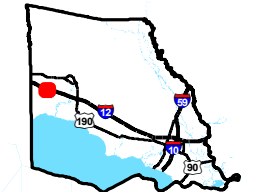
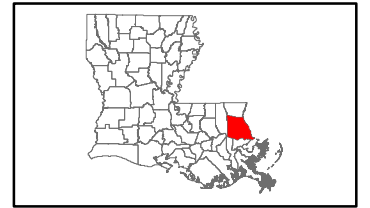


# Exhibit B. The Lakes at Madison Park Site Zoning Documents

Zoning Exhibit  
The Lakes at Madison Park Site  
St. Tammany Parish, LA

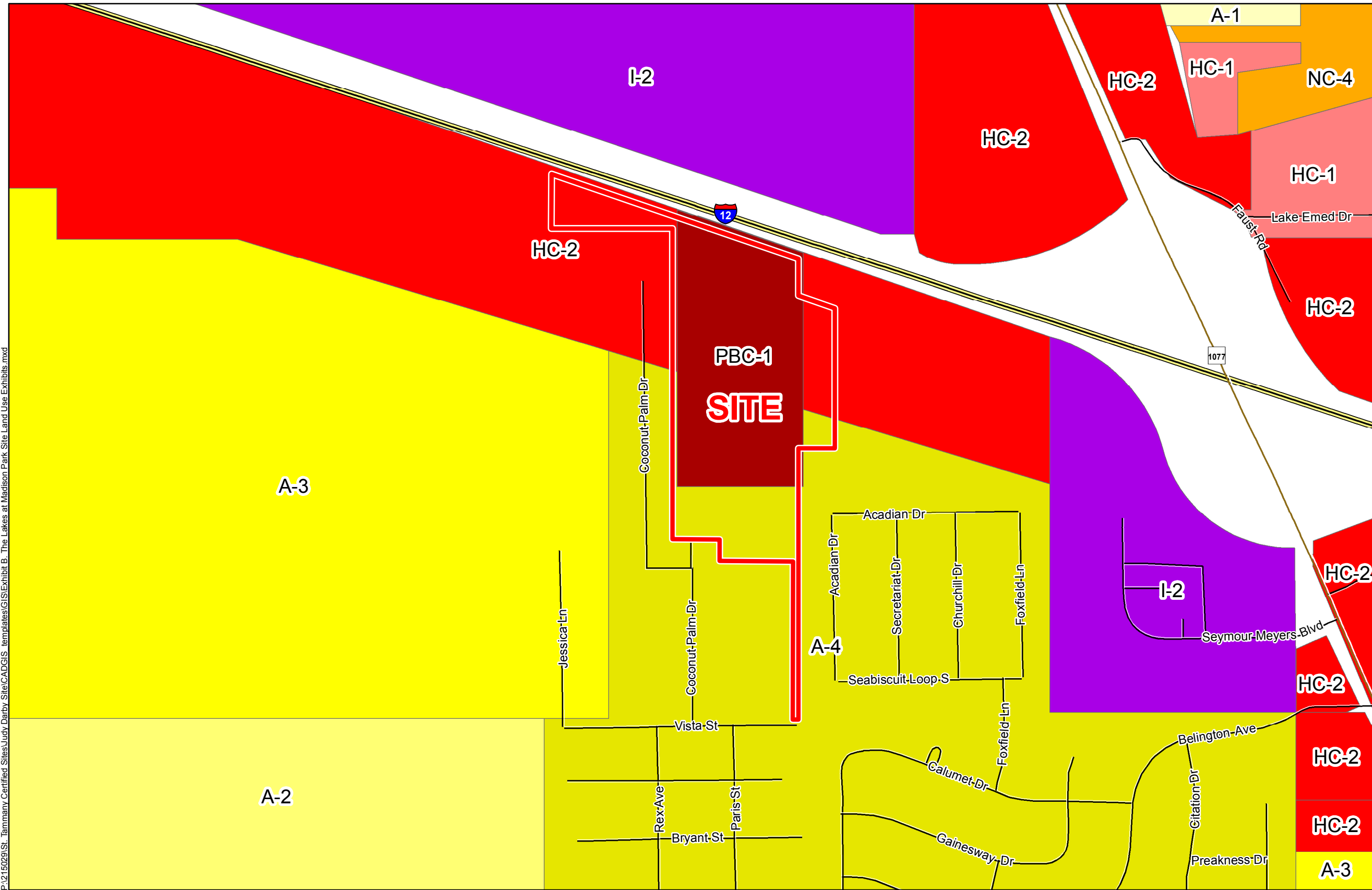
Darby Holdings, LLC



St. Tammany Parish

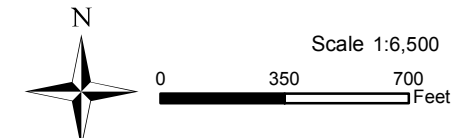
**LEGEND**

- Site Boundary (33.548 Acres +/-)
- Zoning**
- A-1
- A-2
- A-3
- A-4
- HC-1
- HC-2
- I-2
- NC-4
- PBC-1
- Existing Roadway**
- Interstate
- Rural State Highway
- Local Roads



P:\215029\St. Tammany Certified Sites\Judy Darby Site\CAD\GIS templates\GIS\Exhibit B. The Lakes at Madison Park Site Land Use Exhibits.mxd

**General Notes:**  
 1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.  
 2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <http://ftp2.census.gov/geo/tiger/TIGER2013>.  
 3. Zoning data from the St. Tammany Parish Planning Department website at [www2.stpgov.org/pdf/zoning\\_ward1.pdf](http://www2.stpgov.org/pdf/zoning_ward1.pdf). See attached zoning documents for definition and description of zoning classes.



**St. Tammany EDF**  
 ECONOMIC DEVELOPMENT FOUNDATION

Date: 7/10/2015  
 Project Number: 215029  
 Drawn By: AMB  
 Checked By: JAY

**CSRS**  
 IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
 Telephone: 225 769-0546 Fax: 225 767-0060  
[www.csrsllc.com](http://www.csrsllc.com)

## Section 5.21 HC-2 Highway Commercial District

### 5.2101 Purpose

The purpose of this district is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

