

ORDINANCE NO. 3 OF 2012

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE BY ADDING SECTION 4.3.4 AND SECTION 5.7.4, NATIONAL CYBER RESEARCH PARK OVERLAY DISTRICT.

BE IT ORDAINED, that Section 4.3.4 and Section 5.7.4 of the Unified Development Code be amended to read as follows:

4.3.4 National Cyber Research Park Overlay District

The National Cyber Overlay District Guidelines and Regulations are intended to serve as a guide for optimal growth and development; ensuring that it is a continuing asset to The City of Bossier City and Bossier Parish, LA. The Master Plan for this area promotes a concept of new innovative development that advances technology, progress, and research. The guidelines set forth are minimum criteria to ensure proper development while encouraging a campus-type setting that incorporates a variety of land uses and promotes excellence in design, aesthetics, and construction. These guidelines also protect tenants from undesirable and improper uses that will detract from the purpose of the National Cyber Research Park (NCRP).

Proposed development will create outdoor spaces, pedestrian pathways, and streetscapes as well as create uniformity in development and high quality architectural and environmental uses.

(Overlay District boundaries and site maps available in the MPC office.)

5.7.4 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 the National Cyber Research Park Overlay District 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. Design Review Procedures

1. Design Review Committee

In accordance with review procedures described in this section, and applying its intent for the NCRP, the Design Review Committee (DRC) shall review all development proposals. The Design Review Committee may retain the services of professional technical advisors in the fields of engineering, architecture, landscape architecture, and/or planning and code compliance to assist in evaluating submission on the basis of design and other technical considerations.

The Metropolitan Planning Commission shall be responsible for coordination the review and approval process for the National Cyber Research Park. This coordination includes the receipt of submissions, communication of the Design Review Committee response and comments, coordination of meetings and monitoring of and compliance with these guidelines.

The DRC reserves the right to approve or disapprove, in writing, the plans relative to all particulars including, but not limited to, the location, quality, type of materials, and colors used; harmony of external design with other existing or planned improvements and landscaping; and location as the same relates to topography, setbacks grade, driveways, parking lots and size of buildings.

2. Submission Requirements

Prior to beginning any improvements within the National Cyber Research Park the applicant/owner/representative shall file application for approval of plans and specifications.

a. Submission requirements include;

A minimum of six (6) copies of the complete set of plans. All plans must be submitted on 11" x 17" sheets.

Site plan shall include the following;

1. Date of preparation and a north arrow. A scale no more than one inch = 100feet.
2. Location and exterior dimensions and square footage of the proposed building.

3. Site location map.
 4. Property lines with dimensions to the nearest 1/10 of a foot and total acreage or square footage of the site.
 5. Indicate front building setback line as well as the side and rear setback lines.
 6. Location and dimensions of existing or proposed driveways.
 7. Any accessory structures with dimensions.
 8. Screening including location, materials used, and height.
- b. Landscaping plan and irrigation plan illustrating preliminary massing and type and size of plant material.
 - c. Elevations of all building façades, including types of materials, colors, and textures, finishes, height. All architectural renderings shall be in color.
 - d. Parking plan with the dimensions of parking spaces and inclusion of landscaping.
 - e. Plans for all proposed signage to be erected on the site, including the proposed location, design, and color, construction materials, and lighting thereof.
 - f. Any future expansion plans. (if applicable)

3. Design, Development, Review, and Approval

- a. The Design Review Committee shall meet within thirty (30) days of the date of submission. After reviewing the plans and specifications submitted, the DRC shall approve the plans and specifications as proposed, approve condition upon specific stated modifications, or disapprove with reason therefore. Actions taken shall be certified in writing from the Design Review Committee.
- b. Approval shall be effective for a period of one (1) year from the date of approval. If construction has not commenced within that one (1) year period, the approval shall expire, and no construction shall commence without a renewal of such approval.

4. Appeals

Any applicant aggrieved by the Board's determination may appeal such determination to the Metropolitan Planning Commission within 30 days of the Board's decision.

F. Development Design Guidelines

The design guidelines shall apply to all developments within the National Cyber Research Park as well as any accessory structures related to those uses that may be developed on a particular site. Compliance with the Design Guidelines is required in addition to all other applicable Unified Development Code requirements.

G. Redevelopment, Re-facing, and Remodels

1. Redevelopment, re-facing, exterior remodels, and additions to existing building and development sites shall also comply with these standards.
2. Re-facing and exterior remodels of existing buildings in which Gross Floor Area (GFA) is not increased, may continue to utilize existing building materials.
3. Redevelopments and additions, when the GFA is increased more than 60% of the existing building, shall comply with the following Design Guidelines.

