
Sec. 5.7 Overlay District Uses.

5.7.1 Gateway Overlay District.

- A. **Uses Permitted by Right.** Uses that are allowed as permitted or provisional uses in the underlying district, except the following, which shall become conditional uses if they are permitted or provisional in the underlying district:
1. Eating establishments; drinking establishments; commercial entertainment, indoor; commercial entertainment, outdoor.
 2. Vehicle sales and service, commercial parking, and transportation terminals.
- B. **Prohibited Uses.** The following uses shall be prohibited:
1. All uses prohibited in the underlying district.
 2. Lumber yards.
 3. Vehicle storage.
 4. Warehouses.
 5. Accessory outdoor storage of merchandise.
 6. Off-premise advertising signs.
 7. Electrical substations and transmission lines.
- C. **Setback and Area Requirements.**
1. Outdoor sales and dining areas shall be set back at least 20 feet from the frontage right-of-way.
 2. The minimum landscape surface shall be 30 percent or the amount specified for the underlying district in [section 6.4], whichever is greater.
- D. **Miscellaneous Requirements.**
1. All on-site utilities shall be underground.
 2. Parking shall be in the rear yard, except as permitted by the Metropolitan Planning Commission.
 3. All garbage and refuse containers shall be screened from view from streets and adjacent sites.
 4. Satellite dishes greater than 18 inches in diameter shall be screened from view from the frontage street.
 5. Roof-mounted equipment, including but not limited to, storage tanks, compressor units, vent stacks greater than four inches in diameter, and elevator machinery, shall be integrated into the building design and screened from the view from the frontage street. Roof-top screening shall use building materials similar to the façade of the building on which such items are located to create a smooth, clean appearance.

5.7.2 Neighborhood Conservation Conditional Use Overlay Districts.

- A. **Purpose.** Neighborhood conservation conditional use overlay districts are intended to promote the health, safety, economic, cultural and general welfare of the citizens of the City of Bossier City and the Parish of Bossier by encouraging the conservation and enhancement of the urban environment. Specifically, the goal of such districts is to reduce conflicts between expanding or robustly stabilized residential development in established neighborhoods and the operation of mixed uses on tracts zoned for non-residential purposes

which are within, adjacent to, or in proximity with such established residential neighborhoods and made such a part of such districts.

The purposes of these overlay districts for neighborhoods which voluntarily seek and qualify for designation as a neighborhood conservation conditional use overlay district are:

1. To maintain desirable and unique neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social, and economic resources; the protection and strengthening of distinctive and recognized neighborhood identity, charm and flavor; and the accommodation of desirable mixed uses on tracts zoned for non-residential purposes which are within, adjacent to, or in proximity with such established residential neighborhoods and made a part of the district;
2. To promote reinvestment in the neighborhood by fostering stable property values and enhancing the economic viability of the neighborhood and the City of Bossier City/Parish in general;
3. To preserve the mature cultural character of the neighborhood;
4. To encourage and strengthen civic pride;
5. To set standards for the maintenance of the character of the neighborhood by guiding operations on commercial and other property zoned for non-residential purposes within the neighborhood conservation conditional use overlay district so as to be compatible with existing residential development in the type of uses and site-specific activities permitted, including setback and area requirements and hours of operation, by declaring all uses on such property to be conditional uses and, therefore, subject to the site plan review process specified in section 3.7 and as further provided herein; and
6. To foster the harmonious, orderly, and efficient growth, development, and redevelopment of the City of Bossier City and the Parish of Bossier.

B. **Designation Criteria.** To be designated a neighborhood conservation conditional use overlay district, an area must meet the following criteria:

1. The proposed district must contain a minimum contiguous area of four acres and at least 25 parcels;
2. The proposed district should be a logical neighborhood unit;
3. The proposed district must have been originally platted or developed at least ten years ago prior to the application;
4. At least 75 percent of the land area in the proposed district must be presently improved;
5. At least 80 percent of the land area in the proposed district must be zoned residential; and
6. The proposed district must be considered "stable," meaning it is expected to remain substantially the same over the next 20 years with continued maintenance on property. While some changes in structures, land uses, and densities may occur, all such changes are expected to be compatible with surrounding residential development.

C. **Initiation.**

1. Designation of an area as a neighborhood conservation conditional use overlay district must be initiated by a group of persons who collectively own more than 50 percent of the assessed value of the land, within the area of the request. An agent or representative (hereafter, "applicant") for a group that satisfies this requirement may file an application with the Planning Office on a form furnished by the Metropolitan Planning Commission.

-
2. An application for designation as a neighborhood conservation overlay district must include the following:
 - a. An application fee as set by the Metropolitan Planning Commission;
 - b. A map showing existing zoning and land uses on all of the land in the area of the request, and on all land (including streets and alleys) within 200 feet, measured from the boundary of the area of the request;
 - c. A list of names and addresses of all property owners in the area of the request;
 - d. 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 such as the number of members and the officer's names, mailing addresses, and phone numbers;
 - e. A statement of justification. This statement should:
 - (1) Specifically point out the factors which render the area of request eligible for designation as a neighborhood conservation conditional use overlay district; and
 - (2) Explain in detail how and why such a classification would be in the best interests of the City of Bossier City or Parish of Bossier as a whole.
 - f. Any additional information that the Planning Director determines to be necessary.

D. Determination of Eligibility.

1. Upon receipt of an application for designation of an area as a neighborhood conservation conditional use overlay district, the Planning Director shall determine the eligibility of the area for such classification in accordance with the criteria set forth in subsection 5.7.3.B, designation criteria.
2. If the Planning Director determines that the proposed area is not eligible for designation, he shall notify the applicant of this fact in writing, sent to the address shown on the application. This decision is appealable to the Metropolitan Planning Commission. The appeal must be filed and the appropriate application fee paid within 30 days of the date written notice is given to the applicant of the Planning Director's decision.
3. The decision of the Metropolitan Planning Commission as to eligibility is final. If the Metropolitan Planning Commission determines that the area is not eligible for classification as a neighborhood conservation conditional use overlay district, no further applications for such classification may be considered for the area of request for two years from the date of decision, unless waived by action of the Metropolitan Planning Commission.

