public right-of-way, but shall maintain 4 ft clear pedestrian area on sidewalks and be setback 4 feet from the back of curb. No closer than 20 ft from another such sign</td>
<td>6 sq. ft per side</td>
<td>4 ft from ground level to top of sign</td>
<td>1 per business</td>
</tr>
<tr>
<td>Pole sign (Core Edge and Core Highway Corridor only)</td>
<td>10 ft minimum front and side yard setbacks</td>
<td>30 sq. ft. per side</td>
<td>Top edge shall be no higher than 20 ft above ground level, Bottom edge shall be at least 8 ft above ground level</td>
<td>1 such sign per parcel</td>
</tr>
<tr>
<td>Neon Sign (in Core Downtown only)</td>
<td>No closer than 20 ft to another such sign</td>
<td>16 sq. ft. total</td>
<td>Top edge shall be no higher than the 2nd floor of a multi-story building, Vertical height of sign shall be no greater than 4 ft, Bottom edge shall be at least 8 ft. above ground level</td>
<td>1 per occupant at street level</td>
</tr>
<tr>
<td>Other signs</td>
<td>See Section 5.11.3.J</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### D. Residential Districts

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Location</th>
<th>Max. Area</th>
<th>Max. Height &amp; Length</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monument sign</td>
<td>10 ft min. front and side yard setbacks</td>
<td>32 sq ft per side</td>
<td>6 ft from ground to top of sign</td>
<td>1 per subdivision or residential complex. One additional sign if subdivision or complex has frontage on more than one non-local road.</td>
</tr>
</tbody>
</table>
5.11.3 Sign Types Permitted by District (continued)

E. Other Designated Areas. Permits required, unless otherwise noted

i. Interstate 20 Highway Corridor.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Location</th>
<th>Max. Area</th>
<th>Max./Min. Height &amp; Length</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Billboard sign—See Section 5.11.3.C</td>
<td>See Section 5.11.3.C</td>
<td>400 sq ft per sign panel, with up to two panels per side</td>
<td>■ Sign face height 20 ft; Sign face length 40 ft; ■ Total sign height may not exceed 60 ft (including embellishments); and ■ Signs must maintain an 8 ft clearance between the sign face and the ground</td>
<td>1 per lot provided the 1,000 ft. spacing standard is met</td>
</tr>
</tbody>
</table>

ii. For any lot located within 1,000 feet of the Interstate 20 right-of-way, in districts that allow monument signs, except the Core Districts

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Location</th>
<th>Max Area</th>
<th>Max./Min. Height &amp; Length</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pole Signs</td>
<td>10 ft minimum front and side setbacks.</td>
<td>300 sq ft per side</td>
<td>■ Top edge shall be no higher than 60 feet above ground level&lt;br&gt;■ Bottom edge shall be at least 8 ft above ground level</td>
<td>1 sign per parcel</td>
</tr>
</tbody>
</table>

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, in locations where pole signs are allowed as provided in the table in Section 5.11.3 above, subject to the following:

i. The sign must meet the requirements of Section 5.11.3. (table above)

ii. The sign must be a minimum of one hundred (100) feet from a residential district.

iii. Any portion of the message must have a minimum duration consistent with the State of Louisiana Department of Transportation & Development, or 8 seconds, whichever is greater. Such display must be a static display. No portion of the message may flash, scroll, twirl, change color, and fade in or out, or in any manner imitating movement. The change from message to message shall be instantaneous.

iv. Audio speakers or any form of pyrotechnics are prohibited.

v. Brightness. The sign must not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hour and a maximum illumination of 500 nits between dusk and dawn as measured from within six inches of the sign’s face at maximum brightness.

vi. Electronic message signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.

vii. In case of malfunction, the sign must go dark.
viii. No electronic display or electronic message sign shall be installed in place of a permitted sign. This shall require that the electronic display component serve as one element of the permitted sign, not to exceed fifty percent (50%) of the total sign area proposed for the sign within which the electronic sign will be included.

ix. A minimum of the upper twenty percent (20%) of a sign shall not include an electronic display component.

G. Temporary Pedestrian or A-Frame Signs:
1. A-Frame Signs shall be permitted in the following districts: B-1 and Core Districts.
2. The area of the A-frame sign shall not exceed six (6) square feet per side or a total of 12 sq ft total.
3. One (1) such sign shall be permitted per customer entrance or per on-site business, whichever is less.
4. The sign height of the sign structure shall be no greater than four (4) feet and the width shall be no greater than three (3) feet.
5. The sign shall not be illuminated in any manner.
6. The sign shall be located a minimum of four (4) feet from the back of street curb and it shall not be located in a manner as to interfere with vehicular or pedestrian traffic flow or visibility.
7. The sign is permitted only during operating business hours or from the hours of 6:00am to 10:00pm, whichever is less, and must be stored inside when the establishment is not open to the general public.
8. A-Frame signs shall be spaced a minimum of 20 feet apart.
9. The sign must be professionally constructed of weather-proof, durable material, and kept in good repair.
10. The sign shall have a black or silver/gray frame. Changeable message panels shall be either professionally printed or white changeable letters shall be used on a black or dark color background. A "blackboard-style" message area, similar to those used for daily restaurant specials, may all be used for all or a portion of the sign area.
11. The signs shall not be illuminated, nor shall they contain moving parts, or have balloons, windsocks, pinwheels, streamers, pennants, or similar adornment attached to them.

H. Billboards. The following regulations apply to billboards:
1. Billboards shall only be permitted within the Interstate 20 Highway Corridor on property zoned for business or industrial use.
2. A sign panel may not exceed 20 ft in height and 40 ft in length. An 8 ft clearance is required between the ground and the bottom edge of the sign face.
3. Billboards shall be setback at least 50 feet from the edge of the right-of-way of the Federal Highway System.
4. Billboards shall be no closer than 1,000 feet from another such sign on the same side of the street. Spacing shall be measured from the closest extremities of the two signs.
5. Sign faces shall be perpendicular or at an angle no less than 45 degrees to the road upon which they front.

6. No Billboard shall be constructed in a v-shape in excess of a 45 degree angle.

7. When double-faced, both sides shall be of equal size and shape except for temporary embellishments so that no substantial portion of the back of the opposing sign shall be visible.

8. Embellishment may be added as a temporary extension comprising up to 10 percent of the off premise sign face. The limits of the embellishment shall not extend more than 5 feet above the sign face. The total height of the sign shall not exceed 50 ft.

9. Each permitted Billboard shall have a permanently installed, weatherproof plaque mounted in a conspicuous place that lists the name and phone number of the sign’s installer, manufacturer, and owner, as well as the voltage of any electrical apparatus used.

10. Billboards shall meet the requirements of the adopted Building Code.

11. No Billboard larger than 64 square feet shall be built on wooden support poles. All other Billboards shall be constructed on steel beams, metal pipes or similar material and painted with a neutral or subdued color.

12. Billboards shall be externally illuminated. Internal illumination and electronic billboards shall not be permitted.

13. The sign permit application for a Billboard (Section 5.11.5.D) shall include construction plans certified by a state registered engineer who shall certify that the structure complies with the adopted building code and shall submit sufficient data to enable the Building Official to determine whether the Billboard complies with City zoning and construction requirements.

I. Projecting Signs. Projecting signs are for the primary benefit of pedestrians and are encouraged to be decorative in design. Such signs shall only be permitted under the following provisions:

i. Projecting signs shall only be permitted in the B-1, B-2, B-3, B-4, CD, CV, CR, CM, CE, CH, and CL districts.

ii. Projecting signs shall be placed on the sign band, when provided, unless a wall sign prohibits placement there.

iii. Projecting signs shall be a minimum of 8 feet above ground level, shall be placed no closer than 20 feet from another projecting sign (measured center of sign to center of sign), shall be no taller than 4 feet above the bottom edge of the projecting sign, shall be no greater than 16 square feet in area, and shall project no farther than 4.5 feet from the façade.

iv. Projecting signs shall be placed no closer than 10 feet to the horizontal edge of the storefront façade associated with the subject establishment provided; however, that this subsection shall not apply to the corner portion of a corner building.

v. Projecting signs shall have a maximum depth (thickness) of 2 feet; however, up to 33 percent of the sign may be up to 4 feet thick in order to provide for creative sign design.

vi. Support structures for projecting signs shall be constructed of a material and color to match the sign and complement the building.
J. Other Signs.
i. Special event signs in non-residential Districts.
   a. A temporary special event or community service sign may be erected in a non-residential district for a period not to exceed 2 weeks. Only 1 special event sign may be placed on a lot and a permit can only be granted once every 6 months. A special event sign shall be a portable sign, freestanding sign, or banner sign (affixed to a wall) and shall be no greater than 36 square feet in area and no taller than 6 feet. The sign may be illuminated and may also be electronic, but it shall be subject to the electronic sign regulations in Section 5.11.3.A. except that the entire sign face may be electronic. Electrical permits are required if illuminated. A temporary sign permit is required.
   b. Special event signs shall have an appearance in keeping with permanent signs in the City. In the case of non-electronic signs, they shall be professionally prepared and supported by wood or metal posts or similar support frames that are black, dark, or an otherwise solid neutral color. In the case of a portable electronic message signs, they shall be encased in a black, dark, or otherwise solid neutral color frame with matching dark base.
   c. Signs on a chassis are prohibited unless the wheels and chassis are fully screened by skirting that is black, dark, or an otherwise solid neutral color that matches or complements the color of the frame and is professionally fabricated.

ii. Directory Signs. One directory sign no larger than 8 sq ft may be permitted per building at the principal building entrance. Each occupant shall be permitted an identification panel up to 1 square foot on a building directory sign. Such signs may be externally illuminated as provided in Section 5.11.2.I

iii. Rear Entry Signs. When a business has a rear entrance, a wall or projecting sign not exceeding 12 square feet in area is permitted at the rear entrance.

iv. Plaque signs. One historic marker or building identification sign no greater than 2 sq ft may be affixed to a building at the ground floor level.

v. Additional signs under awnings and canopies. One hanging or projecting blade sign, no greater than 12 inches in height and 4.5 ft wide, may be placed under an awning or canopy for the benefit of business identification for pedestrians.

vi. Painted/stencil letters no higher than eight inches may be applied in one row to windows in non-residential districts and do not count toward total window sign area. Painted/stencil letters up to eight inches in height may also be applied to the vertical drip of an awning, not exceeding 80 percent of the width of the awning.