H. Building Materials

All building designs and materials shall be of a unified and integrated character befitting of a high tech Research Park. All buildings shall convey an image of creativity, technology, and quality materials. Materials shall be appropriate for the use of the buildings and for relationship to other buildings within the surrounding areas. All auxiliary and accessory buildings shall be constructed of the same materials as the primary building.

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

I. Site Design Standards

1. **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.
2. **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.
3. **Mechanical equipment**
Mechanical equipment shall be considered as it affects rooftop appearance, sidewall openings, sound levels, smoke, and other nuisance aspects.
4. **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.
5. **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.

6. Signs

Signs shall be considered for appropriateness of size, scale, shape, color, content, text and illumination in relation to the site.

7. Utilities

Adequate utilities, parking, access roads, drainage, landscape planting and other essential facilities and amenities to be provided.

8. Ingress and egress

Adequate measures will be taken to provide ingress and egress designed so as to minimize traffic congestion in the public streets.

9. 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.

10. 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.

11. The treatment of the building mass, materials and exterior elements shall create an aesthetically pleasing building and site design that is in harmony with or an upgrade from the surrounding area.

12. The architectural character of the building shall portray a high quality image. Individual creativity and identity are encouraged, but care must be taken to maintain design and integrity and compatibility among projects in order to establish a clear, unified image throughout the Research Park Commercial District.

13. Window shapes and sizes shall be so designed to be compatible from building to building. Visual windows are strongly encouraged on all facades of the building for natural light and security. The use of highly reflective glass is prohibited

J. 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 plans 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, provide 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.

K. Temporary Uses

1. No outdoor Temporary Retail Sales or Temporary Uses as Listed in Section 5.3 (Use Table) of the Unified Development Code shall be permitted within the Research Park.

2. **Exceptions:**
Public Interest and Special Events with duration no longer than 10 consecutive days, may be approved by the MPC Executive Director and/or Cyber Innovation Center Executive Director. Events with duration longer than 10 consecutive days must be approved by the Metropolitan Planning Commission Zoning Board. Approval for all events shall be performed in accordance with the procedures contained in Sections 3.3.4 and 3.4.4 of the Unified Development Code.

L. Nonconforming Uses

Except as otherwise provided herein, the lawful use of land, buildings, signs and structures existing at the effective date of this Ordinance 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 the Unified Development Code.

M. 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.

N. 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.

O. 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 the 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:

1. All exterior wiring, including but not limited to driveway, walkways, area, parking and decorative lighting must be underground.
 2. All light fixtures will be oriented to avoid glare, direct or reflected, onto the adjacent properties and streets are minimized.
 3. 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.

P. Setback Requirements*

1. 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 one hundred and fifty (150) feet.
2. All other yards shall have a minimum setback of fifty (50) feet.
3. * 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 CIC Board). If the waiver is approved, the Required Yard standards are to be used in place of DoD Standards.

Q. 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 thirty percent (30%) 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 fifty (50%) of the total area of the tract.
3. The minimum lot size for development is five (5) acres.
4. Minimum lot width of each tract shall not be less than three hundred (300) feet measured at the minimum building setback line.

R. Utilities

Water, sewer, gas, electric, and telecommunications services shall be located underground.

S. 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 shall be provided as follows:

- | | |
|------------------------------|--------------------------------|
| a. Research & Development: | 1/400 s.f. of gross floor area |
| b. Office and Business Uses: | 1/400 s.f. of gross floor area |
| c. Warehouse & Storage Uses: | 1/100 s.f. of gross floor area |
| d. Educational Uses: | 1/250 s.f. of gross floor area |

Parking will not be permitted on and Street, Driveway, Alley, right of Way or any portion of common areas.

All parking areas shall be paved with concrete.

T. Loading Areas

Loading areas shall provide sufficient on-site loadings 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.

U. Minimum Screening Standards

1. Site elements and other items required to be screened shall be fully screened from all off-site views so that no portion of the item being screened is visible from streets or adjacent lands.
2. All outdoor storage areas for materials, trash, ground mechanical equipment (to include ground based satellite dishes), or other similar items shall be screened from street view by a minimum 6-foot high masonry screening device. The wall shall be constructed of or finished with materials to match the main building of the site.

V. 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 Committee 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 ordinance shall be landscaped and maintained. A minimum of one tree per twenty (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 twenty (20) automobile spaces or 6,000 square feet shall have at least five (5) 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 (5) feet between backs of curbs and at least one tree per twenty (20) parking spaces shall be planted within the planting islands or peninsulas in addition to other landscaping materials and plants;

One hundred (100%) of all landscaped and grassed open areas shall be watered or irrigated by means of an automatic irrigation system.