E. Neighborhood Conservation Plan Formulation, Presentation, and MPC Review.

1. If the Planning Director determines that an area is eligible for classification as a neighborhood conservation conditional use overlay district, he shall notify the applicant of this fact in writing, sent to the address shown on the application.
2. Thereafter, the group making the application is responsible for formulating a draft neighborhood conservation conditional use overlay plan. With the help of the MPC office, the plan will 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 non-residential uses proposed as conditional uses, including types of uses and site-specific operations permitted, including setback and area requirements and hours of operation, to promote the purposes of the district.

-
3. The group making the application is responsible for scheduling a public meeting to receive comment regarding the draft plan. The group making the application shall be responsible for providing written notice of the public meeting to all property owners in the proposed district. The notice must be given not less than ten days before the date set for the meeting. Notice is given by depositing the notice, properly addressed and postage paid, in the United States mail to the property owners as evidenced by the last approved tax roll. At or following the public meeting, written approval of the draft plan must be obtained by more than 50 percent of the group making the initial application. This written approval can be made in the form a petition.
 4. Upon satisfying the prerequisites of subsections 2 and 3 of this section, the group making the application shall notify the Planning Director, providing evidence of the satisfaction of such prerequisites as reasonably suitable to the Planning Director.
 5. Thereafter, the Planning Director shall prepare a conceptual neighborhood conservation conditional use overlay plan for the proposed district, utilizing but not limited to the draft plan provided by the group making application, for presentation to the Metropolitan Planning Commission.
 6. The Metropolitan Planning Commission shall make a recommendation regarding the plan.
 7. If the Metropolitan Planning Commission recommends the adoption of the plan, the plan shall be incorporated in a proposed neighborhood conservation conditional use overlay district ordinance which shall be reviewed by the MPC prior to being forwarded to the appropriate governing body for further action. The ordinance shall provide that all uses on tracts located within the district which are zoned for non-residential purposes shall become conditional uses, with required submission and approval of site plan review under section 3.7. This review shall also incorporate and require such operational site plan features as types of uses and site-specific operations permitted, including setback and area requirements and hours of operation.
- F. **City Council or Bossier Parish Police Jury Review.** The appropriate governing body shall hold a public hearing before making a decision regarding the recommendation of the MPC concerning the proposed neighborhood conservation conditional use overlay district. After holding the public hearing, the City Council or Parish Police Jury shall make a decision regarding the proposed district and if adoption has been recommended by the Metropolitan Planning Commission, the proposed ordinance creating the district.

5.7.3 National Cyber Research Park Overlay District (NCRP-OD).

Research Park District Regulations.

Standards Clause. To the extent any portion of this overlay district requires a more restrictive provision or more specific standard than the remaining terms of the Bossier City-Parish Unified Development Code (UDC), such provision or standard of this overlay district shall govern; otherwise, the remaining terms of the UDC, as it may be amended, shall apply. The more restrictive provision shall be considered to be the one that imposes the greater restriction or more stringent control on development.

- A. **Purpose and Intent.** The intent of the research park (RP) district regulations is to produce a high quality and aesthetically pleasing development that complements the sites' natural beauty. The following will help preserve and enhance an environment pleasing to occupants, visitors and neighbors.
- B. **Department of Defense (DoD) Minimum Antiterrorism Standards for Buildings.** The research park will be home to many new facilities including facilities that require high security. With the need for this level of security, the research park wants to provide the tools and the most economical method to minimize fatalities in the event of an attack. The United Facilities Criteria (UFC) is arranged to provide a set of standards and design strategies that minimizes the probability of mass casualties and potential terrorist attacks for which DoD personnel work and live.

- C. **Standards for Buildings.** All new development must refer to the latest adoption of the Unified Facilities Criteria, (UFC) 4-010-01 for design standards designated for buildings, equipment, landscaping, parking, roads and other protective building measures.

Facilities not intended for DoD personnel, may apply for a waiver from the DoD standards.

- D. **Amendments of Guidelines.** From time to time these guidelines may be amended, repealed and adopted. At such time all appended will be made a part of these guidelines. Each owner/applicant is responsible for obtaining a copy of the most current guidelines for development.

- E. **Architectural Review.** All applications, submitted for development within the research park overlay district, shall be subject to review by the Design Review Board (DRB). The following will be considered:

1. **Materials.** Materials shall be appropriate for the use of buildings and for relationship to other materials including those uses on buildings in surrounding areas.

Acceptable	Not permitted
Brick	Metal siding
Stone	Painted concrete block
Wood	Vinyl siding
Cementitious siding	Corrugated metal siding
Artificial slate systems	Standard single or double tee concrete
Aluminum	EFIS
Some artificial stone products	
Stucco	

2. **Colors and Textures.** Colors and textures shall be appropriate for the size and scale of the building, and for relationship to the site and surrounding buildings.
3. **Architectural Details and Ornaments.** Architectural details and ornaments shall be meaningful to the overall design and appropriate for the size and scale of the building.
4. **Mechanical Equipment.** Mechanical equipment shall be considered as it affects rooftop appearance, sidewall openings, sound levels, smoke, and other nuisance aspects.
5. **Drives, and Parking Areas.** Drives and parking areas shall be considered as they affect the appearance from the street and from the site as well. The relationship of paving to the building shall be appropriate considering factors such as landscaping, safety, and drainage from the site.
6. **Lighting.** Lighting shall be considered for appropriateness of nighttime illumination of the grounds, drives, walks, parking areas, the building, and its effect upon surrounding areas.
7. **Signs.** Signs shall be considered for appropriateness of size, scale, shape, color, content, text and illumination in relation to the site.
8. **Utilities.** Adequate utilities, parking, access roads, drainage, landscape planting and other essential facilities and amenities to be provided.
9. **Ingress and Egress.** Adequate measures will be taken to provide ingress and egress designed so as to minimize traffic congestion in the public streets.
10. **Roof Utilities or Mounted Units.** Any equipment, mechanical or otherwise, located on the roof shall be screened from public view on all sides of the building including the rear.

Rooftop screening shall be integrated into the architecture of the building in terms of massing, materials and details. Ideally, the screening for rooftop equipment shall be part of the roof design.

