ORDINANCE NO. 1731 OF 2018

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

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

§1. Sec. ii Table of Contents with Sections of the Zoning Code of the City of Ruston, Louisiana (the "Code") is amended to add between "Zoning Map" and "Article 1.0 Purpose and Introduction" the following two lines to the Table of Contents with Sections:

Future Land Use Map

Comprehensive Plan and Implementing Zoning Districts

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§2. The Code is amended to add the Future Land Use Map immediately following the page entitled "Zoning Map" and before the page entitled "Article 1.0 Purpose and Introduction"

{Future Land Use Map to be inserted into the Code}

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§3. The Code is amended to add after the page entitled "Future Land Use Map" and immediately before the page entitled "Article 1.0 Purpose and Introduction" the following text and chart:

Comprehensive Plan and Implementing Zoning Districts

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.

FUTURE LAND USE CLASSIFICATION	ZONING DISTRICTS
Rural District	AG, RE, R-25
Low Density Residential	AG, RE, R-25, R-10
High Density Residential	R-1, R-2, R-3, M-1, M-2
Central Parkway (formerly Commercial Node)	CPP, CPT, CD, CPS, CPM and portions of CL, CE, B-3, B-4
Low Intensity Commercial	B-1, B-2
High Intensity Commercial	B-3, B-4
Core	CD, CR, CM, CE, CH, CV, CL
Low Intensity Industrial	D-1, D-1B
High Intensity Industrial	D-2
Public/Institutional	Public/Institutional
Mixed Use	R-10, R-1, R-2, R-3, B-1, B-2
Louisiana Tech University	Not Zoned

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§4. Sec. 2.2 of the Zoning Code of the Code is amended to provide as follows:

2.2 DEFINITIONS

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

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§5. Sec. 3.1.22 B of the Code is amended by adding Firearms Sales Establishments to the list of principal permitted uses in the CPP Central Parkway Pines District to provide as follows:

B. PRINCIPAL PERMITTED USES

* * * * *

xxv. Firearm Sales Establishments

§6. Sec. 3.1.24 B of the Code is amended by adding Firearms Sales Establishments to the list of principal permitted uses in the CPS Central Parkway Sports District to provide as follows:

B. PRINCIPAL PERMITTED USES

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xxvii. Firearm Sales Establishments

§7. Sec. 3.1.25 B of the Code is amended by adding Firearms Sales Establishments to the list of principal permitted uses in the CPM Central Parkway Meadows District to provide as follows:

B. PRINCIPAL PERMITTED USES

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xxxi. Firearm Sales Establishments

§8. Sec. 3.8 of the Code is amended by deleting TOWNHOUSES IN THE R-2 AND R-3 DISTRICTS and accompanying provisions, and substituting in its place, RESERVED, to provide as follows:

3.8 RESERVED

§9. Sec. 5.2.3(C) of the Code is amended to provide as follows:

5.2. LANDSCAPING & SCREENING REQUIREMENTS

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3. Landscaping Standards

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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 required landscaped area shall be landscaped with organic materials. Decorative inorganic materials shall be allowed, but in no case shall the area covered by these materials exceed 30 percent of the required landscaped area . In satisfying the landscaping requirements of this subsection, the use of high quality, hardy and drought-tolerant plant materials is recommended and encouraged.

§10. Sec. 5.2.3(D)(ii) of the Code is amended to provide as follows:

5.2. LANDSCAPING & SCREENING REQUIREMENTS

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3. Landscaping Standards

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D. Street Trees

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ii. <u>(Reserved)</u>

§11. Sec. 5.11.3(A) of the Code is amended to provide as follows:

A. General Business (CPP, CPS, CPM, CE, CH, B-2, B-3, B-4). Permits required, unless otherwise noted.

Sign Type	Location	Max. Area	Max./Min. Height	Number

* * * * *

Pole Sign Allowed only in B-3, B-4, CH, and portions of CE*	10 ft minimum front and side yard setbacks	i. In the B-3 and B-4 districts, 2 sq ft per lineal foot of street level business	Top edge shall be no higher than 30 ft above	1 per parcel, provided that no monument