2. Landscaping Extensions

The Design Review Committee may grant extensions related to the installation of the landscape improvements in the following circumstances and under the following conditions:

- a. Extensions may be granted due to unusual environmental conditions, such as excessive heat, cold weather, or inappropriate planting season for the plant species.

3. Plant Materials

The 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.

- a. All development landscaping should have a good combination of evergreen trees and shrubs in order to achieve a good look to landscaping during droughts and winter months.

b. 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	AZALEA OBTUSUM	5 GAL.
FASHION		
DWARF BURFORD HOLLY	ILEX CORNUTA "BUFORDIINANA"	5 GAL.
DWARF HAMELIN	PENNISSETUM ALOPECUROIDES	3 GAL.

GRASS		
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 in below are the plant materials that specifically **not recommended** for the Research Park. These are inappropriate due to maintenance and/or visual characteristics. Visual landscape character of individual sites, which are incongruous with the rest of the park, are not allowed.

c. Plant Materials Specifically Not Recommended for the Site:

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.

- W. **Tree Preservation**
In an effort to maintain existing natural surroundings, mature trees and natural vegetation, should be preserved whenever possible, and provide for a windbreak, shade and public amenity.
- X. **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.
1. 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 site plan review.
- Y. **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....
- Z. **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 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.
- AA. **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"
- BB. **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!

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 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, Unified Development Code.

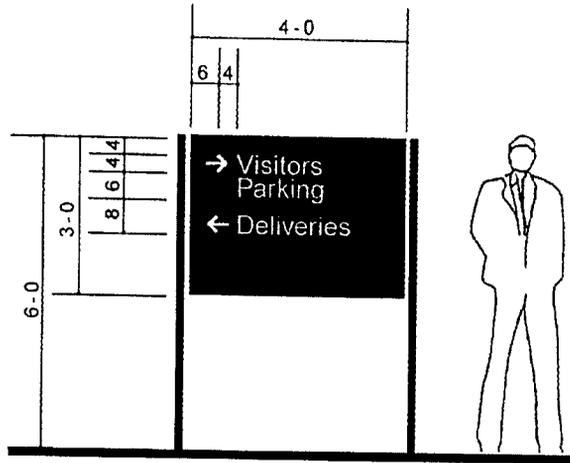
3. Permitted Signs

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.



3. Incidental signs shall not be located closer than fifty (50) feet to an existing or proposed public street right-of-way and shall be a minimum of ten(10) feet from an existing or proposed curb of any entrance drive or access way.

c. **Building Signs**

Building 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 (1) building mounted sign per firm, complex or building may be erected per street frontage.
3. Building sign for a firm or complex shall not exceed ten (10) percent of the gross area of the face of the main building fronting a street.
4. A building mounted sign shall be an integral part of the wall or mounted directly on the building wall and shall not project more than twelve (12) inches from the building surface.
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 twenty (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 (4) 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 (10) 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 twenty (20) square feet; on unimproved property the area on one side of such signs shall not exceed thirty-two (32) square feet; and not more than one such sign shall be erected for each two hundred and fifty (250) feet of frontage or fraction thereof.

g. Prohibited Signs

The following signs are prohibited;

1. Temporary Signs
2. Roof signs,
3. Pole signs
4. Murals
5. Windblown devices
6. Off-Premise advertising devices
7. Any portable commercial signs
8. Roof mounted signs
9. Banners, streamers, wind feather flags or other similar devices
10. Vehicle signs or signs mounted, attached, or painted on trailers, boats, or motor vehicles primarily or consistently parked, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes.
11. Any sign containing moving devices/elements and/or flashing lights, rotating parts or other visible mechanical movement.
12. Any sign, attached to a tree, light pole, on public property or located in any public right-of-way.
13. Strings of light bulbs used in connection with commercial premises for commercial purposes, other than traditional holiday decorations during the appropriate holiday period.
14. Abandoned signs, including all structural support and other componential elements
15. Any sign not specified in this ordinance and that is not a lawful nonconforming sign.

Research Park 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 shall provide the amenities and services that cater to the needs of people that work and/or frequent the area.

The Research Park Commercial District (RPCD) is an integral part of the National Cyber 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.

R. District Development Standards

The uses within the RPCD shall follow the development standards of the B-3 General Business District as stated in Article 6, District Development Standards, of the Unified Development Code.

S. Development Design Guidelines

The Design Guidelines shall apply to all developments within National Cyber Research Park Commercial District as well as any accessory structures related to those uses that may be developed on a particular site. Compliance with the Design Guidelines is required in addition to all other applicable zoning code requirements, including but not limited to landscaping, signage, parking, etc.