vii. Parking of Vehicles Displaying Signs. Mobile billboards are prohibited per Section 5.11.4.G. Commercial vehicles and trucks 1) displaying signs that are typically found on said vehicles and 2) that have a primary function of carrying goods or people, not advertising, may be permitted to park on the site of the principal use provided parking shall be in a rear or interior side yard.

viii. Non-Street Facing Signs. Additional wall signs may be permitted on non-street facing building frontages, provided that the total area of all such signs on each non-street facing frontage is a maximum of 1 sq ft per lineal foot of building frontage. In the Core districts, such signs shall not exceed 40 sq ft.
K. Neon Signs
   i. Neon signs shall only be permitted in the CD district.
   ii. Neon signs shall be a minimum of 8 feet above ground level, shall be placed no closer than 20 feet from another neon sign (measured center of sign to center of sign), shall be no taller than 4 feet above the bottom edge of the neon sign, shall be no greater than 16 square feet in area, and shall project no farther than 4.5 feet from the façade.
   iii. Neon signs shall have a maximum depth (thickness) of 2 feet.
   iv. Support structures for neon signs shall be constructed of a material and color to match the sign and complement the building.
   v. A neon sign must have a static display and no portion of the sign may move, flash, scroll, blink, oscillate, twirl, change color, change intensity, fade in or out, or in any manner imitate movement.
   vi. Prior to the issuance of a sign permit, a neon sign must be approved by the Mayor as being harmonious with the character of the Core Downtown District and stated goals of the City.

4. Prohibited Signs. The following signs shall be prohibited:
   A. Signs in the right-of-way unless otherwise expressly permitted in this ordinance or required by a governmental entity.
   B. Flashing Signs
   C. Signs which resemble any official traffic sign or bear the words "stop," "go," "slow," "caution," "danger," "warning" or similar words.
   D. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic control sign, signal or the light of an emergency or road equipment vehicle.
   E. Signs which hide from view any traffic or street sign or signal or similar device.
   F. Signs which emit sound, odor or visible matter which serves as a distraction to persons within the public right-of-way.
   G. Mobile billboards
   H. Inflatable signs
   I. Roof signs, or signs that project or extend over the roof line of a building.
   J. Beacon Lights and Laser Lights
   K. Festoons
   L. Mirrors. No mirror device shall be used as part of a sign.
   M. Moving Signs
   N. Obsolete or Abandoned Signs
   O. Pennants
   P. Signs containing strobe lights
   Q. Snipe Signs
   R. Skid mounted signs
   S. Portable arrow signs
   T. Trailer signs

5. Administration & Enforcement
   A. Signs permitted without a permit. Signs Allowed Without a Permit.
      i. A traffic control sign on private property, such as "Stop," "Yield," restricted parking, and similar signs, the face and size of which meet traffic engineering standards.
      ii. Flags not associated with any commercial message whatsoever.
      iii. Temporary signs in residential districts. Temporary signs shall be permitted provided they do not exceed 3 feet in height and the total area of all temporary signs does not exceed 6 square feet.
      iv. Temporary signs in all districts as follows:
         a. Election season. During the period from 30 days prior to an election until 5 days past an election held in the City, additional temporary, non-commercial signs shall be permitted subject to the following:
            (1) The maximum total temporary sign area and sign height in residential districts shall be 12 square feet and 3 feet, respectively.
ii. Procedure. When the applicant applies for a sign permit, such plans, specifications, and other data relating to the proposed sign or other supporting structure shall be reviewed by the Zoning Administrator.

iii. A master sign plan shall be filed with the Zoning Administrator for all sites occupied by more than one tenant. After filing and approval of the sign plan, all tenant signs shall meet the requirements of the plan. The following information shall be provided with the sign plan:

a. Colors
b. Letter/graphic style
c. Location of each sign
d. Materials used
e. Maximum dimensions and proportion.

iv. All plans shall address the removal of all previously installed signage and repairs to mounting surfaces impacted by previous mountings. If it appears that the proposed sign is in compliance with all plans approved by the appropriate body, and all requirements of this section, then a sign permit shall be issued by the Zoning Administrator.

v. Fees. Every applicant shall pay to the Treasurer of the City a fee for each sign permit before being granted a permit as established by resolution of the Board of Aldermen. In the event a sign is erected prior to receiving the permit, the sign permit fee shall be double that indicated in the schedule.

vi. Duration. All rights and privileges acquired under the provisions of this section or any amendments thereto, are mere licenses and may be revoked upon the violation of any of the conditions contained herein. If the work authorized under a sign permit has not been completed within 6 months after date of issuance, the permit shall become null and void.
C. Sign Review

i. Approval Required. The Zoning Administrator shall review all plans for the construction or alteration of a sign that the Zoning Administrator determines will require a permit. Signs that do not require a permit, do not require review.

ii. The Zoning Administrator shall consider and deny, approve, or approve with conditions, all sign applications for which an application is made and a review fee is paid. The Zoning Administrator may initiate a review by the Zoning Commission.

iii. The approving body may impose restrictions on the size, placement and appearance of signs in addition to those requirements set forth by this ordinance, but shall not allow the alteration or construction of any sign which would violate the requirements of this ordinance.

iv. Requirements. Sign review approval shall be granted only upon determining the following:

a. The scale, color, texture and materials of the sign being used will identify the business succinctly, and will enhance the building on which it is located, as well as the immediate neighborhood.

b. The scale, color, texture and materials of the sign will be compatible with the style, color, texture and materials of the building on which it is located, as well as neighboring buildings.

c. The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.

d. The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.

e. The sign is not located in such a manner as to obscure, obstruct, or otherwise physically interfere with the clear or unobstructed view of an official traffic sign, signal, or device, or obstruct or physically interfere with the driver's view of approaching, merging or intersecting traffic.

f. The sign is consistent with the intent of the City of Ruston 21 Plan.

g. The sign otherwise meets all requirements of this Chapter.

D. Additional Permit Regulations for Billboards. All Billboard signs shall require a permit. Permits shall be issued, regulated, and revised under the following provisions:

i. Application. In order to obtain a permit to erect, substantially modify, or relocate any billboard sign under the provisions of this chapter, an applicant shall submit to the Building Official a permit application that sets forth in writing a complete description of the proposed sign and shall include all information required on application forms provided by the Building Official including but not limited to a final site plan and elevation drawings of the proposed sign.

a. The name, address, and telephone number of the property owner, the persons entitled to possession of the sign and the sign contractor or erector. If a license is required to erect the sign, the license number of the licensed sign company shall be provided.

b. Plans indicating the scope and structural detail of the work to be done including details of all connections, guy lines, supports, footings, and materials to be used, size, height, configuration and number of sign faces.

c. If the sign is electric, electrical diagrams and details are required for an electrical permit. Such information shall include the name(s) of the licensed electrical installer.
d. An agreement to defend, indemnify, and hold the city harmless for all damages, demands, or expenses of every character that may in any manner be caused by the sign, sign structure, or sign installation.

e. An applicant shall obtain and attach to the application the written consent for the erection of such sign of the person having the right to use and possession of the premises on which the sign is to be erected. A permit issued by the state for such sign shall be presented to the Building Official.

f. Prior to the issuance of a sign permit, an applicant shall obtain and attach to the application a final site plan, signed and certified by a civil engineer licensed in the state, drawn to scale and requirements to be included as provided herein, delineating the following:

(1) Property boundaries of proposed sign site, showing nearest intersecting street and names of owners and boundaries of parcels of land abutting the proposed site.

(2) Description of the property by lot number, square, and subdivision name or exact legal description of the proposed site.

(3) The GPS (Global Positioning System) coordinates and street address of the proposed sign structure.

(4) Sign location including pole(s) and sign face(s).

(5) Sign dimensions.

(6) Existing billboard signs located on the same side of the street, within 1,000 feet measured along the edge of the right-of-way.

g. The Building Official shall act upon a completed application for permit within 30 working days after the receipt of all application documents including the final site plan, by issuing in writing, approval or disapproval of the permit application.

ii. Emergency permit. In extenuating circumstances where a sign becomes unsafe due to accident or natural disaster, the Building Official may upon review issue an emergency permit for a temporary or a substitution sign for a period of time not to exceed 45 days.

iii. Revocation. The Zoning Administrator is hereby authorized and empowered to revoke any permit issued by him or her upon failure of the holder to comply with the provisions of this chapter or with the signed plans submitted to the Zoning Administrator.

iv. Billboard permit fees. Permit fees shall be as set forth by resolution of the Board of Aldermen.

v. Annual inspection. The Zoning Administrator or designee will inspect the condition of each permitted sign structure annually. There will be an annual inspection fee as set forth by resolution of the Board of Aldermen due each January 1, to maintain a valid permit.

E. Enforcement.

i. Authority. The Zoning Administrator is responsible for the provisions of this chapter and his/her designees shall be authorized to inspect all signs or parts of signs and to issue sign violation citations. For the purpose of sign inspections, the Zoning Administrator or his/her designees may enter at any reasonable time upon the premises where any permitted sign is located. Neither the Zoning Administrator nor the city shall be liable for any damages or for any failure to enforce any of the provisions of this chapter.
ii. Nature of Sign Violations. All sign violations shall be considered civil infractions, and no criminal penalty shall attach for their commission, except where a police officer has actually observed a criminal violation being committed. See Section 7.4 regarding zoning violations and penalties.


A. Damaged or Abandoned Signs.
   
   i. Signs which are broken, torn, bent or whose supports are broken, bent or damaged, and signs that are not reasonably level and plumb shall be repaired and installed in a manner prescribed by the Zoning Administrator and/or Building Official, but in no case shall repair requirements exceed building code requirements and the original condition of the sign and/or its supports.

   ii. Abandoned signs shall be removed or put into service. Removal of such signs shall include removal of the poles and/or supports.

B. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Code. Failure to comply with this section may result in action by the Zoning Administrator or Building Official to rescind the permit with subsequent removal of the entire structure.

C. A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, ripped or peeling paint, poster paper or other material for a period of more than 30 successive days.

D. A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than 15 degrees from vertical for a period of more than 30 successive days, unless determined by the Building Official to pose a safety hazard, in which case immediate action may be required.