*Pole signs are prohibited in the CE zone within the CPT Central Parkway Mid-Town.		frontage, up to 200 sq ft per side. ii. In the CE and CH districts, 2 sq ft. per lineal foot of street level business frontage, up to 100 sq ft per side. iii. In the B-3, B-4, CE and CH districts, such signs may be subdivided into sign panels for individual tenants, provided that one panel is a minimum of 40% of the total sign area, and the remaining panels are each a minimum of 20% of the total sign area.	ground level, except as otherwise provided in 5.11.3.E Bottom edge shall be at least 8 ft above ground level	sign is on the same parcel
Projecting Sign See Section 5.11.3.I	No closer than 20 ft to another such sign	16 sq. ft. total	Vertical height of sign shall be no greater than 4 ft Bottom edge shall be at least 8 ft above ground level	1 per occupant at street level

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§12. Sec. 5.11.3(B) of the Zoning Code of the City of Ruston, Louisiana (the "Code") is amended to provide as follows:

B. Industrial Districts (D-1, D-1-B, D-2). Permits required, unless otherwise noted.

Sign Type	Location	Max. Area	Max./Min. Height	Number

* * * * *

Monument Sign	10 ft front setback	1 sq. ft. per lineal foot of building frontage, up to 100 sq ft.	Top edge shall be no higher than 6 ft above ground level	1 per street frontage of parcel

Pole Sign	10 ft minimum front and side yard setbacks	2 sq ft per lineal foot of building frontage, up to 200 sq ft per side	Top edge shall be no higher than 30 ft above ground level, except as otherwise provided in 5.11.3.E Bottom edge shall be at least 8 ft above ground level	1 per parcel, provided that no monument sign is on the same parcel

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§13. Sec. 5.11.3(C) of the Zoning Code of the City of Ruston, Louisiana (the "Code") is amended to provide as follows:

C. Pedestrian Oriented Business Districts (B-1, Core Districts except CE and CH). Permits required, unless otherwise noted.

Sign Type	Location	Max. Area	Max./Min. Height	Number

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Projecting Sign See Section 5.11.3.D	No closer than 20 ft to another such sign	16 sq. ft. total	i. Top edge shall be no higher than the 2nd floor of a multi-story building ii. Vertical height of sign shall be no greater than 4 ft. iii. Bottom edge shall be at least 8 ft. above ground level	1 per occupant at street level

* * * * *

Pole Sign (Core Edge and Core Highway Corridor only)	10 ft minimum front and side yard setbacks	30 sq. ft. per side	Top edge shall be no higher than 20 ft above ground level Bottom edge shall be at least 8 ft above ground level	1 such sign per parcel

Neon Sign (in Core Downtown only)	No closer than 20 ft to another such sign	16 sq. ft. total	i. Top edge shall be no higher than the 2nd floor of a multi-story building ii. Vertical height of sign shall be no greater than 4 ft. iii. Bottom edge shall be at least 8 ft. above ground level	1 per occupant at street level

§14. Sec. 5.11.3(E)(ii) of the Zoning Code of the City of Ruston, Louisiana (the "Code") is amended to provide as follows:

E. Other Designated Areas. Permits required, unless otherwise noted.

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Sign Type	Location	Max Area	Max./Min. Height & Length	Number
Pole Sign	10 ft minimum front and side yard setbacks	300 sq. ft. per side	Top edge shall be no higher than 60 feet above ground level Bottom edge shall be at least 8 ft above ground level	1 sign per parcel

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

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

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

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

§19. This Ordinance shall become effective upon final adoption and publication of the same in the manner prescribed by law or on September 14, 2018, whichever last occurs.

This Ordinance was introduced on August 6, 2018, by Alderwoman Angela Mayfield, Notice of Public Hearing was published on August 17, 2018, August 24, 2018, and August 31, 2018, and said public hearing having been held, the title having been read and the Ordinance considered, on motion to adopt, as amended, by Alderman Jedd Lewis, seconded by Alderman Bruce Siegmund, a record vote was taken and the following result was had:

YEA: ALDERWOMAN CAROLYN ELMORE CAGE
ALDERMAN JEDD LEWIS
ALDERWOMAN ANGELA R. MAYFIELD
ALDERMAN JIM PEARCE
ALDERMAN BRUCE SIEGMUND

NAY: NONE

ABSENT: NONE

WHEREUPON, the presiding officer declared the above Ordinance duly adopted on the 10th day of September, 2018.

ATTEST:

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LAURA HARTT, CLERK **RONNY WALKER, MAYOR**