F. Permitted Uses.

Intent. It is the intent of this article to encourage research and development within the national cyber research park (NCRP). This district is devoted to business, research, education, science, and other related production activities. The uses are, but not limited to development facilities, corporate, divisional, regional headquarters, pilot plants and prototype production facilities that require a high degree of scientific input, information processing and human interaction. All allowable uses will be determined on a case by case basis by the Cyber Innovation Center (CIC) Board.

No building structure, or land shall be used and no building structure shall be hereafter erected, structurally altered, enlarged, or maintained, except for one or more of the following uses:

1. Agricultural uses and agribusiness will be allowed based on CIC approval.
2. Laboratories and related facilities intended for basic and applied research, development of the technology-based products and services, or testing of technology-based products and services.
3. Facilities intended for production or assembly of products of scientific or technologic nature, provided that this production is supported by on-site research or product development activities.
4. Pilot plants in which prototype production processes can be tested and used for assembly of products of a technological nature.
5. Corporate, regional and divisional headquarters of technology-based or knowledge-driven companies and organizations.
6. Technology-dependent or computer-based facilities dedicated to the processing of data or analysis of information, provided that these information services are supported by on-site research or product development.
7. Offices and related facilities of not for profit research or educational institutes, as well as professional, training, research or engineering associations.
8. Professional training facilities provided that these facilities maintain ongoing cooperative relationships with continuing education or extension programs.
9. Private and public colleges, scientific, experimental research testing facilities.
10. Limited sleeping quarters for scientist and laboratory technicians, custodians and caretakers that are demonstrated to be necessary to carry out a permitted use.
11. Federal, state, parish, city or public owned or operated uses.
12. Any other facilities reasonably related to research and development and the intended character of the research park, provided these uses are specifically approved by the Director of the NCRP.
13. Services and retail consumer service establishments and other accessory uses (not including wholesale sales) are allowed in connection with any permitted use. Such uses will be primarily for the convenience of employees, students, or faculty of establishments permitted as principal uses; provided, however, that commercial uses shall not occupy more than five percent of the total floor area of all buildings on any lot or group of contiguous lots in common ownership or control.
14. Accessory structures may be permitted in the research park for support of the principle structure for mechanical purposes only. The NCRP Board will determine final approval.

G. Temporary Uses. No temporary uses shall be allowed within the research park.

-
- H. **Nonconforming Uses.** Except as otherwise provided herein, the lawful use of land, buildings, signs and structures existing at the effective date of this Code and does not conform to the provisions thereof, shall be contained and herein legally defined as a nonconforming use. The uniform provisions for the regulation of these uses can be found in article 7, nonconformities, of this Code.
 - I. **Outdoor Storage.** Storage of equipment, materials, motor vehicles, boats, trailers, recreational vehicles, portable storage containers, or the like shall not be kept or stored on any lot or yard within the research park.
 - J. **Building Height and Limitations.** No building, structure or improvement shall exceed 70 feet, above grade, except as permitted by the Design Review Board. Building height will also be evaluated in concert with the overall architectural character of each building and the relationship of the building to existing and proposed development within the research park.
 - K. **Performance Standards.**

Intent. The intent of this article is to provide that research and related activities conducted in the research park shall be established and maintained with proper appearance from streets and adjoining properties and to provide that such permitted uses shall be good neighbors to adjoining properties by the control and/or mitigation of pollutants, odor, noise, vibration, glare, fire hazards, water pollution, liquid wastes, toxic materials, radioactivity, radiation, electromagnetic emissions, and any other factors considered to be offensive and hazardous.

Tenants and/or property users within the research park shall comply with all applicable governmental laws with respect to the environment, health and safety, in addition to the environmental performance standards.

The following performance standards shall be required for all permitted uses located in the research park district.

1. **Air Pollution.** Any use that emits any air contaminant, as defined by the state air pollution laws, shall conform to all applicable federal, state and local laws, rules and regulations regarding air quality.
2. **Odor.** No odors shall be emitted that are detectable with instruments at or beyond and property line.
3. **Noise.** Every use shall be operated to comply with the noise limitations specified in Article 15.5.1, Noise, Unified Development Code of Bossier City, Louisiana, as the same may be amended or revised.
4. **Heat and Vibration.** There shall be no emission by any use or occupancy of objectionable heat or vibration that is humanly perceptible beyond any boundary of the lot on which the use is located.
5. **Glare.** No direct or reflected glare shall be produced so as to be visible at or beyond any lot line.
6. **Site Lighting.** Site lighting should create safe lighting conditions visibility, accenting important elements of the building and to create clear visual night time order to the site, and distinguish between various site uses such as roads, parking, walkways, recreation spaces, etc.

Site lighting will be provided to meet the following:

- a. All exterior wiring, including but not limited to driveway, walkways, area, parking and decorative lighting must be underground.
- b. All light fixtures will be oriented to avoid glare, direct or reflected, onto the adjacent properties and streets are minimized.
- c. Each tenant will maintain all light fixtures in proper operating condition.