E. A sign shall not have weeds, trees, vines, or other vegetation growing upon it, or obscuring the view of the sign from the public right-of-way from which it is to be viewed, for a period of more than 30 successive days.

F. An internally illuminated sign shall not be allowed to stand with only partial illumination for a period of more than 30 successive days.

7. Non-Conforming Signs.

A. Subject to the provisions of this section, nonconforming signs that were otherwise lawful on the effective date of this section may be continued.

B. A nonconforming sign shall not be moved, replaced, enlarged or altered, except to bring the sign into complete conformity with this section. A message panel may be replaced provided that it does not change the character or area of the sign and does not increase the non-conforming aspects of the sign.

C. No illumination shall be added to a nonconforming sign.

D. A nonconforming sign shall not be reestablished after the activity, business or usage to which it relates has been discontinued. A nonconforming sign shall not be maintained or displayed by anyone other than the person who operated the business being advertised on the signage at the date of adoption of this section. This shall not preclude a business from replacing the message panel as permitted in Section 7.B above.

E. If a nonconforming sign is destroyed, it shall not thereafter be repaired, reconstructed or replaced, except in conformity with all the provisions of this chapter, and the remnants of the former sign structure shall be removed from the property. For purposes of this section, a nonconforming sign is “destroyed” if damaged to an extent that the cost of repairing the sign to its former condition or replacing it with an equivalent sign equals or exceeds 50% of the replacement value of the sign so damaged, including labor.

(Amended by Ord. No. 1645, § 1 - Pt. 37 - 51, 3-3-2014; Ord. No. 1686, § 15, § 16, 6-11-2016; Ord. No. 1706, § 13 - 18, 8-7-2017; Ord. No. 1718, § 19, 1-8-2018; Ord. No. 1724, § 1, § 8 - 9, § 65, 4-2-2018; Ord. No. 1731, § 11 - 14, 9-10-2018; Ord. No. 1750, § 6, 3-4-2019)
5.12 PERFORMANCE STANDARDS

Except for agricultural operations using generally recognized and accepted farming techniques and practices, no use otherwise allowed shall be permitted within any district which does not conform to the following minimum requirements and standards of use, occupancy and operation:

1. Smoke. It shall be unlawful for any person, firm or corporation to permit the emission of any smoke from any source whatever to a density greater than that density described as No. 1 of the Ringlemann Chart; provided that the following exceptions shall be permitted; smoke, the shade or appearance of which is equal to but not darker than No. 2 of the Ringlemann Chart for a period, or periods aggregating four minutes in any thirty minutes.

2. Dust, Dirt and Fly Ash.
   A. No person, firm or corporation shall operate or cause to be operated, maintained or cause to be maintained, any process for any purpose, or furnace or combustion device for the burning of coal or other natural or synthetic fuels, without maintaining and operating, while using said process or furnace or combustion device, recognized and approved equipment, means, method, device or contrivance to reduce the quantity of gasborne or airborne solids in keeping with state and federal law and so as to not create a public nuisance.
   B. All other forms of dust, dirt, and fly ash shall be completely eliminated insofar as escape or emission into the open air is concerned. The Building Inspector or Official may require such additional data as is deemed necessary to show that adequate and approved provisions for the prevention and elimination of dust, dirt and fly ash have been made.

3. Glare and Radioactive Materials. Glare from any process (such as or similar to arc welding, or acetylene torch cutting) which emits harmful ultraviolet rays shall be performed in such a manner as not to be seen from any point beyond the property line, and as not to create a public nuisance or hazard along lot lines. Radioactive materials and wastes, and including electro-magnetic radiation such as x-ray machine operation, shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards, when measured at the property line.

4. Fire and Explosive Hazards. The storage and handling of flammable liquids, liquefied petroleum, gases, and explosives shall comply with the State Rules and Regulations.

5. Noise. No operation or activity shall cause or create noise that becomes a nuisance to adjacent uses and/or that exceeds the sound levels prescribed below, using an A-weighted decibel scale dB(A), when measured at the lot line of any adjoining use, based upon the following maximum allowable levels for each use district:

6. Odors. Odorous matter released from any commercial or industrial use or district shall not exceed the odor threshold concentration beyond the property lines when measured either at ground level or habitable elevation.

7. Wastes. No waste shall be discharged in the public sewer system which is dangerous to the public health and safety.

8. Lighting shall be shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting on private property shall produce an illumination level greater than one footcandle on any adjacent property within a residential zoning district.

9. No garbage, sewage, filth, refuse, waste, trash, debris, or rubbish, including cans, bottles, waste paper, cartons, boxes, and crates, or other offensive or obnoxious matter shall be piled, placed, stored, or dumped on any land within the City until the operator has obtained a permit from all regulating agencies. All uses in every zoning district shall place waste materials in an appropriate covered container and properly dispose of same in accordance with State Law and City Ordinances. Nothing contained herein shall prevent the reasonable use of fertilizers, manures, and similar materials for the improvement of land utilized for agricultural purposes where such use does not constitute a public or private health hazard.
Article 6.0
Development Procedures
### Article 6.0 Development Procedures

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1</td>
<td>Site Plan Review</td>
<td>6-3</td>
</tr>
<tr>
<td>6.2</td>
<td>Conditional Uses</td>
<td>6-10</td>
</tr>
</tbody>
</table>
6.0 Development Procedures

6.1 SITE PLAN REVIEW

1. Statement of Purpose. This Section is intended to establish procedures and standards for the review of Site Plan applications as hereafter prescribed. This Section is further intended to insure a thorough evaluation of a site and the potential impacts on public health, safety and welfare in relationship to the City Master Plan, drainage, utilities, natural resources, traffic patterns, adjacent parcels, landscaping and signs.

The site plan review standards and procedures provide an opportunity for the Zoning Administrator and Planning and Zoning Commission to review a proposed use in terms of site preparation and grading, building footprint, parking supply and design, service areas, easements, access points, vehicular and pedestrian traffic flow, landscape design, relationship to adjacent uses, adequacy of utilities, stormwater management, placement of signs and lighting fixtures, preservation of significant natural features and aesthetics. This Section is also intended to assist the City in ensuring that buildings, structures, and uses are in conformity with the provisions of this zoning ordinance, other ordinances of the City, and state or parish or federal statutes.

2. Uses Requiring Site Plan Review. Site Plan Review shall be required for the following (see also Section 6.2.5, Exceptions):

A. Development of vacant property;
B. Any change of use in land or building to a different occupancy or type or to a more intensive use, as determined by the Planning and Zoning Department, that may involve substantial change in such features as parking, traffic flow, structural amenities, hours of operation, public services, effluent discharge, drainage provisions or that may entail substantial alteration of an important physical aspect of the site;
C. Prior to the issuance of any Conditional Land Use Permit;
D. Any building containing three or more dwelling units;
E. Remodeling or altering an existing structure that increases the building footprint or increases the interior or leaseable floor area by ten percent (10%) in any twenty-four (24) month period;
F. A change is made from a non-conforming use to a conforming use;
G. Where the costs of remodeling and/or additions exceed fifty percent (50%) of the appraised value of the existing building(s) and said existing building(s) never previously received site plan approval;
H. Establishment of any new use requiring a new structure or requiring an off-street parking lot or other significant improvement as determined by the Planning and Zoning Department;
I. Where site plan review is otherwise required by this or other ordinances of the City.

3. Exceptions. Site Plan review is not required for the following:

A. Construction, reconstruction, erection or expansion of a single-family or two-family dwelling on a single lot or parcel;
B. Placement of a manufactured home within an approved mobile home/manufactured housing park;
C. Construction of permitted farm buildings or structures;
D. Permitted accessory buildings and structures accessory to a single family or two-family dwelling in any zoning district;
E. Family day care homes, foster family homes and foster family group homes in any zoning district;
F. Adult foster care family homes;
G. Construction solely on the building interior that does not increase usable floor area or parking and loading requirements; and,
H. Construction or erection of signs, retaining walls, fences, buffer walls, refuse storage stations, sidewalks, antennae, lights, poles, cooling/heating or other mechanical equipment, when located on a building or structure which conforms to the standards of this Ordinance.

4. Site Plan Review Procedures

A. The site plan review process follows a two-step process including preliminary plan review and final site plan review. Once a final site plan has been approved, an applicant may proceed with the construction review and approval process.

B. Optional Conceptual Plan Review. The applicant may request review of a
Conceptual Plan by the Zoning Administrator and/or the Planning Commission prior to submittal of a complete Preliminary Site Plan. The Zoning Administrator may in his or her discretion present the proposed Conceptual Plan to the Planning Commission for its review and comment and a public hearing, but with no vote by the Commission. The purpose of a Conceptual Plan is to permit the applicant to obtain comments on the potential location of buildings, points of egress and ingress to the site, and an indication of other likely improvements necessary to facilitate the preparation of the preliminary site plan and any other matter relevant to the proposed development. Generally, the submittal should include the building footprint, general parking lot layout, location of driveways, conceptual grading, conceptual landscaping and similar items. The direction and comment given to an applicant during a Conceptual Plan Review is non-binding and shall be void after six (6) months from the time such is given, but no vote or other action will be taken by the Commission.

C. Application. Any person with legal interest or a representative in a lot or parcel may apply for review of a site plan by filing completed application forms and copies of required site plan contents with the Zoning Administrator.

D. Initial Staff Review of Preliminary Site Plan. The Zoning Administrator shall review the application and preliminary site plan submittal to determine if the preliminary site plan application is complete. If the Administrator determines that the applications and exhibits are inadequate, the Administrator shall advise the applicant in writing of the revisions needed to comply with the requirements of this Section and the Administrative Rules.

E. Submittal to City Departments and Consultants. Once a preliminary site plan submittal is found to be complete, the Department shall submit a copy to the following:

   i. City Staff and Consultants. A complete application shall be submitted for review by City Staff and Consultants. Any written comments shall be forwarded with the application to the Planning and Zoning Commission. The applicant shall receive a copy of all reviews.

   ii. Department of Public Works. A complete application will be forwarded to the Department of Public Works for a utilities capacity review, as follows:

      a. The Department of Public Works shall determine whether or not there is water and sewer capacity for the proposed project.
      b. If the Department of Public Works determines that capacity is available for the proposed project, it shall send a memorandum stating such availability to the Zoning Administrator.
      c. If the Department of Public Works determines that capacity is not available for the proposed project, the applicant may request that the project be placed on the agenda of the Board of Aldermen for an infrastructure review.
      d. The Board of Aldermen shall make a final determination of capacity. If the Board of Aldermen finds that there is not adequate utility capacity, the applicant must revise the project to conform with available capacity or terminate the site plan review process.