T. Remodels, Re-facing, and Additions

1. Exterior remodels/ re-facing, and additions to existing building and development sites shall also comply with the following standards.
2. Re-facing and exterior remodels of existing buildings in which Gross Floor Area (GFA) is not increased, may continue to utilize existing building materials.
3. Redevelopments and additions, when GFA is increased more than 60% of the existing building, shall comply with the Architectural Standards.

U. Materials

1. The choice of materials and texture has great visual significance. Materials shall be appropriate for the use of building and for relationship to other materials including those used on buildings in surrounding areas. To soften transitions between uses.
2. All buildings shall have a minimum of 20% of natural stone, architectural concrete or similar synthetic materials, approved on a case by case basis, in combination with any of the below permitted materials on all facades of the building.

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	Smooth faced block
Some artificial stone products	Plastic
Stucco	
EFIS	

3. * Metal siding may, on a case by case basis, be used as a decorative element to accent a particular architectural style

V. Site Design Standards

1. **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. Coordinating materials within a development can tie together buildings of different sizes, uses, forms. Muted, earth tone tints are encouraged. Avoid white by using cream colors.

2. 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.

3. Mechanical Equipment

Mechanical equipment shall be considered as it affects rooftop appearance, sidewall openings, sound levels, smoke, and other nuisance aspects.

4. 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.

5. 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.

6. Signs

Signs shall be considered for appropriateness of size, scale, shape, color, content, text and illumination in relation to the site.

7. Adequate utilities

Adequate utilities, parking, access roads, drainage, landscape planting and other essential facilities and amenities are to be provided.

8. Ingress and egress

Adequate measures will be taken to provide ingress and egress designed so as to minimize traffic congestion in the public streets.

9. 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.

- a. 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.

W. Building Mass

1. Perceived building mass shall be reduced by dividing the building mass in small scale components by providing a well-defined base, middle, and top to the building.
2. Use of a variation of materials, textures, patterns, colors and details to break down the mass and scale of the building.

X. Building Articulation

In order to provide building articulation and interest in design to the façade of the building, a variety of building techniques are required. The purpose of this section is to ensure that the proposed building have a variety of offsets, relief, and insets to provide a more interesting façade appearance.

Y. Horizontal Depth Articulation

1. **Maximum Distance between Offsets:**
No building façade shall extend for a distance greater than three times its average height without a perpendicular offset.
2. **Minimum Depth of Offsets:**
Offset depth shall be a minimum fifteen (15) percent of the average building height.
3. **Minimum Length of Offsets:**
Offset shall extend laterally for a distance equal to at least ten (10) percent of the entire façade.
4. **Offset Depth Variation:**
Offsets can be a varying depth as long as the minimal standard is satisfied.
5. **Façade Calculation:**
For calculation purposes, the façade shall be considered the total distance of the building facade.

Z. Vertical (or height) Articulation

1. **Maximum Distance between Elevation Changes:**
No wall shall extend horizontally for a distance greater than three times its average height without a change in elevation.
2. **Minimum Height of Elevation Changes:**
An elevation change height shall be a minimum fifteen (15)percent of the average building height.
3. **Minimum Length of Elevation Changes:**
An elevation change shall continue to extend laterally for a distance equal to at least ten (10) percent of the entire façade.
4. **Elevation Change Variation:**
Elevation changes can be of varying heights as long as the minimal standard is satisfied.
5. **Façade Calculation:**
For calculation purposes, the façade shall be considered the total distance of the building façade.

AA. Consistent Façade Standard

1. All façades or sides of a building shall be designed with architectural style and building materials consistent with the front facade.
2. Side or rear facing facades, not on a public roadway, are not required to meet the articulation standards.

BB. Compatibility with Surroundings

1. Building forms shall be tailored to fit within the existing topography and site features as much as possible. In most cases, buildings are not viewed in isolation, but rather in the context of other buildings.
2. National "standard" designs shall adapt to reflect the design guidelines with uses of compatible materials and landscaping of the site so that it blends with its surroundings.

CC. 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 fifty percent in grocery/food items and further provided that such

uses shall not be located within 300' 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.
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)

DD. Temporary Uses

1. No Outdoor Temporary Retail Sales or Temporary Uses as listed in Section 5.3 (Use table) of the Unified Development Codes, shall be permitted within the Research Park.