-
7. **Fire, Trenching and Explosive Hazards.** All tenants using and/or storing explosive or hazardous materials shall be in accordance with Fire Prevention and Protection, Chapter 50, Article II, Section 31-43 Code of Ordinances, Bossier City, Louisiana. All buildings should be built with reasonable precautions in accordance with all applicable codes regarding such hazards.
 8. **Water Pollution and Disposal of Liquid Wastes.** For wastewater disposal, refer to the requirements and limitations in Chapter 114, Article III, Code of Ordinances, City of Bossier City, Louisiana. No use in any zone may discharge any waste contrary to the provisions of the City or state law governing discharges of radiological, chemical or biological wastes into surface or subsurface waters.
 9. **Drainage and Storm Water Management.** The overall storm water management system should be designed to minimize water collection at building foundations, entrances, and service ramps. Owner/tenant should provide positive drainage away from all buildings in accordance with the accepted drainage practice approved by a City of Bossier Engineer. Incorporating fountains and water sculptures in the landscape design is encouraged, for aesthetic reasons, as well as for recirculation and aeration of water.
 10. **Electromagnetic Emissions.** The tenant shall not operate any device in such a manner that it will cause electromagnetic interference with other research park tenants' communication systems. If it is found that a tenant is producing interference, NCRP will work with the tenant to eliminate the interference. The tenant will be responsible for any costs associated with corrective actions required.
 11. **Radiation and Radioactive Materials.** At a minimum, tenants must comply with the requirements of federal, state, and local laws and any other regulations applicable to the property. The Research Park Director may establish additional, acceptable limits and standards in writing.
 12. **Waste.** It is the responsibility of the tenant to follow all restrictions, directives, guidelines and laws of all applicable governmental bodies and under its own industrial safety standards to treat and dispose of wastes in a manner that complies with all applicable laws.
- L. **Required Yards*.** Yards facing an existing or proposed street, other than a controlled access highway, shall be considered front yards. Such yards shall have a minimum depth of 150 feet.
- All other yards shall have a minimum depth of 50 feet.
- * Facilities not intended for DoD personnel may apply for a waiver from the Department of Defense antiterrorism standards (final approval to be determined by the NCRP Board). If the waiver is approved, the required yard standards are to be used in place of DoD standards.
- M. **Density Regulations.** Density of development will be subject to design review by the Design Review Committee. It will be evaluated with the objective of creating a campus-like environment.
1. Buildings should not cover an area greater than 30 percent of the total area of the tract upon which the buildings are located.
 2. Buildings and paved areas shall not cover an area greater than 50 percent of the total area of the tract
 3. The minimum lot size for development is five acres.
 4. Minimum lot width of each tract shall not be less than 300 feet measured at the minimum building line.
- N. **Utilities.** Water, sewer, gas, electric, and telecommunications services shall be located underground.

O. **Parking Requirements.**

1. **Off-Street Parking Standards.** All parking will be designated to be consistent with the campus like amenities with the research park.

The minimum number of off-street parking spaces shall be provided as follows:

- a. Research and development: 1/400 square feet of gross floor area.
- b. Office and business uses: 1/400 square feet of gross floor area.
- c. Warehouse and storage uses: 1/100 square feet of gross floor area.
- d. Educational uses: 1/250 square feet of gross floor area.

Parking will not be permitted on any street, driveway, alley, right-of-way or any portion of the common areas.

All parking areas shall be paved with concrete.

- P. **Loading Areas.** Loading areas shall provide sufficient on-site loading facilities to accommodate the proposed site activities. Truck loading and receiving areas shall not have the docks or the dock doors directly facing the public roads, or front yards within the research park. All loading areas shall be screened on all sides as not to be visible from existing or proposed streets. Avoid placing service and loading areas where they will be visible from adjacent buildings or where they will impact designed view corridors.

Service areas such as loading or dumpster service shall also be constructed with concrete paving.

- Q. **Landscape Standards and Design.** The overall landscaping concept for the NCRP is to use plant materials and landscape elements along all streets and major public open space areas. By contrast, more individual landscape designs may be used close to the buildings, although some similarity among each lot is encouraged. In this way the overall uniformity of landscaping for the park as a whole is balanced with the individual expressions that give identity to each building. Landscaping within the research park shall be used in a manner to enhance the architecture of the buildings, to provide windbreaks, shade and to create pleasant pedestrian areas and to soften and break-up parking and other paved areas.

1. **Landscape Requirements.** All landscaping that is approved by the Design Review Board shall be completed and installed within 90 days of substantial completion of construction, and in any event prior to the issuance of the certificate of occupancy.

Every building site on which a building shall be placed, shall be landscaped in the following manner:

- a. All yards required under this Code shall be landscaped and maintained. A minimum of one tree per 20 linear feet of distance for each boundary line shall be planted in the required yards;
- b. All off-street parking areas shall be screened, from view from streets by the use of earth berms and landscaping materials;
- c. All off-street parking areas, to include drives within the parking areas, greater than either 20 automobile spaces or 6,000 square feet shall have at least five percent of the interior of the parking area landscaped in planting islands or peninsulas. Width of islands or peninsulas shall be a minimum width of at least five feet between backs of curbs and at least one tree per 20 parking spaces shall be planted within the planting islands or peninsulas in addition to other landscaping materials and plants;

- d. 100 percent of all landscaped and grassed open areas shall be watered or irrigated by means of an automatic irrigation system.
2. **Plant Materials.** Listed below are the recommended plant materials that should make up the majority of plant materials used within the research park and the research park commercial district. These plants are well adapted to the region and well suited to the climate and soils found within the park. The landscape scheme should express the character of the region. While not all plants shown on the recommended list are native, they visually blend with native plant materials. Some variation from the list might be allowed with approval, but the list should be adhered to so that a visual continuity is developed throughout the park.

Recommended Plant Materials List:

Common name	Botanical name	Size
Annuals		Jumbo
Chinese Pistache	Pistacia Chinensis	4" cal.
Cleyera	Cleyera Japonica	5 gal.
Crepe Myrtle	Lagerstroemia Indica	8—10'
Crepe Myrtle	Lagerstroemia Indica	12—14'
Cypress	Taxodium Distichum	4" cal.
Daylily	Hemerocallis Fulva	1 gal.
Drake Elm	Ulmus Parvifolia	10—12'
Dwarf Abelia	Abelia Grandiflora	3 gal.
Dwarf Azalea Fashion	Azalea Obtusum	5 gal.
Dwarf Burford Holly	Ilex Cornuta "Bufordiiiana"	5 gal.
Dwarf Hamelin Grass	Pennisetum Alopecuroides	3 gal.
Dwarf Yaupon	Ilex Vomitoria "Nana"	5 gal.
Fringe Tree	Chionanthus Virginicus	5 gal.
Green Ash	Fraxinus Pennsylvanica	4" cal.
Holly-Nellie Stevens	Ilex Cornuta	5—6'
Holly-Savannah	Ilex x Attenuata "Savannah"	5—6 gal.
Indian Hawthorne	Raphiolepis Indica	3 gal.
Japanese Yew	Podocarpus Macrophylla	7 gal.
Juniper-Shore	Juniperus Conferta	1 gal.
Knockout Rose	Rosa Species	3 gal.
Ligustrum	Ligustrum Japonicum	8—10'
Liriope	Liriope Muscari	1 gal.
Live Oak	Quercus Virginiana	4" cal.
Loropetalum	Loropetalum Chinense	3 gal.
Magnolia	Magnolia Grandiflora	30 gal.
Mary Nell Holly	Ilex Cornuta x Latifolia	30 gal.
Palmetto	Sabel Minor	5 gal.
Pampass Grass	Cortaderia Selloana	5 gal.
Purple Leaf Palm	Prunus Cerasifera	8—10'
Red Maple	Acer Rubrum	4" cal.
River Birch	Betula Nigra	10—12'
Shumard Oak	Quercus Shumardii	10—12'
Tree Ligustrum	Ligustrum Japonicum	15 gal.
Vitex	Vitex Agnus-Castus	6—7'