F. Preliminary Site Plan Review

   i. Preliminary site plans are valid for one (1) year from the date of approval. One extension of up to six (6) months may be granted by the Approving Authority.

   ii. For all uses requiring non-administrative site plan review, the approving body for preliminary site plan review shall be as follows:

      a. All principal permitted uses: Zoning Administrator
      b. The Zoning Administrator may, at his/her discretion, administratively approve or forward to the Zoning Commission conditional use applications for Multi-Unit Commercial developments on tracts of three (3) or more acres in Core Mixed Districts, Core Edge Districts or Core Highway Districts
      c. All conditional uses: Planning and Zoning Commission
iii. The Planning and Zoning Commission shall review the preliminary site plan for compliance with the standards of this ordinance and other appropriate ordinances and statutes, and take one of the following actions:

a. Table action and request that the applicant revise the site plan or provide additional documentation or information; or

b. Approve the site plan, by a majority vote upon finding that applicable ordinance standards are met and the impact upon surrounding areas and City Master Plan is considered negligible; or

c. Approve the site plan with conditions which the Planning and Zoning Commission determines are reasonable and necessary to achieve conformance with applicable ordinances and laws with such conditions listed on the motion and noted on the site plan; or

d. Deny the site plan upon a determination the site plan does not meet the standards, spirit and intent of this zoning ordinance and other appropriate ordinances and statutes.

H. Implementation and conditions of final site plan approval.

i. The Zoning Administrator shall provide the applicant with a signed and dated copy of the approved final site plan, specifying any conditions of approval. One (1) copy shall be filed with the Planning and Zoning Department to ensure compliance. Where a final site plan is approved with conditions, the conditions shall be listed in the motion and noted on the site plan, with the signature of the Zoning Administrator. The applicant shall submit a revised site plan to the Planning and Zoning Department within 6 months of conditional approval being granted that incorporates the conditions imposed by the approving body prior to the issuance of any building permits.

ii. The revised site plan must be in compliance with any Zoning Ordinance amendments or adoptions that had been enacted between the time of conditional approval and the submission of the revised site plan.

iii. The Zoning Administrator shall have the authority to sign the site plan as the final approved site plan upon determination that the conditions and requirements have been met.
I. Issuance of building permits.
   i. Upon approval of a final site plan, the Zoning Administrator will notify the Building Department in writing that they may proceed with review and approval of Building Permit and Construction Drawing Applications.
   ii. If the Planning and Zoning Commission deny a change or amendment to a site plan, any building permits issued pursuant to, or conditioned on that change or amendment to a site plan, shall be revoked until such time as the requirements for approval of the site plan by the approving body have been met.

L. Site inspection. The Zoning Administrator and/or the Building Department may make periodic investigations of developments with approved site plans. Non-compliance with required conditions shall allow the Zoning Administrator and/or the Building Department to take necessary enforcement actions.

5. Required Information.
   A. Site plan review is intended to ensure that a use does not result in a nuisance and that it is safe, harmonious, and compatible with the environment, the neighborhood, and the existing nearby land uses. Site plans are a required part of applications for certain property improvements within the City of Ruston, including conditional uses. Some factors to be considered in the site plan review process include:
      i. Zoning restrictions at the time of the proposal;
      ii. The Ruston 21 Land Use Plan
      iii. Compatibility with neighborhood in use and appearance;
      iv. Effect of development on public services, including power, water, wastewater, and storm water systems;
      v. Effect of development on traffic, safety, and the provision of emergency services;
      vi. Environmental impact of the proposed development;
      vii. Visual impact of the proposed development.
   B. Minimum site plan requirements. Site plans shall include at least the following:
      i. Name and address of the owner of record of the property, the applicant, and the name of the person preparing the site plan;
      ii. A legal description or survey of the property;
      iii. Date, north arrow; and a scale no smaller than one inch = 100 feet;
      iv. Property lines with dimensions and total acreage or square footage of the site;
      v. Front, side and rear yard setbacks;
      vi. Location, exterior dimensions, square footage, height, and orientation, of the proposed structures;
      vii. Intended uses of the proposed structures;
      viii. Location and dimensions of existing structures, including setback distances from property lines and the distances between structures;
      ix. Location and dimensions of existing and proposed driveways;
      x. Location and description of fencing, walls and other screening;
      xi. Landscape plan;
      xii. Location, amount and type of proposed lighting;
      xiii. Location of existing or proposed streets within or abutting the property;
      xiv. Location, grade, description, and dimensions of all existing and proposed paved surfaces, including parking and loading areas.
   C. Additional site plan requirements. Applicants are required to consult with planning and zoning staff as to additional details which may be required before submittal. Depending upon location, size, or complexity of the proposed development or use, additional information may be required, including, but not limited to the following:
      i. Description of operational elements, including hours of operation, potential odor generation, and noise control;
      ii. Building design characteristics, including use of materials, height, and finished grade lines. The applicant may be required to include illustrated examples of proposed building elevations, exterior building materials, and exterior surface colors;
iii. Existing and proposed easements, servitudes and dedications;
iv. Location and size of existing and proposed utilities, which may include water, fire hydrants, sanitary sewer, storm sewer, electrical, and other utilities;
v. Location of any special flood hazard areas (flood zones), streams, bodies of water or wetlands within or adjacent to the site;
vi. A drainage plan, in conformance with requirements of Chapter 24 of the Code of Ordinances;

7. Site Plans

A. Building relationships. Buildings and structures will meet or exceed setback standards, height and other dimensional standards, and be placed to preserve environmentally sensitive areas. Maximum building and lot coverage (imperious surface ratios) are consistent with the district standards. Any accessory buildings or structures (garages, decks, fences, etc.), will meet the standards of this ordinance.

B. Impact on surrounding land uses and zoning. The proposed site plan will be harmonious with, and not harmful, injurious, or unreasonably objectionable to, existing and planned future uses in the immediate area. The proposed development will be coordinated with improvements serving the subject property and with the other developments in the vicinity. Required screening and landscaping is provided.

C. Views and building elevations. Placement and height of buildings, structures and parking shall preserve existing views of lakes, woodlands and other significant visual resources to the greatest extent reasonable. Proposed architecture shall complement the character of the surrounding area.

D. Preservation of wetlands. Regulated wetlands are preserved or modified in an acceptable manner.

E. Floodplain Standards. Any uses proposed in a 100 year floodplain will meet federal, state and local standards.

F. Stormwater management and soil erosion control. The development will not substantially reduce the natural retention storage capacity of any watercourse, thereby increasing potential for flooding. Provisions have been made to accommodate stormwater, which complements the natural drainage patterns and wetlands, prevents erosion and the formation of dust. On-site storage or sedimentation ponds may be required to reduce or filter stormwater runoff. Stormwater runoff on paved areas will be collected at intervals, but will not obstruct the flow of vehicular or pedestrian traffic, create standing water or cause unnecessary erosion of soil or other material.

G. Preservation of topography. The site plan demonstrates judicious efforts to preserve the integrity of the land, existing topography and natural drainage patterns. Grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties.

6. Standards for Reviewing Site Plans. The standards for a Site Plan Review shall be pursuant to this Zoning Ordinance, the Building Code, the Planning and Zoning Commission’s regulations, other City Ordinances, Parish Regulations, and Federal and State statutes.

A. Building relationships. Buildings and structures will meet or exceed setback standards, height and other dimensional standards, and be placed to preserve environmentally sensitive areas. Maximum building and lot coverage (imperious surface ratios) are consistent with the district standards. Any accessory buildings or structures (garages, decks, fences, etc.), will meet the standards of this ordinance.
H. Greenbelts, landscaping and screening. Greenbelts required along public street frontage and required trees within parking lots are provided. The amount, type and minimum size of landscaping meets ordinance standards and are properly labeled and identified in a plant list. Trees and shrubs native to Louisiana should be used where appropriate.

I. Traffic impacts and mitigation. Traffic impacts are addressed in the Impact Study, if required. Improvements such as turn lanes, deceleration lanes or a traffic signal are planned, where warranted.

J. Access and circulation. Proposed driveways meet design and spacing standards of the ordinance. Streets and parking lots are designed to promote safe, convenient, uncongested and well defined vehicular and pedestrian circulation. Access to the site is designed to minimize conflicts between vehicles and pedestrians, and with traffic using adjacent streets and driveways. Shared access or service/ frontage drives are used where appropriate.

K. Emergency vehicle access. Adequate access will be provided for emergency vehicles to the site and all buildings or groups of buildings, and has been approved by the Fire Department. Secondary access may be required by the City upon recommendation by the Fire Department, Public Works Director and/or Zoning Administrator.

L. Parking and Loading Spaces. The number and dimensions of off-street parking and loading/ unloading spaces, the design and setbacks of parking and loading areas and the number of barrier free spaces, meets the standards of this ordinance.

M. Waste receptacles. Waste receptacles (dumpsters, compactors and individual recycle stations) meet the standards of this ordinance.

N. Site lighting. Site lighting fixtures are designed to direct lighting within the site. The height and intensity of fixtures meets the standards of this ordinance.

O. Signs. Proposed signs meet the standards of this ordinance and are generally complementary with surrounding signs and traffic operations.

P. Storage of potentially hazardous materials or waste. Information has been provided to help insure compliance with regulations pertaining to hazardous waste storage and handling to minimize adverse affects on adjacent properties, the lakes, wetlands, and drinking water. Uses utilizing, storing or handling hazardous material have provided, where required, secondary containment facilities and provide documentation of compliance with state and federal regulations, as required.

Q. Utilities. The development provides adequate sanitary sewer, either through on-site septic systems, connections to public or publicly approved sewer facilities, or by providing separate sewer facilities. New utility distribution lines will be placed underground wherever feasible. The proposed utilities have been approved by the Public Works Director.

R. Conditional Uses. If the proposed project involves one or more Conditional Land Uses, any site related standards of Article 4 are met.

S. Phasing. Any phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.

T. Agency Coordination. The applicant has demonstrated the site plan meets the standards of other government agencies, where applicable.