2. Exemptions:

Public Interest and Special Events with duration no longer than 10 consecutive days, may be approved by the MPC Executive Director and/or Cyber Innovation Center Executive Director. Events with duration longer than 10 consecutive days must be approved by the Metropolitan Planning Commission Zoning Board. Approval for all events shall be performed in accordance with the procedures contained in Sections 3.3.4 and 3.4.4 of the Unified Development Code.

EE. 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.

FF. Minimum Screening Standards

1. Site elements and other items required to be screened shall be fully screened from all off-site views so that no portion of the item being screened is visible from streets or adjacent lands.
2. Refuse collection, dumpsters, recycling bins, and refuse handling areas shall be screened with a walled enclosure with gates.
3. All outdoor storage areas for materials, trash, ground mechanical equipment (to include ground based satellite dishes), or other similar items shall be screened from street view by a minimum 6-foot high masonry screening device and evergreen vegetation 3/4ths the height of the masonry wall. The wall shall be constructed of or finished with materials to match the main building of the site.

GG. Landscaping

Refer to the Unified Development Code, Article 13, for minimum landscaping requirements.

HH. Landscaping Extensions

The Design Review Committee may grant extensions related to the installation of the landscape improvements in the following circumstances and under the following conditions:

Research Park Commercial District Sign Regulations

All exterior signs shall be evaluated by the Design Review Committee and must be designed in keeping with the architectural character of the National Cyber 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 the Unified Development Code.

2. Permitted Signs

- a. Monument Signs
- b. Free standing Signs

3. Prohibited Signs

- a. Banners, streamers, wind feather flags, kites, pennants or other similar devices
- b. Any portable commercial signs
- c. Off-Premise Advertising Device
- d. Temporary Signs
- e. Roof signs,
- f. Pole signs
- g. Windblown Devices
- h. Roof mounted signs
- i. Murals
- j. Billboards
- k. Vehicle signs or signs mounted, attached, or painted on trailers, boats, or motor vehicles primarily or consistently parked, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes.
- l. Any sign containing moving devices/elements and/or flashing lights, rotating parts or other visible mechanical movement.
- m. Any sign, attached to a tree, light pole, on public property or located in any public right-of-way.
- n. Strings of light bulbs used in connection with commercial premises for commercial purposes, other than traditional holiday decorations during the appropriate holiday period.

- o. Abandoned signs, including all structural support and other componential elements
- p. Any sign not specified in this ordinance and that is not a lawful nonconforming sign.

4. Sign Height

Maximum height of on-premise signs are thirty-five (35) feet

5. Sign Dimensions

- a. Single occupancy buildings on an individual lot, may have one sign with an area of 1 square foot for each lineal foot of street frontage distributed over all faces of the sign.
- b. Multi-Tenant Building's, on an individual lot, may have one sign with an area of 2 square feet for each linear foot of street frontage, distributed over all faces of the sign.

6. Sign Calculations

Size calculations are based on actual advertising faces, writing, emblem, or similar representation.

7. Building or Wall Signage

- a. Each occupancy may have a up to one (1) building sign, per qualifying façade, with the total signage equaling 1 square foot for each lineal foot of building frontage.
- b. Building or Wall Sign Limitations shall be limited to raised channel letters
- c. Cabinet signs may be utilized ONLY in combination with raised channel letters for the purpose of logos, trademarks and the like, per the approval of the Design Review Committee.

8. Materials for Sign Structure, Backgrounds, Frames, Supports, and Ornamentation

Sign materials shall be compatible with the architectural character of the building or the development in style, location, size, configuration, materials, and color.

Permitted Materials:

Brick
 Natural Stone
 Rock-faced SMU
 Limestone
 Molded concrete
 Aluminum
 Bronze
 Brass
 Routed metal sign faces
 Stained split-face rock
 EFIS in combination with brick
 Split-faced block or stone.

Prohibited Materials:

Smooth-faced CMU
 Exposed neon
 Foam molded lettering and bases
 Plastic corrugated
 Exposed metal poles
 Reflective Materials
 Plastic or other synthetic materials
 when used without the combination of
 brick, split-faced block or stone.

9. Sign Maintenance

All signs shall be maintained in good repair, functioning properly and free from all defects, including, but not limited to, cracking, rusting, and peeling.

Motion was made by Mr. Irwin seconded by Mr. Jones

to adopt the above ordinance. Upon the following vote, the ordinance was duly adopted this 17th day of January, 2012.

YEAS: Mr. Larkin, Mr. Montgomery, Mr. Irwin, Mr. Darby, Mr. Williams, Mr. Jones, Mr. Hanisee

NAYS: none

ABSTAIN: none

ABSENT: none



DAVID MONTGOMERY, PRESIDENT



HELEN THORNTON, CITY CLERK

C-48-11