

# Exhibit C. Ruston Industrial Park Zoning Map & Documents

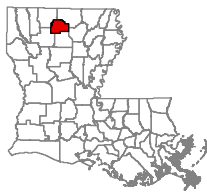




# Ruston Industrial Park Zoning Map

Ruston Industrial Park  
Lincoln Parish, LA

City of Ruston



Lincoln Parish

## LEGEND

- Site Boundary
- Airport Cone of Influence
- City Limits
- City of Ruston Zoning**
  - AG - Agricultural
  - B-4 - Highway Business
  - D-2 - Heavy Industrial
  - M-2 - Mobile Home Park
  - R-1 - One Family Residential (6,500 sq. ft)
  - R-10 - One Family Residential (10,000 sq. ft)
  - R-2 - Two Family Residential
  - R-25 - One family Residential (25,000 sq. ft)
  - RE - Residential Estates District
- Existing Roadway**
  - US Highway
  - Local Roads
  - Railroad
  - Stream

**EXCELLENCE  
MADE HERE**  
CITY OF RUSTON

Date: 11/1/2017  
Project Number: 216269  
Drawn By: AMB  
Checked By: JAY

**CSRS**  
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P:\216269\003 - Ruston Industrial Park\CAD\GIS templates\GIS\Exhibit B. Ruston Industrial Park Site Land Use Exhibits.mxd

- General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
  2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
  3. Zoning map based on available map from the City of Ruston Planning & Zoning Department at <https://ruston.org>.



Scale 1:10,000  
0 530 1,060 Feet



### 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

## Ruston Industrial Park Zoning Map & Documents

**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<sup>☐</sup> and minor<sup>☐</sup> , including car wash
- ii. Banks and financial institutions
- iii. Business support service establishments<sup>☐</sup>
- iv. Cemeteries
- v. Churches and other places of worship
- vi. Commercial parking lots or structures
- vii. **Commercial recreation facilities**<sup>☐</sup> § 4.9
- viii. Distribution centers
- ix. Dwellings, caretaker
- x. Environmental monitoring stations (air, soil, etc.)
- xi. Equestrian stables
- xii. Firearm sales establishments
- xiii. Fuel oil distributors and automobile convenience/gasoline stations<sup>☐</sup>
- xiv. Funeral homes, mortuaries, and cremation facilities
- xv. Health clubs, fitness, gyms
- xvi. Heavy industrial uses<sup>☐</sup>
- xvii. Labs, medical, dental, optical
- xviii. Landscape nurseries and garden supply establishments
- xix. Light industrial uses<sup>☐</sup>
- xx. Manufactured home sales or leasing
- xxi. Micro-breweries, wineries
- xxii. Offices, medical, professional & administrative
- xxiii. **Outdoor storage** § 4.6.3
- xxiv. Parks & **Community gardens**<sup>☐</sup> § 4.12
- xxv. Pawn shops

### B. PRINCIPAL PERMITTED USES (cont)

- xxvi. Payday loan, check-cashing service establishments
- 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. Storage, mini-warehouses, self-storage
- 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
- xliv. **Accessory uses**<sup>☐</sup> and **accessory structures**<sup>☐</sup> § 4.6 customarily incidental to any of the above permitted uses

### C. CONDITIONAL USES

- i. reserved

## D. DEVELOPMENT STANDARDS

### Lot Size

Minimum lot area<sup>☰</sup>: 2 acres  
Minimum lot width<sup>☰</sup>: 100 ft

### Setbacks<sup>☰</sup>

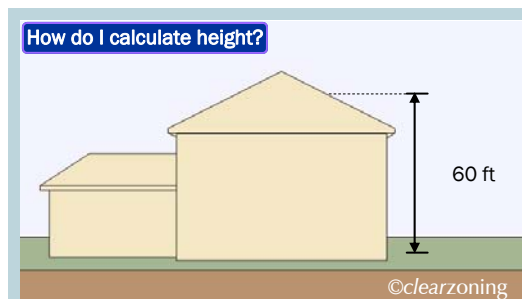
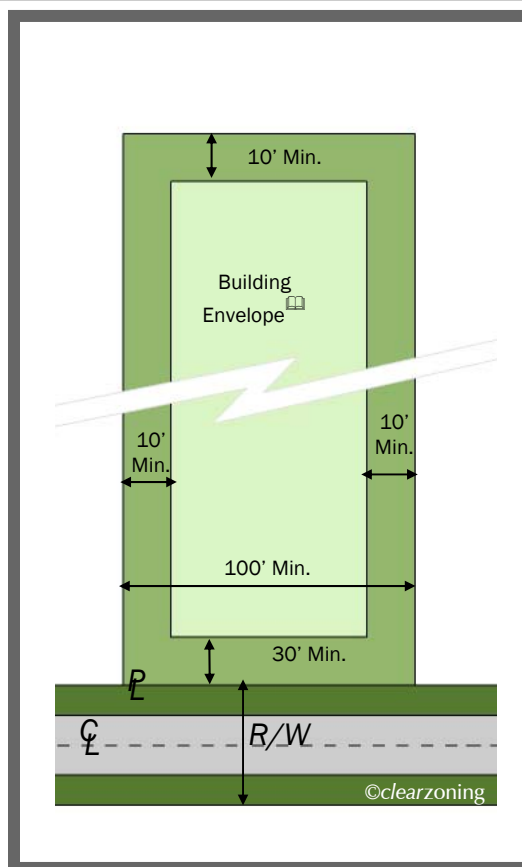
Minimum front yard setback: 30 ft  
Minimum rear & side yard setbacks: 10 ft; 50 ft when abutting a residential use or district