7. Validity of Approved Final Site Plan.

A. Approval of the final site plan is valid for a period of twelve (12) months. If actual physical construction of a substantial nature of the improvements included in the approved site plan has not commenced and proceeded meaningfully toward completion during that period, and if a written request for extension of the approval has not been submitted by the applicant, the approval of the preliminary or final site plan shall be deemed null and void.
B. Upon written application, filed prior to the termination of the twelve (12) month review period, the approving body may authorize a single extension of the time limit for approval of a final site plan for a further period of not more than one (1) year. Such extension shall only be granted based on written evidence from the applicant that construction of the project has been delayed by factors beyond the reasonable control of the applicant and that construction of the project is likely to proceed within the extension period.

8. Fees and Costs.
   A. The City may establish site plan review fees to be paid by the applicant to the Planning and Zoning Department.

   B. Bonding Requirements. The Planning and Zoning Commission or Board of Aldermen may require the deposit of a performance bond in the form and amount of cash, certified check, irrevocable letter of credit, or surety bond determined by the Planning and Zoning Department, to assure the timely, qualitative and quantitative completion of any public improvements shown on the site plan, particularly when they are to be performed by a date certain. The Planning and Zoning Department shall make rebates against such bond, in appropriate amounts, as specified stages of development are completed.

   Any rebates shall be subject to the withholding of ten percent (10%) of the amounts by the City. Such ten percent (10%) retaintage shall be released by the Planning and Zoning Department upon the applicant’s final satisfactory completion of all bonded conditions.

   Failure of the applicant to complete the stated improvements by the relevant date(s) certain shall require the forfeit of surety up to the amount determined by the Planning and Zoning Department as necessary for the City to complete the required improvements. Upon the applicant’s completing the required conditions of approval and paying for such required improvements, and the City being reimbursed for all such costs, if there are any remaining funds, or credit, in the performance bond, said remaining surety/bond/funds/etc. shall be remitted to the applicant.

9. Deviations from Approved Site Plan.
   For all major or minor site plan amendments, any homeowner’s or condominium association registered with the Clerk shall be notified of any site plan amendment(s) proposed to occur within the boundaries of the association of said development, whether it encompasses a subdivision, planned unit development, condominium or site condominium development.

   Minor changes to the approved final site plan may be approved by the Planning and Zoning Department without requiring a resubmittal to the Planning and Zoning Commission or Board of Aldermen, as applicable, provided that the applicant or property owner notifies the Planning and Zoning Department of any proposed amendment to such approved site plan prior to making said change on the site and the Planning and Zoning Department determines the proposed revision does not alter the basic design, compliance with the standards of approval, nor any specified conditions of the approved site plan. For purposes of interpretation, the following shall be considered minor changes:

   A. The size of structures may be reduced, or increased by up to five percent (5%) provided the overall density of units does not increase.

   B. Movement of a building or buildings by no more than ten (10) feet which does not significantly alter other aspects of the site.

   C. Plantings approved in the landscape plan may be replaced by similar types and sizes of landscaping which provides a similar screening effect on a one-to-one or greater basis.

   D. Improvements to site access or circulation, such as deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, etc.

   E. Changes of building materials to another of higher quality, as determined by the Planning and Zoning Department.

   F. Changes in floor plans which do not alter the character of the use.

   G. Slight modification of sign placement or reduction of size.

   H. Changes required or requested by the City, Parish, state or federal agency for safety reasons.

   I. Situations similar to the above.
10. **Property Maintenance After Approval.**

It shall be the responsibility of the owner of a property for which final site plan approval has been granted to maintain the property in accordance with the approved site design on a continuing basis until the property is razed, or until new zoning regulations supersede the regulations upon which site plan approval was based, or until a new site design is approved. Any property owner who fails to so maintain an approved site design shall be deemed in violation of the use provisions of this Ordinance and shall be subject to the same penalties appropriate for a use violation.

11. **Appeals of Final Site Plan.** Any person aggrieved by the decision of the Planning and Zoning Commission or Board of Aldermen in granting or denial of a site plan approval shall have the right to appeal the decision to the Board of Adjustment.

   A. The appeal shall be filed with the Clerk within five business days of the final decision by the Planning and Zoning Commission or Board of Aldermen. The appeal shall state the aggrieved parties' grounds for appeal.

   B. The filing of an appeal of a decision of the Planning and Zoning Commission concerning a site plan shall act to stay any building permit issued for improvements on the property, which is the subject of the appeal.

   C. On hearing such appeal, the Board of Adjustment shall review the record before the Planning and Zoning Commission or Board of Aldermen and shall determine whether or not there was support on the record for the original decision. The appellant shall not have the right to present new evidence. The Board of Adjustment shall approve the site plan if the requirements of this zoning ordinance, other applicable City ordinances and applicable state and federal statutes are met, and prepare written findings on its decision on the appeal.

   D. An appeal of a Board of Adjustment decision concerning a site plan shall be to a court of jurisdiction.

12. **Revocation.** Approval of a final site plan may be revoked by the Planning and Zoning Commission if construction is not in conformance with the approved plans. In such case, the site plan shall be placed on the agenda of the Planning and Zoning Commission for consideration and written notice shall be sent to the applicant at least ten (10) days prior to the meeting. The Zoning Administrator, Building Official, applicant and any other interested persons shall be given the opportunity to present information to the Planning and Zoning Commission and answer questions. If the Planning and Zoning Commission finds that a violation exists and has not been remedied prior to the hearing, then it shall revoke the approval of the final site plan.

(Amended by Ord. No. 1686, § 17, 6-11-2016)

### 6.2 CONDITIONAL USES

Conditional Uses. Conditional uses require approval of a conditional use permit through the following process:

1. Site plan review. Conditional uses require site plan review, as set forth in section 6.1.

2. Process. Conditional uses require an initial meeting with city zoning staff to determine the completeness of the application and the type of approval necessary.

   A. Planning and Zoning Commission approval. If staff determines that the application should proceed to the Planning and Zoning Commission for a public hearing and a review of the proposed use, the following apply: If the use includes the extension of any utility service by the city beyond its corporate limits, as provided in section 27-2, the applicant shall submit evidence that a copy of the conditional use permit application was provided to the Administrator of the Lincoln Parish Police Jury, and any comments by the administrator regarding such application.

   B. Standards for Approval

      i. The proposed conditional land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.
ii. The proposed use shall be a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.

iii. The proposed use shall be designed as to the location, size, intensity, site payout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.

iv. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

v. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the City.

vi. The proposed use is appropriate at the proposed location.

vii. The proposed use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected.

viii. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

C. If the Planning and Zoning Commission approves, conditionally approves or denies the application, the Planning and Zoning Commission shall forward its action to the Zoning Administrator. PUD Approvals must go before the Board of Aldermen for final action.

3. Amendments to conditional use permit.

A. Minor amendments. The Zoning Administrator may administratively authorize minor amendments to an approved conditional use when such amendments appear necessary in light of technical or engineering considerations. Such amendments shall be consistent with the intent of this ordinance and the approved conditional use and shall be the minimum necessary to overcome the particular difficulty. Minor amendments may include the following:

i. Change of ownership or name of proprietor, while maintaining the same or similar use.

ii. Minor change of landscaping elements.

iii. Minor changes to lighting, signs, or screening.

iv. Minor relocation of buildings, lot lines and/or easements.

v. Minor parking changes.

vi. Minor relocation of internal access and circulation.

vii. Minor grade alterations to the satisfaction of city engineering requirements.

viii. Minor relocation of points of access which will improve traffic circulation on adjacent public streets as determined by city engineering requirements.

B. Major amendments. Any amendments not classified as minor amendments, or which in the opinion of the Zoning Administrator constitute major amendments, or which in the discretion of the Zoning Administrator require consideration by the planning commission, shall be subject to the permit application process.
4. Expiration of conditional use permit. Construction, in accordance with the approved conditional use permit, shall commence within one year of the date of issuance of said permit. Failure to commence construction within that period shall automatically render the conditional use permit null and void. Prior to the expiration of a conditional use, a one-year extension may be granted by the planning commission.

After the conditional use expires, no building permit or certificate of occupancy may be issued for that use until a new conditional use application has been reviewed and approved in accordance with the criteria and procedures outlined in this section.

A conditional use permit authorizes only the particular use for which it was issued as shown on the approved site plan and permit. A conditional use permit shall automatically expire and become null and void if such authorized use shall, for any reason, be discontinued for a period of one year.

5. Expansion of Approved Conditional Uses. The city zoning staff may administratively approve the proposed use if the following conditions met:

A. The proposed conditional land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.

B. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved.

C. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.

D. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses.

6. Appeals of Conditional Use Permit. Any person aggrieved by the decision of the Planning and Zoning Commission in granting or denial of a conditional use permit shall have the right to appeal the decision to the Board of Aldermen.

A. The appeal shall be filed with the Clerk within five business days of the final decision by the Planning and Zoning Commission. The appeal shall state the aggrieved parties’ grounds for appeal.

B. The filing of an appeal of a decision of the Planning and Zoning Commission concerning a conditional use permit shall act to stay any building permit issued for improvements on the property, which is the subject of the appeal.

C. On hearing such appeal, the Board of Aldermen shall review the record before the Planning and Zoning Commission and shall determine whether or not there was support on the record for the original decision. The appellant shall not have the right to present new evidence.

D. An appeal of a Board of Aldermen decision concerning a conditional use permit shall be to a court of jurisdiction.
Article 7.0
Administration, Appeals and Enforcement
# Article 7.0 Administration, Appeals and Enforcement

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.1</td>
<td>Enforcement &amp; Administration</td>
<td>7-3</td>
</tr>
<tr>
<td>7.2</td>
<td>Board of Adjustment</td>
<td>7-3</td>
</tr>
<tr>
<td>7.3</td>
<td>Amendments</td>
<td>7-5</td>
</tr>
<tr>
<td>7.4</td>
<td>Violations and Penalties</td>
<td>7-5</td>
</tr>
<tr>
<td>7.5</td>
<td>Nonconformities</td>
<td>7-5</td>
</tr>
<tr>
<td>7.6</td>
<td>Temporary Construction Building</td>
<td>7-9</td>
</tr>
<tr>
<td>7.7</td>
<td>Temporary Portable Storage Containers or PODS</td>
<td>7-9</td>
</tr>
<tr>
<td>7.8</td>
<td>Conditional Use Permit for Temporary Manufactured Home</td>
<td>7-10</td>
</tr>
<tr>
<td>7.9</td>
<td>Removal of Temporary Structure Upon Expiration of Permit</td>
<td>7-10</td>
</tr>
<tr>
<td>7.10</td>
<td>Reserved</td>
<td>7-10</td>
</tr>
</tbody>
</table>
7.0 Administration, Appeals, and Enforcement

7.1 ENFORCEMENT AND ADMINISTRATION

1. Administrative authority. Except as otherwise provided in this chapter, the Zoning Administrator shall administer and enforce the provisions of this chapter, including the receiving of applications; The building official shall administer inspection of premises; and issuance of building permits. No building permit or certificate of occupancy shall be issued by the building official except when the provisions of this chapter and of the Code of Ordinances of the City of Ruston have been complied with.