### 5.2102 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

All uses permitted in the HC-1 District and,

1. Banks and Financial Institutions (greater than 3000 sq. feet)
2. Convenience Stores (w/gas), when the criteria of paragraph 1 of Section 8.01 AX are met. (amended 07/01/10 ZC10-01-009 OCS#10-2290)
3. Drive-in Restaurants
4. Liquor Stores
5. Any private office use that is a permitted use in the NC District over 20,000 sq. ft.
6. Clubs, Lodges, Fraternal & Religious Institutions, Meeting Halls (over 20,000 sq. ft.)
7. Veterinary Clinics (with outdoor kennels)
8. Parcel Post Delivery stations
9. Mini-Warehouses
10. Commercial Kennels
11. Outdoor storage yards that do not occupy an area greater than 50% of land area, and are enclosed by an 8 ft. opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side. (Amended 06/02/11 ZC11-04-032 OCS#11- 2532)
12. Lodging -100 rooms or less. (Including Apartments, hotels, motels)
13. Automotive Repair and Service facilities not to exceed 10,000 sq. ft. (Amended 07/02/09 OCS#09-2083)
14. Automotive sales not to exceed two acres of display and storage. (Amended 07/02/09 OCS#09-2083)
15. Outdoor Retail Sales & Storage Yards (Amended 11/04/10 ZC10-08-098 OCS#10-2366)
16. Portable Storage Containers Use For Storage (Amended 11/04/10 ZC10-08-098 OCS#10-2366)
17. Outdoor Display Area of Pre-Assembled Building, Pool & Playground Equipment (Amended 11/04/10 ZC10-08-098 OCS#10-2366)

### 5.2103 Administrative Permits (Amended 11/05/09 OCS#09-2151)

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30.
- B. Christmas Tree Sales between November 1 and January 1.

- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months.
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months.
- E. Fireworks sales (where allowed)

**All temporary uses not specifically permitted in these regulations are expressly prohibited.**

**5.2104 SITE AND STRUCTURE PROVISIONS**

- A. **Maximum Building Size** – The maximum building size in the HC-2 District shall be forty thousand (40,000) square feet.
- B. **Minimum Lot Area**  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. **Minimum Area Regulations**
  - 1. **Minimum Lot Width** - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
  - 2. **Street Planting Areas** – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  - 3. **Side and Rear planting areas** – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  - 4. **Transitional Yard** - Where a HC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
    - a. Where lots in a HC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
    - b. In a HC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
    - c. In a HC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
    - d. In a HC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback

required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

- 1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
- 2. In no case shall any building or dwelling for residential or business purposes exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

F. Design criteria

- 1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
- 2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
- 3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
- 4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

## Section 5.19A PBC-1 Planned Business Campus

### 5.1901A PURPOSE

The purpose of the PBC District is to provide for Class A office space with supporting uses in a campus type setting. This District is located particularly near the intersection of major arterials or a major and a minor arterial. . The PBC District is intended to provide flexibility in meeting the needs of both the public and private sectors for large scale office development.

The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this District. In no case shall the PBC District be less than 10 acres in area.

### 5.1902A PERMITTED USES - Use by Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Mid-rise office and residential buildings.
2. Hotels, Motels and Convention Centers.
3. College, Universities, and Research Centers.
4. Public Utility Facilities.
5. Parking lots and decks.
6. Freestanding Restaurants (no drive through service permitted)
7. Mixed use centers, including residential, restaurants and retail uses provided they do not exceed 20 percent of the developed floor area of any structures located in the District.

### 5.1903A Temporary Uses - None

### 5.1904A SITE AND STRUCTURE PROVISIONS

- A. Maximum Floor Area Ratio – The maximum floor area ratio (F.A.R.) in the PBC District shall be three (3).
- B. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
  1. Minimum Lot Width – There shall be no minimum lot width in this district.
  2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  4. Transitional Yard - Where a PBC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
    - a. Where lots in a PBC District front on a street and at least eighty (80) percent of the frontage directly across the street between

two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

- b. In a PBC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- c. In a PBC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- d. In a PBC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
- e. Where a building is taller than 65 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

No building or dwelling for residential or business purposes shall exceed seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher. (amended 08/02/12 ZC12-06-045 OCS#12-2777)

F. Design criteria

- 1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
- 2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
- 3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
- 4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

## Section 5.09 A-4(D) Single-Family Residential District - Density

### 5.0901 Purpose

The A-4(D) District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this District. To protect the intention of the District, permitted activities are limited to single-family dwellings and utility uses. All strictly commercial uses are prohibited in the A-4(D) District. Planned Unit Development Overlays may be used in the A-4(D) Suburban District.

### 5.0902 Permitted Uses

Only the following permitted uses shall be allowed in the A-4(D) Single-Family Residential District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of this ordinance or accessory uses in compliance with the provisions of this section.

- A. Residential Uses
  - 1. One Single Family Dwelling
- B. Accessory Uses
  - 1. Private Garages and Accessory Structures
  - 2. Garage Apartment or Guest House under 1000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.
- C. Miscellaneous Uses
  - 1. Community Central Water Treatment, Well, and Storage Facilities
  - 2. Household Agriculture
- D. Similar & Compatible Uses

Other uses which are similar and compatible with the allowed uses of the A 4 Single-Family Residential District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

### 5.0903 ADMINISTRATIVE PERMITS

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Home Office provided the area for the use does not exceed 600 sq. ft. and the proposal is in accordance with Section 8.01 Minimum Standards.
- B. Roadside Stands under 200 square feet adjacent to an existing agricultural use.
- C. On Site Real Estate Sales Offices under 600 square feet.