Water Oak	Quercus Phellos	8—10'
Weeping Willow	Salix Babylonica	4" cal.
Willow Oak	Quercus Phellos	8—10'
Yaupon	Ilex Vomitoria	7—8'
Yellow Flag Iris	Iris Pseudacorus	1 gal.

Listed below are the plant materials that are specifically not recommended for the research park. These are inappropriate because of maintenance and/or visual characteristics. Visual landscape character of individual sites, which are incongruous with the rest of the park are not allowed.

Plant Materials Specifically Not Recommended for the Site:

Common name	Botanical name
Bradford Pear	Pyrus Caleryana
Dogwood	Cornus Florida
Dwarf Azalea-Gumpo	Azalea Obtusum
Japanese Maple	Acer Palmatum
Lobilly Pine	Pinus Taeda
Rose-Hybrid Tea	Rose Species
Tulip Poplar	Liriodendron Tulipifera
Wax Myrtle	Myrica Cerifera
Palms	

3. **Site Run-Off Detention Areas.** Where site run-off requires detention areas, the areas should be designed as a public amenity and is aesthetically pleasing to the public view. Use storm water retention ponds to create new park-like settings or natural areas within the development. Take measures such as adding fountains, creating pathways around the ponds and adding landscaping to enhance the park-like setting. Generally avoid fencing around ponds; however, in some cases, limited architectural fencing of modest height may be included to enhance the park-like setting.
4. **Tree Preservation.** Existing natural areas should be preserved whenever possible, and provide for a windbreak, shade and public amenity.
5. **Open Space.** Open space and landscaped areas shall be covered with a variety of trees, shrubs, ground cover, and sod or with materials like mulch, not exposed gravel rock. Colored mulch shall be avoided. Boulders are encouraged.

Use species from the recommended plant list. This should be appropriate for site conditions including available sunlight, water and root and canopy space. Landscape architects may propose alternatives. Creativity is encouraged and will be reviewed as a part of the architectural review.
6. **Auxiliary Landscaping Elements.** The research park encourages the use and application of other landscaping elements that provide overall consistency in design and character of the research park. Other elements include, but not limited to:
 - a. Installation of additional vegetated buffers providing additional color and variety within parking lots.
 - b. Water features (must have circulatory water; no standing water will be permitted).
 - c. Benches, walls, stairs, ramps, sculptures etc.

7. **Public Art.** Site features and elements play a very large role in helping define visual character and are especially important for new development within the NCRP. By actively engaging the public, designers, artists, and decision makers, we can work collaboratively to create unique places that transform the way people see and experience the NCRP. Public art is encouraged throughout the development. This type of art establishes a strong visual identity within the research park. It is recommended that this type of artwork be location within reasonable visibility or accessibility to the public from a major road or located at the building entrance.

8. **Recycling.** The research park encourages reduction in product usage. Recycling makes good business sense and, it is everyone's business: it saves resources and energy; it saves money; it protects landfill space; it reduces litter and illegal dumping; it creates new jobs; and it may be a new source of income. There is considerable need to conserve Earth's precious resources. We can help educate our families and communities about the importance of recycling for our environment, and how each of us can make a difference for a better world by recycling.

The research park encourages this effort and wants to be better stewards towards the environment and create a place that is in favor of keeping "Bossier Beautiful."

9. **Leadership in Energy and Environmental Design (LEED).** The NCRP would like to encourage the adoption of environmental friendly guidelines based on the Leadership in Energy and Environmental Design, or LEED. These rating systems are designated by the U.S. Green Building Council and have been incorporated in buildings all across the nation.

The guidelines include performance targets and have recommendations for energy efficiency, storm water management and drainage, reductions in potable water and the management and recycling of material resources. Including these guidelines within development aims to meet human needs while preserving the environment so that these needs can be met, not only in the present, but in the indefinite future.

The national cyber research park believes that there is a way to design, construct and operate our built environments in harmony with the natural environment. The adoption of the LEED is a powerful demonstration of civic responsibility. These development practices are consistent with the purpose of the NCRP and reinforces that the NCRP is a place where innovation lives!

R. **Research Park Sign Regulations.**

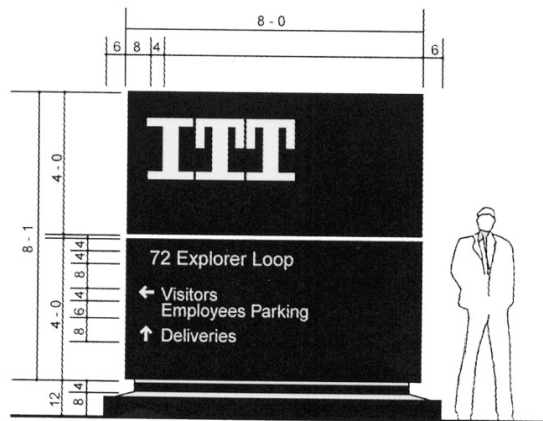
Purpose and Intent. The intent of this article is to encourage attractive signage, lighting and visual media that aid in the orientation and or identification of uses and activities within the research park. These provisions further intend to enhance a park-like environment by controlling the number, placement, materials and size of signs located in the research park. All exterior signs will be evaluated by the Design Review Board and must be designed in keeping with the architectural character of the research park. The size, color, location, design, format and materials of the sign will be consistent with the lot design and building architecture. The emphasis of signs shall be identification of businesses, not on product or service advertising.