2. Fees. Fees for zoning or planning services, applications, appeals, and permits shall be established by a resolution of the Board of Aldermen.

7.2 BOARD OF ADJUSTMENT

1. Legislative authority and composition. There shall be a board of adjustment which shall have the authority granted by Louisiana Revised Statute 33:4727. In the event of any conflict or omission of detail between this Section of the Zoning Code and Louisiana Revised Statute 33:4727, the provisions of LA R.S. 33:4727 shall prevail.

A. The Board of Adjustment consists of five members, who shall be appointed for terms of five years each.

B. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. The board shall elect its own chairman, who shall serve for one year.

C. Meetings of the board shall be held at the call of the chairman and at such other times as the board may determine. All meetings of the board shall be open to the public, and comply with the provisions of the open meetings law.

2. Powers and duties. The board of adjustment shall have the following powers:

A. Variances. Subject to all of the findings provided below, to vary or modify the application of any of the regulations or provisions of the ordinance relating to the use, construction, or alteration of buildings or structures or the use of land so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. In granting any variance, the Board of Adjustment shall prescribe any conditions that it deems to be necessary or desirable. However, no variance in the strict application of any provisions of this chapter shall be granted by the Board of Adjustment unless it finds all of the following:

i. There are special conditions peculiar to the land or structure, which are not generally applicable to other properties in the zoning district, and these conditions are such that the strict application of the Zoning Code would deprive the applicant of the reasonable use of the land or structure.

ii. The special circumstances upon which the variance request is based have not been caused by the applicant or any other person with an interest in the property.

iii. The requested variance is not based on economic hardship alone.

iv. The Ruston Comprehensive Plan is protected by limiting the variance to the minimum required relief necessary.

v. The granting of the variance will be in harmony with the general purpose and intent of the Zoning Code and the Ruston Comprehensive Plan.

vi. Granting of the variance will not be detrimental to the neighborhood or alter the general character of the neighborhood.

vii. Granting of the variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.

B. Appeals. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of R.S. 33:4721 through R.S. 33:4729 or of any ordinance adopted thereunder, the board of adjustment may, in conformity with R.S. 33:4721 through R.S. 33:4729, reverse or affirm, wholly or partly, or modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.
i. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of adjustment after the notice of appeal shall have been filed with him, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril of life or property. In such case proceedings shall not be stayed otherwise than by a restraining order that may be granted by the board of adjustment or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.

ii. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the interested parties, and decide the appeal within a reasonable time. At the hearing any party may appear in person, by agent or by attorney.

iii. The chairman, or in his absence, the acting chairman, may but is not required to administer oaths and may but is not required to compel the attendance of witnesses. The Board of Adjustment shall not be bound by legal rules of evidence.

C. Special Permits. To hear and decide all matters that may be referred to it or upon which it may be required to pass under the ordinance. In granting any special permit, the Board of Adjustment shall prescribe any conditions that it deems to be necessary to, or desirable for, the public interest. However, no such special permit shall be granted by the Board of Adjustment unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will be in harmony with the general purpose of this chapter. In determining its finding, the Board of Adjustment shall take into account the character and use of adjoining buildings and buildings in the vicinity, the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.

3. Procedures. The Board of Adjustment shall act in strict accordance with the procedures specified by law and this chapter.
### 7.3 Amendments

1. Amendments to this chapter or the official zoning map may be initiated by the Mayor and Board of Aldermen on its own motion or by the Planning and Zoning Commission on its own motion. Amendments may also be initiated by any person by filing a written application for such amendment with the Zoning Administrator or other official designated with processing zoning applications. All proposed amendments shall be referred to the Planning and Zoning Commission for a report.

2. An application for a change in zoning classification, other than changes initiated by the Mayor and Board of Aldermen, shall be filed on a completed form supplied by the city. No such application shall be considered or acted upon unless such application is duly signed by all applicants and the concurrence of the:
   - A. Owners of the entire land area to be included within the proposed district, except as otherwise provided herein;
   - B. Owners of all structures then existing on the land area to be included within the proposed district, except as otherwise provided herein

3. Any applicant denied a favorable recommendation of his/her request for rezoning, who desires a review by the Board of Aldermen, must, within ten days from the date of such denial by the Zoning Commission, file a written appeal with the Zoning Administrator.

4. Following the disapproval of an application by the Board of Aldermen for the changing of all, or a portion of, a parcel of property from one zoning classification into another zoning classification, another application for the reclassification of such property, or any portion thereof, into the same zoning classification for the same proposed specific use shall not be filed until a period of at least 18 months shall have elapsed after the date of such disapproval.

### 7.4 Violations and Penalties

1. Any person who violates any provision of this chapter shall be guilty of a misdemeanor and shall be punished as provided in section 1-10 for each offense.

2. If any use, building or structure is erected, constructed, reconstructed, altered or repaired in violation of this chapter or the plans showing the proposed use, lot or building to be erected on such plat, the building inspector, acting for and on behalf of the city, in addition to any other remedies, may institute appropriate action or proceedings in the name of the city to prevent and prohibit such unlawful erection, construction, reconstruction, alteration or repair.

### 7.5 Nonconformities

1. In General
   - A. Continuation. Any legally-established nonconformity may be continued in accordance with this section.
   - B. Types of Nonconformity. There are several types of nonconformities that may exist, as follows:
     i. Nonconforming uses
     ii. Nonconforming structures
     iii. Nonconforming sites
     iv. Nonconforming lots of record
   - C. Registration of Nonconformity. Persons or entities with property that is believed to have non-conforming status are requested to register with the City. Registration statements shall contain the owner's name, address, specifics regarding the type of business, a site or sketch plan and other information as may be required by the zoning administrator. Based on the submitted information, the zoning administrator shall determine if, in fact, the registrant's use, structure, site or lot has attained legal nonconforming status. The decision of the zoning administrator may be appealed to the board of adjustment. At any time after the original certification is accepted by the zoning administrator, a registration statement may be amended so as to indicate change of ownership or change in business name. The acceptance by the zoning administrator of a certification statement shall not constitute authorization to operate any use other than the specific use on the certificate.

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City of Ruston Zoning Ordinance

Ordinance Amended through 3/4/2019
D. Annually the zoning administrator may send to the persons who have registered a nonconforming use or are otherwise known to have legally-established nonconforming uses a questionnaire inquiring as to the operation, status, and other details concerning the nonconforming use. Such questionnaire shall be sent by certified mail to all registrants/owners at the last addresses known to the zoning administrator. Such questionnaire shall be returned, completed, to the zoning administrator within 90 days from the date of receipt of the questionnaire by the registrant/owner.

E. Evidence of Status. Evidence of the status of a nonconforming use shall be supplied by the owner of the property upon request of the Administrator.

2. Nonconforming Uses

A. Continuation of Use.
   i. A lawful use made nonconforming by the adoption of this zoning code or other ordinances may continue only for so long as such use is not expanded, increased or changed.
   ii. Destruction, Damage, or Obsolescence of Structure. The right to operate and maintain any nonconforming use shall terminate whenever the structure or structures in which the nonconforming use is operated and maintained are damaged, destroyed or become obsolete or substandard to the extent of more than 60 percent of its replacement cost.

B. Change of Use. No use shall be changed to a conforming use until the Administrator has determined that the requirements of the applicable district will be met. The Board of Adjustment may approve a different nonconforming use, provided such use is deemed by the Board to be less intense than the existing use. No change to a more intense nonconforming use is allowed.

C. Abandonment of Use. A nonconforming use that has been discontinued for any 12 month period for whatever reason shall be considered to be abandoned and shall not be reestablished. Any use on the property after that time shall conform with all provisions of this zoning code. Evidence of intent to abandon the use is not required.

D. Special Standards for Residential Uses. As used in this paragraph, a “nonconforming residential use” is a structure which contains more dwellings than allowed by the district or a dwelling located in a district that does not permit residential uses.

   i. Abandonment.
      a. A nonconforming residential use other than a single family dwelling that has not been occupied for a continuous period of 12 months, for whatever reason, shall be considered to be abandoned and shall not be reoccupied except in conformance with all applicable provisions of this zoning code. Evidence of intent to abandon the nonconforming use is not required.
      b. A nonconforming single-family dwelling that has not been occupied for a continuous period of 12 months or longer shall not be considered to be abandoned and may be reoccupied at any time, provided the structure has not been changed, legally or illegally, to a nonresidential use or multiple-unit residential use.
      c. Removal of a nonconforming mobile home or manufactured home, not in a mobile home park, from its foundation or pad for a continuous period of 12 months shall constitute abandonment of the use and placement of a new unit must comply with the provisions of this zoning code. Shut-off of utilities for a period of 12 months to such a structure shall also constitute abandonment of the use. Evidence of intent to abandon the nonconforming mobile home or manufactured home use is not required.

   ii. Destruction. Nonconforming residential uses that are damaged may be rebuilt in accordance with the following:
      a. All portions of the structure being restored are not and were not on or over a property line;
      b. The number of dwelling units does not increase;
c. All construction is in compliance with current construction codes, such as the fire and building codes;
d. A building permit is obtained within one year from the date of the damage; and
e. The certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit.