- D. Subdivision Entrance Signs may be reviewed for appropriate location, size and construction methods.
- E. Fairs, festivals and assemblies associated with churches, schools public lands or non-profit organizations.
  - 1. Fairs, festivals and assemblies are limited to a maximum three days period annually
  - 2. Total building area is limited to 5,000 square feet.
  - 3. No more than 200 vehicle trips per day are permitted.
- F. Signs (Section 7.02 applies)
- G. Private Cultural and Recreational Uses Associated with Subdivisions:
  - 1. Parks
  - 2. Botanical Gardens
  - 3. Playgrounds
  - 4. Nature Preserves and Sanctuaries
  - 5. Stables
  - 6. Tennis Courts
  - 7. Swimming Pools
  - 8. Golf Courses and Related Uses
- H. Agricultural and decorative ponds utilized exclusively by the resident and in which neither the excavated material is removed from the site nor commercial excavation occurs.
- I. Agricultural Uses when subject property is located within a Rural Overlay District or located north of the Urban Growth Boundary. (amended 03/07/13 ZC13-01-002 OCS#13-2910)
  - 1. Agricultural Buildings and Structures
  - 2. Cultivation of Garden Crops
  - 3. Farms
  - 4. Wholesale Greenhouses and Nurseries
  - 5. Roadside Farm Stands over 200 square feet adjacent to an existing agricultural use
- J. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- K. Public Utility Surface Structures
  - 1. Electrical Substations
  - 2. Telephone Relay Facilities
  - 3. Utility Substations
  - 4. Waste-Water Treatment Facilities
  - 5. Utility Distribution Systems
  - 6. Storm water Pumping Stations
  - 7. Potable Water Pumping Stations
- L. Temporary Plants and related Construction Facilities for a single development



- M. Other administrative uses which are similar and compatible with the permitted uses of District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

#### 5.0904 Site and Structure Provisions

- A. Maximum Density/Minimum Lot Area
  - 1. Residential Uses – The maximum net density permitted on shall be 4 units per acre.
  - 2. Non-Residential Uses - The lot area of each zoning lot shall not be less than forty thousand (40,000) square feet, except that public utility facilities may be located on lots of lesser area with administrative approval.
  - 3. Open Space - A minimum of twenty-five (25) percent of the gross area of each tract of land in a Single Family Cluster Development (Zero Lot Line) must be reserved and dedicated for public or common use. Improved drainage facilities, lakes, streets and other impermeable surfaced areas and any other unusable land may not be included in determining the required open space for the Development.
- B. Minimum Area Regulations
  - 1. Minimum Lot Width – The width of each zoning lot shall not be less than ninety (90) feet. There shall be no minimum lot width in the A-4(D) District if the standards of the Planned Unit Development Overlay are met.
  - 2. Front Yard - Front building lines shall conform to the average building lines established in a developed block, in all cases, this front building line shall be set back a minimum of thirty (30) feet from the front property Line.
  - 3. Side Yard - There shall be two (2) side yards, one on each side of the building, having a minimum width of ten (10) feet each, plus one (1) additional foot for each one (1) foot in building height over twenty (20) feet above Base Flood Elevation. For Single Family Cluster Developments (Zero Lot Line) there shall be at least one (1) side yard, having a minimum width of twenty five (25) feet, plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than twenty (20) feet.
  - 4. Rear Yard - There shall be a rear yard having a depth of not less than twenty five (25) feet, plus one (1) additional foot for every one (1) foot in building height over twenty (20) feet above Base Flood Elevation.
- C. Maximum Lot Coverage
  - 1. Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. For Single Family Cluster Developments, (Zero Lot Line), the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed seventy (70) percent of the total area of the lot.

2. Non-Residential Uses - The Lot coverage of all principal and accessory buildings on a zoning lot shall not exceed forty (40) percent of the total area of the lot.
- D. Height Regulations
1. No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
- E. Off-Street Parking and Loading Requirements
- Off-street parking and loading shall be provided as put forth in Section 7.07

#### 5.0905 District Standards

All uses of land and structures in the A-4(D) Single-Family Residential District area subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-4(D) District shall be subject to the following standards:

- A. Environmental Quality
1. Flood Zones - Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
  2. Tree Preservation, Landscaping and Screening shall be subject to the provisions of Section 7.01.
- B. Signs, Lighting and Landscaping
1. Landscaping shall be subject to the provisions of Section 7.01
  2. Signs shall be subject to the provisions of Section 7.02.
  3. Lighting shall be subject to the provisions of Section 7.03.
- C. Utilities
1. Water and Sewer - Residential and Non-Residential Uses - Central water and sewerage facilities shall be provided where applicable as per St. Tammany Subdivision Regulations Ordinance No. 499.

#### 5.0906 Fee Schedules

Fees for site plan review shall be as required by the St. Tammany Parish Code of Ordinances Section 2-009.00, Parish Fees and Service Charges