

Exhibit 6

Zoning Ordinance



City of Natchitoches
Highway 478 Development Tract

I-1 Districts: Light industry districts. These districts are composed of land and structures used for light manufacturing or wholesaling, or suitable for such uses, where the use and its operation do not directly adversely affect nearby residential and business uses. These districts are usually separated from residential areas by business areas or by natural barriers. The district regulations are designed to allow a wide range of industrial activities subject to limitations designed to protect nearby residential and business districts.

a.

Permitted uses. In the I-1 Districts only the following uses are permitted:

(1)

Uses by right. The uses listed below are permitted subject to the conditions specified:

Accessory Use

Air Conditioning Sales and Service

Airport and Dusting Service; need not be enclosed within structure

Airport; need not be enclosed within structure

Armory

Automobile and Truck Body Repair

Automobile and Truck Laundry, including steam cleaning

Automobile and Truck Maintenance Shops and Garages

Automobile and Truck Sales and/or Repair, but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within structure provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities

Automobile Storage (commercial); need not be enclosed within structure

Aviary; need not be enclosed within structure

Bakery, Wholesale

Barber and Beauty Supplies and Equipment Sales

Battery Manufacture

Beverage Manufacture (not including alcoholic)

Brooms and Brushes Manufacture

Canvas Products Manufacture

Carnival or Circus; as a temporary use on permit issued by the Zoning Administrator, such permit to be good for a period not exceeding three days and renewal for not more than three such periods; need not be enclosed within structure

Carting, Express, Crating, Hauling and Storage

Clothing Manufacture

Coffee Roasting

Cold Storage Plant

Concrete and Concrete Products Manufacture; need not be enclosed within structure
Contractor's Storage Yard for vehicles, equipment, materials and/or supplies; need not be enclosed within structure
Cosmetics (compounding only)
Creamery
Dairy Equipment Sales
Dog Pound; need not be enclosed within structure
Drug Manufacture
Dry Cleaning
Dry Goods, Wholesale
Electric Repair Shop
Electric Substation; need not be enclosed within structure
Electroplating
Fairgrounds, Baseball Park or Stadium; need not be enclosed within structure
Farm Equipment and Supplies Sales
Farming and Truck Gardening; need not be enclosed within structure
Feed Store
Fire Station
Fixture Sales
Food Locker Plant, renting only individual lockers for home customer storage of food; cutting and packaging of meats and game permitted, but not including any slaughtering or eviscerating thereof
Food Products Manufacture
Food Products, Wholesale Storage and Sales
Foundry
Freight Depot, Railway and/or Truck
Frozen Food Plant
Fruit and Produce, Wholesale
Gas Regulator Station
Glass Products Manufacture (from glass stock)
Hardware Manufacture
Hardware, wholesale storage and sales
Hatchery
Hosiery Mill
Ice Cream Manufacture
Ice Manufacture
Laboratory
Laundry, Linen Supply, or Diaper Service

Lumber Yard and Building Materials; need not be enclosed within structure
Machine Shop
Machinery, Tools, and Construction Equipment, sales and service
Mail Order House
Mattress Manufacture and Rebuilding
Metal Products Fabrication
Metal Sharpening
Millinery Manufacture
Millwork and similar wood products manufacture
Novelty and Souvenir Manufacture
Office
Office Equipment and Supplies Manufacture
Oil Well Supplies and Machinery; need not be enclosed within structure
Optical Goods, Wholesale
Outdoor General Advertising Structure; need not be enclosed within structure
Packing and Gasket Manufacture
Painting and Decorating Contractor
Paper Products Manufacture
Paper Supplies, Wholesale
Passenger Depot, Railway or Bus
Pipe Line or Electric Transmission Line
Pipe Storage; need not be enclosed within structure
Plumbing Shops
Printing, Publishing, and Allied Industries
Railroad Facilities, except shops; need not be enclosed within structure
Restaurant Supplies Sales
Revival, Church (temporary); as a temporary use on permit issued by the Zoning Administrator, such permit to be good for a period not exceeding one week and renewal for not more than three such periods
Roofing and Sheet Metal Shop
Rug Cleaning
Sand and Gravel Storage Yard; need not be enclosed within structure
Seed Store
Shoe Manufacture
Shoe Store, Wholesale
Sign Shop
Sporting Goods Store, Wholesale
Telephone Exchange, including shops and garages

Toy Manufacture

Trailer Sales; need not be enclosed within structure

Trade School

Transit Vehicle Storage and Servicing; need not be enclosed within structure

Venetian Blind and Metal Awning Fabrication and Cleaning

Water Distillation

Water or Sewage Pumping Station

Water Storage; need not be enclosed within structure

Welding Shop

Well Drilling Company

Wholesale and Warehousing

(2)

Uses requiring planning commission approval. The uses listed below are permitted upon approval of location and site plan thereof by the Planning Commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as not causing undue traffic congestion or creating a traffic hazard, and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Theater, Outdoor; need not be enclosed within structure

Mobile Home Park (Must comply with R-MHP district requirements)

Trailer Court; must meet the following requirements: water, sewerage and electric power connections for each trailer unit; a site providing a minimum of 3500 square feet per trailer site; and adequate plan for traffic circulation on the site. Yard requirements for each trailer unit as follows:

Front Yard20 feet

Side Yard 5 feet

Rear Yard25 feet

b.

Building site area. The minimum building site area shall be 10,000 sq. ft.

c.

Building height limit. Except as provided in Section III, no structure shall be designed, erected, or altered to exceed forty-five (45) feet.

d.

Yards required. Except as provided in Section III, the minimum dimensions of yards shall be:

Front Yard25 feet

Side Yard10 feet

Rear Yard25 feet