1. **Definition.** A sign is defined as any device, object, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of any person or entity, or to communicate information of any kind to the public.
2. **Permits Required.** For permitting requirements, reference article 8.2, permitted and prohibited on-premise signs, of this Code.
3. **Signage Limitations.** Signs containing moving devices/elements, flashing lights, or banners are prohibited. No off-premise, billboards, roof signs, portable signs, pole signs or temporary signs, other than construction signs and real estate signs shall be allowed.

4. **Permitted Signs.** The following signs are permitted:

a. **Monument Signs.** The monument sign signals a site entrance, identifies the occupant(s) and/or facility name, gives the street address, and may contain site directional information.

- (1) A monument sign shall have the following dimensions: a height of eight feet one inch; a width of eight feet; and a depth of 12 to 18 inches.
- (2) A monument sign shall have one face. The upper four feet of that face shall display only the name(s) and/or logo(s) of the resident firm(s) or of the complex. The address and directional information may be displayed on the bottom four feet of the face. A one-inch reveal shall separate the two halves.
- (3) The names on the upper half of the monument should be so positioned as to leave a minimum clear margin of eight inches along the top and each side and four inches along the bottom.

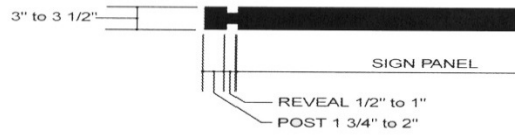


- (4) A monument sign may contain one, two, or three company names and logos. If more than three companies occupy a single facility, only the facility name may be placed on the monument sign.
- (5) The color, typography and logo combination used on the upper half of the monument sign may be selected by the tenant firm, but the background must be one continuous color.
- (6) Only the upper half of the monument sign may be internally illuminated.
- (7) One monument sign per access road to a site shall be permitted.
- (8) The monument sign shall be placed parallel to an existing public road, either within or outside the public street right-of-way and must be located a minimum of 20 feet from the curb of said public road and 15 feet from the curb of the site access road.

b. **Incidental Ground Signs.** Incidental ground signs provide information needed to move about within a site. The signs can display standard traffic control symbols, speed limits, and directional and identification information.

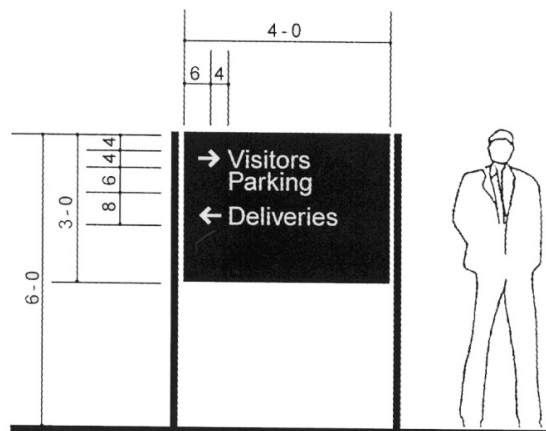
- (1) Incidental ground signs shall display only regulatory, directional, traffic control, and identification information and the firm(s) or complex name or and/or logo.

- (2) Incidental ground signs shall be of post and panel construction and shall not exceed six feet in height and four feet in panel width. Dimension details are presented in the following illustration.



- (3) Incidental ground signs shall not be located closer than 50 feet to an existing or proposed public street right-of-way and shall be a minimum of ten feet from an existing or proposed curb of any entrance drive or access way.
- c. **Building Mounted Signs.** Building mounted signs allow the tenant(s) or facility to identify itself on the face of the building.

- (1) Building mounted signs shall include only the name and/or logo of the resident firm(s) or complex.
- (2) Only one building mounted sign per firm, complex or building may be erected per street frontage.
- (3) Building mounted sign for a firm or complex shall not exceed ten percent of the gross area of the face of the main building fronting a street.
- (4) A building mounted sign shall be part of or mounted directly on the building wall and shall not project more than 12 inches from the building surface. Signs and murals painted directly upon the building are not permitted.
- (5) Roof mounted signs are prohibited.
- (6) If a building has two or three tenants, each may have a building mounted sign. Where multiple tenant building mounted signs occur, their combined area shall not exceed 20 percent of the gross area of the face of the main building fronting a street, and they shall be visually equal in size and positioned according to a consistent format.



- (7) If a building has four or more tenants, no tenant names shall appear on the building, but the facility name may be placed on the building and said sign shall

not exceed ten percent of the gross area of the face of the main building fronting a street.

(8) The building tenant(s) may select the material, color, typography and format for building mounted signs. Illumination of such signs is optional.

- d. **Identity, Information and Traffic Control Signs.** Entry, directory, and loop, traffic control, street name and directional monument signs installed and maintained by the City of Bossier City are permitted in street rights-of-way only if they don't impede on the traffic visibility.
- e. **Ingress and Egress Signs.**
- f. **Real Estate Signs.** Provided the area on one side of any such sign shall not exceed 20 square feet; on unimproved property the area on one side of such signs shall not exceed 32 square feet; and not more than one such sign shall be erected for each 250 feet of frontage or fraction thereof.

S. **Commercial District Regulations.**

Purpose and Intent. The national cyber research park commercial district is designed to provide an appropriate location for services, restaurants, and limited retail activities that primarily serve immediate personnel and visitors. This district will provide the amenities and services that cater to the needs of people that work and/or frequent the area.

The commercial district is an integral part of the research park and is here to promote the most desirable use of land and direction of development in accord with a well-considered master plan and to strengthen the economic base of the area.

T. **District Development Standards.** The uses within the research park commercial district shall follow the development standards of the B-3 general business district as stated in article 6, district development standards, of this Code.

U. **Architectural Review.** All applications are subject to be reviewed by the Design Review Board. The following will be considered:

- 1. **Materials.** Materials shall be appropriate for the use of building and for relationship to other materials including those used on buildings in surrounding areas.

Acceptable	Not permitted
Brick	Metal siding
Stone	Painted concrete block
Wood	Vinyl siding
Cementitious siding	Corrugated metal siding
Artificial slate systems	Standard single or double tee concrete
Aluminum	
Some artificial stone products	
Stucco	
EFIS	

- 2. **Colors and Textures.** Colors and textures shall be appropriate for the size and scale of the building, and for relationship to the site and surrounding buildings.