3. Nonconforming Structures
   A. Continuation. A lawful structure existing as of the effective date of this zoning code or any amendment to this zoning code may continue to be used for any purposes permitted in the district provided it is in conformance with the provisions of this section.
   B. Maintenance and Restoration. A nonconforming structure, including fences for the purpose of this Section, may be maintained or restored provided no expansion of the nonconformity occurs. Material for restoration of a nonconforming fence shall be approved by the Zoning Administrator.
   C. Expansion. A nonconforming structure may be expanded, provided that no increase in the nonconformity occurs.
   D. Change of Use. Changes of use that require an increase in the number of parking spaces shall be required to provide the difference between the required parking for the prior use and that required for the proposed use in accordance with (Section 5.5) Off-Street Parking Requirements. Where this calculation results in the addition of less than five spaces, no additional spaces shall be required. Any additional parking area shall comply with all associated landscaping and drainage requirements of (Sections 5.2 and 5.5), Parking and Landscaping Standards.

E. Destruction
   i. A nonconforming single- or two-family residential structure which is damaged may be restored within the existing footprint provided that all portions of the structure being restored are not and were not on or over a property line; all construction is in compliance with current construction codes, such as the Fire and Building Codes; a building permit is obtained within one year from the date of the damage; and the certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit.
   ii. A nonconforming multiple family or nonresidential structure which is damaged to 60 percent or less of its full replacement cost may be restored within the existing footprint provided that all portions of the structure being restored are not and were not over a property line; all construction is in compliance with current construction codes, such as the Fire and Building Codes; a building permit is obtained within one year from the date of the damage; and the certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit.
   iii. If damage exceeds 60 percent or more, restoration or improvement shall not be permitted unless the restoration results in a structure and site conforming to all applicable requirements of this zoning code. In the case of structures deemed historic by the City of Ruston, a modification to the façade and window requirements in the Core Downtown District may be permitted by the Planning Commission through the Conditional Use process.

4. Nonconforming Sites
   A. Continuation. A site existing as of the effective date of this zoning code that is nonconforming due solely to failure to meet the site development standards of this zoning code may be used for any purposes permitted in the district provided the use is in conformance with the provisions of this section.
B. Maintenance and Restoration. A nonconforming site may be maintained or restored provided no expansion of the nonconformity occurs.

C. Expansion. Additions to structures, additional paving, or parking on nonconforming sites shall require correction of existing nonconforming parking, landscaping and screening.
   i. Complete redevelopment or expansions that result in a 25 percent or greater increase of the gross square footage of the existing structure require the entire property to meet all of the landscaping and screening requirements of this zoning code.
   ii. Expansions that result in less than a 25 percent increase of the gross square footage of the existing structure require a corresponding percentage increase in compliance for landscaping and screening requirements of this zoning code.
   iii. Expansions that require an increase in the number of parking spaces shall be required to provide 100 percent of the required parking spaces for the total floor area in accordance with this zoning code. The additional parking area shall comply with all associated landscaping and drainage requirements of this zoning code.
   iv. Properties that are physically constrained from complying with these provisions shall comply to the maximum extent practicable as determined by the Administrator.

5. Nonconforming Lots of Record
   A. Residential Lots of Record
      i. All undeveloped lots of record in an agricultural or residential district that were recorded prior to the effective date of this zoning code that do not meet the minimum zoning district lot standards shall be allowed one single-family house if all setback requirements are met.
   ii. The building type standards of the closest applicable zoning district as determined by the Administrator shall be applied to qualifying lots.

B. Other Lots of Record. All undeveloped lots of record in a non-residential district that were recorded prior to the effective date of this zoning code that do not meet the minimum zoning district lot standards as to width or area may be used for any purpose permitted in the district provided the use meets all other regulations prescribed for the district.

C. The minimum front setback for nonconforming lots of record shall be calculated based on determining the front yard setback average for structures on the same side of the street, within the same block, or 300 ft, whichever is less.

6. Enforcement
   A. Violations. In case any building or structure is erected, structurally altered, or maintained, or any building, structure or land is used in violation of this zoning code, the proper local authorities of the municipality, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, structural alteration, maintenance, or use, to restrain, correct, or abate such violation, to prevent the occupancy of the building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises.
   B. Enforcement Powers. This zoning code shall be enforced by the Administrator, who is empowered to:
      i. Cause any building, structure, place or premises to be inspected and examined;
      ii. Order in writing the remedying of any condition found to exist in violation of any provision of this zoning code.
   C. Notice of Violation. If the Administrator finds that any of the provisions of this zoning code are being violated, the Administrator shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it.
D. Enforcement Actions. The Administrator shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this statute to ensure compliance with or to prevent violation of its provisions.

E. Penalties. Whenever in this zoning code or in any ordinance or resolution of the City of Ruston, any act or omission is prohibited or is made or declared to be unlawful or a misdemeanor, or whenever in such code or ordinance the doing of any act or the failure to do any act is declared to be unlawful or a misdemeanor or is prohibited, and no specific penalty is provided therefore, and state law does not provide otherwise or for a greater penalty, the violation of any such provision of this zoning code or any ordinance shall be a misdemeanor punishable by a term of imprisonment of up to 30 days in the Parish jail or a fine of up to $500, or both. Unless specifically provided otherwise, or the context thereof so dictates, each day any violation of any provision of this zoning code or any ordinance shall continue shall constitute a separate offense.

(Amended by Ord. No. 1645, § 1 - Pt. 52, 3-3-2014; Ord. No. 1724, § 65, 4-2-2018; Ord. No. 1750, § 7, 3-4-2019)

7.6 TEMPORARY CONSTRUCTION BUILDINGS

The Zoning Administrator may administratively approve temporary construction buildings. Temporary construction buildings include, but are not limited to, construction and storage of materials during periods of active construction of a building, subdivision, infrastructure, or development. Such structures must be removed within 30 days of project completion or cessation of work, unless otherwise extended. Temporary buildings may be erected after preliminary subdivision plat or site plan approval, provided zoning requirements are met for the lot on which the temporary buildings are placed and appropriate building permits are obtained.

7.7 TEMPORARY PORTABLE STORAGE CONTAINERS OR PODS

Temporary portable storage containers, or PODS, as defined herein, may be allowed as provided by this section.

A. Administrative approval. The Zoning Administrator may administratively approve the placement of temporary portable storage containers or PODS on residential lots for a period not to exceed a total of 15 days within any consecutive six-month period. Advertisement signage on the container shall be limited to advertisement for the container itself; no supplementary advertisement shall be permitted.

B. Casualty use. In cases where a dwelling has been damaged by casualty, a temporary portable storage container or PODS may be used for a longer period of time, upon approval of a conditional use permit.

C. Number of units. Only one temporary portable storage containers or PODS may be placed at any residential property at one time.

D. Location. Temporary portable storage containers or PODS shall not be placed in streets or the front yard of a property. They may be placed in the property owner's driveway or a parking area or, if access exists at the side or rear of the site, the side or rear yard. The required parking spaces shall at all times be maintained if temporary portable storage container or PODS are placed in parking areas.

E. Materials stored. Only goods from the residential property where the container is located may be stored in the temporary portable storage container or PODS. No temporary portable storage container or PODS on a residential property may be used to store solid waste, construction debris, demolition debris, recyclable materials, business inventory, commercial goods, or any illegal or hazardous material.
7.8 CONDITIONAL USE PERMIT FOR TEMPORARY MANUFACTURED HOME

A conditional use permit may be granted for the placement and occupation of a manufactured home for a period not to exceed one year, in an area not covered by an M-1 or M-2 zoning classification. The permit may be renewed for an additional one year, subject to review by the Zoning Administrator.

7.9 REMOVAL OF TEMPORARY STRUCTURE UPON EXPIRATION OF PERMIT

On or before the date of the expiration of any temporary conditional use permit for the placement and occupation of a manufactured home unless another temporary conditional use permit has been issued prior to such expiration, the holder of such permit and/or the owner or lessee of such structure shall remove such structure from the city or to a site within the city which has an appropriate zoning classification; and, after such permit expiration, it shall be unlawful for any person to occupy any structure on the site for which such permit has expired.

7.10 RESERVED

(Amended by Ord. No. 1718, § 20, 1-8-2018)
# Appendix A - Amendments

## 2014 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments

**Ordinance 1645**  Adopted March 3, 2014

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2</td>
<td>Definitions</td>
</tr>
<tr>
<td>3.1.6</td>
<td>R-2 Two-Family Residential District</td>
</tr>
<tr>
<td>3.1.7</td>
<td>R-3 Multi-Family Residential District</td>
</tr>
<tr>
<td>3.1.10</td>
<td>B-1 Neighborhood Business District</td>
</tr>
<tr>
<td>3.1.11</td>
<td>B-2 Light Business District</td>
</tr>
<tr>
<td>3.1.12</td>
<td>B-3 General Business District</td>
</tr>
<tr>
<td>3.1.13</td>
<td>B-4 Highway Business District</td>
</tr>
<tr>
<td>3.1.14</td>
<td>Core Center District</td>
</tr>
<tr>
<td>3.1.15</td>
<td>Core Residential District</td>
</tr>
<tr>
<td>3.1.16</td>
<td>Core Mixed Use District</td>
</tr>
<tr>
<td>3.1.17</td>
<td>Core Edge (new section)</td>
</tr>
<tr>
<td>3.1.18</td>
<td>Core Highway Corridor (new section)</td>
</tr>
<tr>
<td>3.1.19</td>
<td>CB Core Village District (formerly Sec. 3.1.17)</td>
</tr>
<tr>
<td>3.1.22</td>
<td>D-1 Light Industrial District (formerly Sec. 3.1.20)</td>
</tr>
<tr>
<td>3.1.23</td>
<td>D-1B Research/Office District (formerly Sec. 3.1.21)</td>
</tr>
<tr>
<td>3.1.24</td>
<td>D-2 Heavy Industrial Research (formerly Sec. 3.1.22)</td>
</tr>
<tr>
<td>3.1.25</td>
<td>NCO Neighborhood Conservation Overlay District (formerly Sec. 3.1.23)</td>
</tr>
<tr>
<td>3.9</td>
<td>B-1, B-2, B-3, and B-4 District Requirements</td>
</tr>
<tr>
<td>3.17</td>
<td>High Density Design Guidelines in the R-1, R-2, and R-3 Districts</td>
</tr>
<tr>
<td>4.6.2</td>
<td>Accessory Uses &amp; Structures</td>
</tr>
<tr>
<td>4.17</td>
<td>Transient Housing (new section)</td>
</tr>
<tr>
<td>5.2.3.D</td>
<td>Street Trees</td>
</tr>
<tr>
<td>5.2.6.C</td>
<td>Fencing and Walls</td>
</tr>
<tr>
<td>5.4</td>
<td>Accessory Buildings in Residential Districts</td>
</tr>
<tr>
<td>5.5</td>
<td>Off-Street Parking and Loading</td>
</tr>
<tr>
<td>5.11</td>
<td>Signs</td>
</tr>
<tr>
<td>7.5</td>
<td>Nonconformities</td>
</tr>
<tr>
<td>7.10</td>
<td>Mobile Food Vending</td>
</tr>
</tbody>
</table>