### Building Height<sup>☰</sup>

Maximum building height: 60 ft

### Parking Setbacks

Minimum setback (all yards): 10 ft; 20 ft when abutting a residential use or district



## SELECTED REFERENCES

### 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

### 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

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



## Sec. 4-33. - Areas zoned.

(a) *Airspace obstruction zones.*

- (1) *Airspace zones.* In order to carry out the provisions of this article, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces as they apply to the Ruston Regional Airport. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:
  - a. *Large airplane runway precision instrument approach zone*—The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
  - b. *Transitional zones*—The transitional zones are the areas beneath the transitional surfaces.
  - c. *Horizontal zone*—The horizontal zone is established by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
  - d. *Conical zone*—The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet.
- (2) *Airspace zone height limitations.* Except as otherwise provided in this article, no structure shall be erected, altered or maintained and no tree shall be allowed to grow in any zone created by this ordinance to a height in excess of the applicable limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:
  - a. *Large airplane precision runway approach zone*—Slopes 50 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slopes upward 40 feet outward for each foot upward to an additional horizontal distance of 40,000 feet along the extended runway centerline.
  - b. *Transitional zones*—Slopes seven feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface and extending to a height of 150 feet above the airport elevation. In addition to the foregoing, there are established height limits sloping seven feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface and extending to where they intersect the conical surface. Transitional surfaces for those portions of the approach surface which project through and beyond the limits of the conical surface extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline.

- c. *Horizontal zone*—Established at 150 feet above the airport elevation.
  - d. *Conical zone*—Slopes 20 feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending horizontally 4,000 feet to a height of 350 feet above the airport elevation.
  - e. *Excepted height limitations*—Nothing in this article shall be construed as prohibiting the construction or maintenance of any structure or growth of any tree to a height up to 35 feet above the surface of the land.
- (b) *Land use safety zones.* In order to carry out the purpose of this article, as set forth above and also, in order to restrict those uses which may be hazardous to the operational safety of aircraft operating to and from the Ruston Regional Airport and furthermore to limit population and building density in the runway approach areas, thereby creating sufficient open space so as to protect life and property in case of an accident, there are hereby created and established the following land use safety zones:
- (1) *Safety zone A:* All land in that portion of the approach zones of a runway, as defined in subsection 4-33(a) hereof, which extends outward from the end of the primary surface a distance equal to two-thirds of the planned length of the runway, which distance shall be:
    - a. 4,333 feet for runway "18"—"36"
  - (2) *Safety zone B:* All land in that portion of the approach zones of a runway, as defined in subsection 4-33(a) hereof, which extends outward from safety zone A, a distance equal to one-third of the planned length of the runway, which distance shall be:
    - a. 2,167 feet for runway "18"—"36".
  - (3) *Safety zone C:* All that land which is enclosed within the perimeter of the horizontal zone, as defined in subsection 4-33(a) hereof, and which is not included in safety zone A or safety zone B.
- (c) *Airport zoning map.* The several zones herein established are shown on the Ruston Regional Airport Zoning Map consisting of two sheets, prepared by Alliance, Incorporated, and dated November 12, 2008, attached hereto and made a part hereof, which map, together with such amendments thereto as may from time to time be made, and all notations, references, elevations, data, zone boundaries and other information thereon, shall be and the same is hereby adopted as part of this article.

(Code 1961, § 13:52; Ord. No. 1586, § 3, 9-8-2009)

**Editor's note—** The airport zoning map is not set out herein, but is on file in the offices of the city.

#### Sec. 4-34. - Use restrictions.

Notwithstanding any other provisions of this article, no use may be made of land or water within any zone established by this article in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish

between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.

(Code 1961, § 13:53; Ord. No. 1586, § 4, 9-8-2009)

Sec. 4-35. - Nonconforming uses.

- (a) *Regulations not retroactive.* The regulations prescribed by this article shall not be construed to require the removal, lowering or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of the ordinance from which this section is derived or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, alteration or intended use of any structure, the construction or alteration of which was begun prior to the effective date of the ordinance from which this section is derived, and is diligently prosecuted.
- (b) *Marking and lighting.* Notwithstanding the preceding provision of this section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation and maintenance thereon of such markers and lights as shall be deemed necessary by the airport owner to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated and maintained at the expense of the airport owner. The airport owner shall also have the right to install at its cost such markers and lights, as shall be deemed necessary by the airport owner, on structures or trees which may not penetrate the horizontal or conical surfaces but which are considered by the airport owner to be potential hazards to air navigation.

(Code 1961, § 13:54; Ord. No. 1586, § 5, 9-8-2009)