-
3. **Architectural Details and Ornaments.** Architectural details and ornaments shall be meaningful to the overall design and appropriate for the size and scale of the building.

Long expanses of blank walls shall be avoided through the use of wall articulation. Breaking the continuous plane of the wall can be accomplished by recessing vertical segments of the wall at several intervals also a course of brick or other masonry material can be applied to the exterior wall to add visual interest at certain junctures in the wall.
 4. **Mechanical Equipment.** Mechanical equipment shall be considered as it affects rooftop appearance, sidewall openings, sound levels, smoke, and other nuisance aspects.
 5. **Approaches, Drives and Parking Areas.** Approaches, drives and parking areas shall be considered as they affect the appearance from the street and from the site as well. The relationship of paving to the building shall be appropriate considering factors such as landscaping, safety, and drainage from the site.
 6. **Lighting.** Lighting shall be considered for the appropriateness of nighttime illumination of the grounds, drives, walks, parking areas, the building and its effect upon surrounding areas.
 7. **Signs.** Signs shall be considered for appropriateness of size, scale, shape, color, content, text and illumination in relation to the site.
 8. **Adequate Utilities.** Adequate utilities, parking, access roads, drainage, landscape planting and other essential facilities and amenities are to be provided.
 9. **Ingress and Egress.** Adequate measures will be taken to provide ingress and egress designed so as to minimize traffic congestion in the public streets.
 10. **Roof Utilities or Mounted Units.** Any equipment, mechanical or otherwise, located on the roof shall be screened from public view on all sides of the building including the rear.

Rooftop screening shall be integrated into the architecture of the building in terms of massing, materials and details. Ideally, the screening for rooftop equipment shall be part of the roof design.
- V. **Permitted Uses.** No building, structure, or land shall be used and no building or structure shall hereafter be erected, structurally altered, enlarged, or maintained except for one or more of the uses herein cited and subject to the conditions stated herein:
1. Ambulatory health care facilities, including dental care.
 2. Bakeries, where the products made are sold exclusively at retail on the premises.
 3. Banks and credit unions.
 4. Barber shops, beauty parlors, reducing salons.
 5. Book stores and newsstands.
 6. Confectionery stores.
 7. Conference/convention centers.
 8. Climate controlled warehouses.
 9. Drug stores and apothecaries.
 10. Dry cleaning establishments utilizing only non-flammable dry cleaning fluids.
 11. Emergency health care clinics.
 12. Florist shops.

13. Gift shops.
14. Supermarket.
15. Health clubs or gyms.
16. Hotels.
17. Municipal, parish, state or federal uses.
18. Nurseries, kindergartens or day care centers for children.
19. Office buildings.
20. Office supply and computer supply stores.
21. Off-premise liquor sales are conditionally allowed provided that such uses shall be located in a commercial establishment with gross sales of more than 50 percent in grocery/food items and further provided that such uses shall not be located within 300 feet of the premises of a religious institution, educational facility, or library.
22. Performing arts center.
23. Print shops and copying services.
24. **Restaurants, delicatessens, and cafes. No drive-through window or service is permitted.**
25. Shoe stores, shoe repair shops, and tailor shops.
26. Spa or wellness centers.
27. Teleconferencing centers.
28. Other retail sales and services may be permitted if it supports and/or complements uses permitted with the research park district (final approval shall be determined by the NRCP Board).

W. **Temporary Uses.** No temporary uses shall be allowed in the NCRP commercial district.

X. **Outdoor Storage.** Storage of equipment, materials, motor vehicles, boats, trailers, recreational vehicles, portable storage containers, or the like shall not be kept or stored on any lot or yard within the research park commercial district.

Y. **Research Park Commercial District Sign Regulations.** All exterior signs will be evaluated by the Design Review Board and must be designed in keeping with the architectural character of the research park. The size, color, location, design, format and materials of the sign will be consistent with the lot design and building architecture. The emphasis of signs shall be on identification of businesses, not on product or service advertising.

1. **Permits Required.** For permitting requirements, reference article 8.2, permitted and prohibited on-premise signs, of this Code.
2. Freestanding signs are limited to ground-mounted monument signs only.
3. **Monument Sign Dimensions.** All monument signs shall have the following dimensions: a height of eight feet one inch, a width of eight feet; and a depth of 12 to 18 inches.
4. **Sign Materials.** Sign materials should be compatible with the architectural character of the building or the development in style, location, size, configuration, materials, and color.

Acceptable	Not permitted
Brick	Smooth-faced CMU
Stone	Exposed neon

Rock-faced SMU	Foam molded lettering
Limestone	Plastic corrugated
Molded concrete	
Aluminum	
Bronze	
Brass	
Routed metal sign faces	
Sentra plaques	

5. **Sign Limitations.** Signs containing moving devices/elements, flashing lights, or banners are prohibited. No off-premise, billboards, roof signs, portable signs or temporary signs, other than construction and real estate signs shall be allowed.

(City Ord. No. 51-2020, 5-5-2020; Parish Ord. No. 4767-2020, 5-6-2020)

5.7.4 Barksdale Boulevard Redevelopment Overlay District (B-BROD).

Overlay District Standards.

Standards Clause. The uses within the B-BROD shall follow the development standards of the B-3; general business district as stated in article 6, district development standards, of this Code. Existing uses, structures and sites shall be subject to the provision of article 7, nonconformities, of this Code.

The following additional criteria shall be included as conditions for new developments with the B-BROD which are not subject to the provision of article 7, nonconformities, of this Code:

- A. In addition to any landscaping and buffering requirements contained in article 13, a 20-foot bufferyard/landscaping strip shall be provided and maintained on the Barksdale Boulevard frontage. A bufferyard is defined as a unit of land together with required landscaping which may be required between land uses to eliminate minimize conflicts between them.
- B. New driveways along Barksdale Boulevard shall be limited to a maximum of 35 feet, subject to all requirements and approvals of the Louisiana Department of Transportation and Development.
- C. A reduction in parking requirements shall be provided as an incentive for existing developed sites to install or provide cross-access easements. Existing sites which add cross-access easements shall be given a 20 percent reduction in required parking spaces and exempt from replacing parking eliminated by the cross-access easement.