Ordinance Amended through 3/4/2019
### Appendix A - Amendments

#### 2014 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments (continued)

**Ordinance 1656** Adopted October 6, 2014

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1.3</td>
<td>R-25 One-Family Residential District</td>
</tr>
<tr>
<td>3.1.4</td>
<td>R-10 One-Family Residential District</td>
</tr>
<tr>
<td>3.1.5</td>
<td>R-1 One-Family Residential District</td>
</tr>
<tr>
<td>3.1.6</td>
<td>R-2 Two-family Residential District</td>
</tr>
<tr>
<td>3.1.7</td>
<td>R-3 Multi-Family Residential District</td>
</tr>
<tr>
<td>3.1.12</td>
<td>B-3 General Business District</td>
</tr>
<tr>
<td>3.1.13</td>
<td>B-4 Highway Business District</td>
</tr>
<tr>
<td>3.1.17</td>
<td>Core Edge District</td>
</tr>
<tr>
<td>3.1.18</td>
<td>Core Highway District</td>
</tr>
<tr>
<td>3.19</td>
<td>Setbacks for Residential Lots with Parallel Road Frontages</td>
</tr>
<tr>
<td>5.5.2.D</td>
<td>Parking Reductions</td>
</tr>
<tr>
<td>7.2</td>
<td>Board of Adjustment</td>
</tr>
</tbody>
</table>

#### 2015 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments

Not Applicable

#### 2016 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments

**Ordinance 1686** Adopted July 11, 2016

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2</td>
<td>Definitions</td>
</tr>
<tr>
<td>3.1.10</td>
<td>B-1 Neighborhood Business District</td>
</tr>
<tr>
<td>3.1.11</td>
<td>B-2 Light Business District</td>
</tr>
<tr>
<td>3.1.14.G</td>
<td>Building Elements</td>
</tr>
<tr>
<td>3.1.16.D</td>
<td>Development Regulations</td>
</tr>
<tr>
<td>3.1.17.D</td>
<td>Development Standards</td>
</tr>
<tr>
<td>3.1.18.D</td>
<td>Development Standards</td>
</tr>
<tr>
<td>3.1.23.B</td>
<td>D-B1 Research/Office</td>
</tr>
<tr>
<td>4.8</td>
<td>Personal Wireless Service Facilities</td>
</tr>
<tr>
<td>5.2</td>
<td>Landscaping and Screening Requirements</td>
</tr>
</tbody>
</table>
Appendix A - Amendments

2016 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments (continued)

Ordinance 1686 (Continued)  Adopted July 11, 2016

Section 5.8       Drive-Through Lanes
Section 5.11.3    Sign Types Permitted - General
Section 6.1.4.B   Optional Conceptual Plan Review
Section 7.10      Mobile Food Vending

Ordinance 1688    Adopted August 1, 2016

Section 2.2       Definitions
Section 3.1.10    B-1 Neighborhood Business District
Section 3.1.11    B-2 Light Business District
Section 3.1.12    B-3 General Business District
Section 3.1.13    B-4 Highway Business District
Section 3.1.14    CC Core Center District
Section 3.1.15    CR Core Residential
Section 3.1.16    CM Mixed Use Core
Section 3.1.17    CE Core Edge
Section 3.1.18    CH Core Highway Corridor
Section 3.1.19    CV Core Village District
Section 3.1.20    CL Core Landmark District
Section 3.1.21    CN Commercial Node District
Section 3.1.22    D-1 Light Industrial District
Section 3.1.23    D-1B Research/Office District
Section 3.1.24    D-2 Heavy Industrial District

Section 4.18      Small Scale Specialty Food and Non-Alcoholic Beverage Production and Sale

2017 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments

Ordinance 1706    Adopted August 7, 2017

Section 2.2       Definitions
Appendix A  -Amendments

2017 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments (continued)

Ordinance 1706  (continued) Adopted August 7, 2017

Section 3.1.1    AG Agriculture District
Section 3.1.14   CC Core Center District
Section 3.1.17   CE Core Edge District
Section 3.7     CN Additional Standards
Section 4.12    Community Gardens
Section 5.5.2   Parking Requirements
Section 5.11.2.1  Illumination
Section 5.11.3  Sign Types Permitted by District
Section 7.10   Mobile Food Vending

2018 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments

Ordinance 1718  Adopted January 8, 2018

Section 1.1    Title
Section 2.2    Definitions
Section 3.1.4  R-10 One-Family Residential District
Section 3.1.5  R-1 One-Family Residential District
Section 3.1.7  R-3 Multi-Family Residential District
Section 3.1.8  M-1 Manufactured Home Subdivision District
Section 3.1.9  M-2 Manufactured Home Park District
Section 3.1.10 B-1 Neighborhood Business District
Section 3.1.11 B-2 Light Business District
Section 3.1.12 B-3 General Business District
Section 3.1.13 B-4 Highway Business District
Section 3.1.22 D-1 Light Industrial District
Section 3.1.23 D-1B Research/Office Business District
## Appendix A  - Amendments

### 2018 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments (continued)

<table>
<thead>
<tr>
<th>Ordinance 1718  (continued)</th>
<th>Adopted January 8, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 3.1.24</td>
<td>D-2 Heavy Duty Industrial District</td>
</tr>
<tr>
<td>Section 3.1.26.C</td>
<td>Development Standards</td>
</tr>
<tr>
<td>Section 4.19</td>
<td>Mobile Food Vending</td>
</tr>
<tr>
<td>Section 5.11.2.I</td>
<td>Illumination</td>
</tr>
<tr>
<td>Section 7.10</td>
<td>Mobile Food Vending</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ordinance 1724</th>
<th>Adopted April 2, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Map</td>
<td>Zoning Map</td>
</tr>
<tr>
<td>Section 2.2</td>
<td>Definitions</td>
</tr>
<tr>
<td>Section 3.1</td>
<td>Division of Districts</td>
</tr>
<tr>
<td>Section 3.1.11</td>
<td>B-2 Light Business District</td>
</tr>
<tr>
<td>Section 3.1.12</td>
<td>B-3 General Business District</td>
</tr>
<tr>
<td>Section 3.1.13</td>
<td>B-4 Highway Business District</td>
</tr>
<tr>
<td>Section 3.1.14</td>
<td>CD Core Downtown District (formerly named Core Center District)</td>
</tr>
<tr>
<td>Section 3.1.17</td>
<td>CE Core Edge District</td>
</tr>
<tr>
<td>Section 3.1.19.E</td>
<td>CV Core Village District</td>
</tr>
<tr>
<td>Section 3.1.21</td>
<td>Central Parkway (new section - repealed and replaced Commercial Node District)</td>
</tr>
<tr>
<td>Section 3.1.22</td>
<td>CPP Central Parkway Pines District (new section)</td>
</tr>
<tr>
<td>Section 3.1.23</td>
<td>CPT Central Parkway Mid-Town District (new section)</td>
</tr>
<tr>
<td>Section 3.1.24</td>
<td>CPS Central Parkway Sports District (new section)</td>
</tr>
<tr>
<td>Section 3.1.25</td>
<td>CPM Central Parkway Meadows District (new section)</td>
</tr>
<tr>
<td>Section 3.1.26</td>
<td>D-1 Light Industrial (formerly 3.1.22)</td>
</tr>
<tr>
<td>Section 3.1.27</td>
<td>D-1B Research Office District (formerly 3.1.23)</td>
</tr>
<tr>
<td>Section 3.1.28</td>
<td>D-2 Heavy Industrial (formerly 3.1.24)</td>
</tr>
<tr>
<td>Section 3.1.29</td>
<td>NCO Neighborhood Conservation Overly District (formerly 3.1.25)</td>
</tr>
<tr>
<td>Section 3.1.30</td>
<td>PUD Planned Unit Development (formerly 3.1.26)</td>
</tr>
</tbody>
</table>
## Appendix A - Amendments

### 2018 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments (continued)

**Ordinance 1724** (continued)  Adopted April 2, 2018

- Section 3.7  CN District Additional Standards
- Section 4.6  Accessory Uses & Structures
- Section 4.8  Personal Wireless Service Facilities
- Section 4.16  Restaurants
- Section 5.2  Landscaping & Screening Requirements
- Section 5.5  Off-Street Parking and Loading
- Section 5.6  Site Access
- Section 5.11  Signs
- Section 7.5  Nonconformities

**Ordinance 1731**  Adopted September 10, 2018

- Future Land Use Map  Future Land Use Map
- Comprehensive Plan and Implementing Zoning Districts  Comprehensive Plan and Implementing Zoning Districts
- Section 2.2  Definitions
- Section 3.1.22.B  CPP Central Parkway Pines District - Principal Permitted Uses
- Section 3.1.24.B  CPS Central Parkway Sports District - Principal Permitted Uses
- Section 3.1.25.B  CPM Central Parkway Meadows District - Principle Permitted Uses
- Section 3.8  Reserved (Formerly Townhouses in the R-2 and R-3 Districts)
- Section 5.2  Landscaping & Screening Requirements
- Section 5.11  Signs

### 2019 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments

**Ordinance 1750**  Adopted March 4, 2019

- Section 2.2  Definitions
- Section 3.1.19.B  CV Core Village Overlay - Uses
- Section 5.2  Landscaping & Screening Requirements
### Appendix A  -Amendments

**2019 - Chapter 29 of the Code of Ordinances of the City of Ruston Amendments (continued)**

**Ordinance 1750 (continued)**  Adopted March 4, 2019

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 5.6</td>
<td>Site Access</td>
</tr>
<tr>
<td>Section 5.11.3.F</td>
<td>Signs - Sign Types Permitted</td>
</tr>
<tr>
<td>Section 7.5.3.B</td>
<td>Nonconformities - Nonconforming Structures</td>
</tr>
</tbody>
</table>
Appendix A  -Amendments

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