5.7.5 Highway 80 Corridor Overlay District.

- A. **District Boundaries.** The Hwy 80 Corridor Overlay District extends generally, 1400 feet from the centerline of Highway 80, north and south, extending east of Bellevue Road to the west side of Mahaffey Road. The area boundary shall be depicted on a map that has been adopted with the inception of the Hwy 80 Corridor Overlay District. If a site or property is partially covered by said overlay district, then the entire portion of the site or property facing the corridor is to be covered by these regulations.
- B. **Purpose and Intent.** The Hwy 80 Redevelopment Overlay District is created to recognize that zoning amendments will occur within existing subdivisions, with platted lots that front on and receive direct access from Highway 80 and allow property owners to apply for zoning amendments within the redevelopment area. As a result of changes over time, the Bossier Parish Police Jury recognizes that the existing subdivisions along the Highway 80 corridor are in transition from the current mix of agricultural working lands, residential, commercial and industrial land uses. The Hwy 80 Corridor Overlay District shall be in addition to, and shall overlap and overlay, all other zoning districts so that any parcel of land lying in the Hwy 80 Corridor

Overlay District shall also lie in one or more of the other zoning districts. All regulations of the underlying zoning districts shall be applicable except as modified by the provisions of this section.

- C. **Applicability.** The provisions applicable to the Hwy 80 Corridor Overlay District shall apply to both modifications of existing structures as well as new construction within the Hwy 80 Corridor Overlay District.
- D. **Submittal Requirements.** All applications for zoning amendments in the district, shall follow the procedures as stated in section 3.9 of this Code.
- E. **Compatibility Buffer Standards.**
 - 1. **Applicability.**
 - a. A landscaped buffer shall be located on the site of the nonresidential or multifamily use along all property lines adjacent to the existing or proposed single family residential uses per section 13.10 of this Code.
- F. **Exterior Lighting.** Outdoor lighting installations shall be designed to illuminate at the minimum level necessary for safety and security, and to avoid harsh contrasts in lighting levels between the project site and adjacent properties. Outdoor lighting shall be installed in accordance with underlying zoning district as well as the following additional requirements. The outdoor lighting standards in section 12.6 are intended to eliminate spillover light and light glare on motor vehicle operators, pedestrians, and land uses near light sources and to help control the nuisance aspects of glare or spillover light onto adjacent uses.
- G. **Architectural Standards.** The architectural standards as stated in article 12 of this Code, are applicable and are intended to reflect the goals of the comprehensive and land use plan while creating development of enduring quality and unique architectural style.
- H. **Signage.**
 - 1. **On-Premise Signs.** On premise signs shall be limited to monument signs only, when a single family residence is adjacent to the site and shall be reviewed by the planning commission as a conditional use following the procedures of section 3.3.2. Review shall be for such factors as illumination, height, size and any obstruction of visibility concerning the adjacent residence.
 - 2. **Off-Premise Advertising Devices.** Off-premise advertising devices which are located on property adjacent to and oriented toward Interstate 20 are permitted within the overlay district.
- I. **Residential Subdivisions.** In addition to the subdivision and land development regulations found in article 11, future residential developments shall comply with the requirements of the underlying zoning district and shall comply with one of the following requirements:
 - 1. Rear-fronting residential lots shall be platted with a landscaped common area restricting vehicular access placed adjacent to the public right-of-way. Such common area shall be a minimum of 20 feet in depth and include a continuous minimum six-foot high solid wall constructed entirely of brick or stone masonry and a vegetated strip of canopy trees, shrubs, and groundcover that provide a full landscape buffer measured at one tree per 30 feet of linear frontage and one shrub per three feet of linear frontage.
 - 2. If a residential lot is separated from Hwy 80 by a minimum 20-foot wide landscaped strip and a residential street, a residential lot may face Hwy 80.
- J. **Outside Storage and Mechanical Equipment.**
 - 1. **Outside Storage.** Outside storage shall be completely screened from the public right-of-way. Outdoor storage shall include the parking of all company owned and operated vehicles.
 - 2. **Mechanical Equipment.** Mechanical equipment shall be shielded and screened from the public right-of-way and be designed to be perceived as an integral part of the building.

(Parish Ord. No. 4799 , 11-18-2020)

5.7.6 Alcohol Density Conditional Use Overlay District.

- A. **Purpose and Intent.** The alcohol density conditional overlay district is intended to promote the health, safety, economic, cultural, and general welfare of the citizens of Bossier Parish by providing for specific spacing between liquor stores, bars, and lounges in a manner to mitigate any nuisances created by the over-concentration of such uses.
- B. **Eligible Properties and District Boundaries.** Commercial properties zoned B-3, B-4, or B-5 which front or have corner lot frontage adjacent to a state highway and are located within the district boundary of alcohol density conditional use overlay district map, exhibit A, are eligible to receive conditional use approval to operate as a liquor store, bar, or lounge. The district boundary upon any eligible commercial property shall not extend to a depth greater than 300 feet, as measured from the edge of the right of way of the adjacent state highway.
- C. **Separation Requirements.** A liquor store, bar, or lounge shall be separated from any other liquor store, bar, or lounge, or any other one of these uses, by a minimum of 1,320 feet. This measurement shall be interpreted to mean as one walks, using sidewalks, street, and other reasonable access points such as entrance and exit driveways, from the nearest point of the proposed property boundary of the liquor store, bar, or lounge, to the nearest point of any existing liquor store, bar, or lounge. In the case of a multi-tenant center the measurement shall be made to the nearest wall that separates the individual space of an alcohol establishment from the adjoining tenant space, if an adjoining wall between tenant spaces exists.
- D. **Buffering Requirements.** When a liquor store, bar, or lounge is located adjacent to a residentially zoned property, residential compatibility standards contained in section 13.10 shall apply. The standards may be revised as a component of a conditional use alcohol application as submitted to the MPC for situations such as, but not limited to, a multi-tenant or vacant property zoned residential agriculture and not yet developed or platted, or which is designated on the comprehensive master plan for residential use.

(Parish Ord. No. 4836 , 6-16-2021; Parish Ord. No. 4863 , 11-17-2021)