

# Attachment 10 – Site Zoning Status

Natchitoches Parish Port  
NorthPort Tract





# POLICE JURY OF NATCHITOCHE PARISH

## PLANNING COMMISSION

P.O. Box 799 - 200 Church Street - Room 210  
 Natchitoches, Louisiana 71458-0799  
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### COMMISSIONERS

George Minturn  
*Chairman*  
 Meryland Robinson  
*Vice Chairman*

Travis Guin  
 Leslie Bayonne  
 John Bradford

Garland Brown Natchitoches Parish Port Commission  
 Dr. Leland Scoggin C/o Mr. Robert Breedlove,  
 Executive Director  
 Willie Valrie P. O. Box 2215  
 Natchitoches, LA 71457

Corrine Jones-Young  
*Director*

Jameica Bernestine  
*Assistant Director*

Greg Lemoine  
*Building Code Inspector*

April 13, 2011

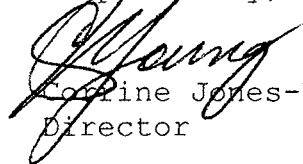
Re: Rezone application for 375.39 acres of land at 4927  
 Hwy 486.

Dear Mr. Breedlove:

This is to advise that at the Parish Planning Commission meeting held on April 4, 2011 the Commission approved your application to rezone 375.39 acres from I-A to I-2 to develop an industrial site for Natchitoches Parish.

As always it is a pleasure to work with you and your staff. If we can be of further service, please do not hesitate to call our office.

Respectfully,

  
 Corrine Jones-Young,  
 Director

/CJY

**D. INDUSTRY DISTRICTS**

1. **I-A Districts: Industry-Agriculture Districts.** These districts are comprised on lands lying within areas set forth on the Master Plan for industrial development. Existing land uses therein are mainly agriculture, livestock raising or vacant, and these regulations are designed to protect the essentially open character of the districts by prohibiting the establishment of uses that are unsuited or unrelated to the district as a whole. It is intended that a subdivision of land within these areas shall be approved and proper zoning action be executed before land uses other than those specified herein shall be permitted.

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

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

- Accessory Use
- Bed & Breakfast
- Dwelling, One-Family
- Extraction of oil, gas or other natural mineral deposits
- Farming and Truck Gardening; need not be enclosed within structure
- Golf Course, but not including commercial miniature course or commercial driving range; need not be enclosed within structure
- Home Occupation
- Mobile/Manufactured Homes
- Name Plate; need not be enclosed within structure
- Off-premise Advertisement
- On-premise Advertisement
- Park or Playground (public) including Recreation Center, need not be enclosed within structure

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

- Fire Station
- Pipe Line or Electric Transmission Line; need not be enclosed within structure
- Railroad Right-of-Way, but not including shops, yards, and team tracks; need not be enclosed

within structure  
 Revival, Church  
 School, Elementary and/or Secondary, meeting all requirements of the compulsory education laws of the State of Louisiana  
 University or College (nonprofit)  
 Water Storage; need not be enclosed within structure  
 Water or Sewage Pumping Station

(3) Special exception uses. These uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval by the Planning Commission after a Public Hearing:

Airport (need not be enclosed within structure)  
 Airport and Dusting Service; need not be enclosed within structure  
 Cemetery (need not be enclosed within structure)  
 Church, including Parish House, Community House, and Educational Buildings  
 Correctional, Detention, or Penal Institution  
 Electric Substation; need not be enclosed within structure but must be enclosed within a wall or fence at least ten feet high  
 Livestock and Poultry Raising, including Dairy (need not be enclosed within structure)  
 Lumbering and Lumber Industry Activities  
 Radio and Television Broadcasting Transmitter, but not including studio

b. Building site area. Except as provided in Section III, the minimum building site area shall be:

For a one-family dwelling ..... 7,200 sq. ft.  
 For any other permitted use ..... 10,000 sq. ft.

c. Building height limit. Except as provided in Section III, no structure shall be erected or altered to exceed thirty-five (35) feet.

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

Front Yard ..... 25 ft.  
 Side Yard ..... 10 ft.  
 Rear Yard ..... 25 ft.

e. Density Restrictions. Restrictions on the number of single-family dwellings per parcel of land shall not exceed that allowed by the Sanitary Code for the State of Louisiana, or other

I-1 Districts

applicable state law.

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

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

- Accessory Use
- Air Conditioning Sales and Service
- Airport and Dusting Service (need not be enclosed within structure)
- Airport (need not be enclosed within structure)
- Armory
- Automobile and Truck Body Repair
- Automobile and Truck Laundry, including steam cleaning
- Automobile and Truck Maintenance Shops and Garages
- Automobile and Truck Sales and/or Repair, but not including commercial wrecking, dismantling, or auto salvage yard (need not be enclosed within structure provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities)
- Automobile Storage (commercial) (need not be enclosed within structure)
- Aviary (need not be enclosed within structure)
- Bakery, Wholesale
- Barber and Beauty Supplies and Equipment Sales
- Battery Manufacture
- Beverage Manufacture (not including alcoholic)
- Brooms and Brushes Manufacture
- Canvas Products Manufacture
- Carnival or Circus; as a temporary use on permit issued by the Zoning Administrator, such permit to be good for a period not exceeding three days and renewal for not more than three such periods (need not be enclosed within structure)
- Carting, Express, Crating, Hauling and Storage
- Clothing Manufacture
- Coffee Roasting
- Cold Storage Plant
- Concrete and Concrete Products Manufacture (need not be enclosed within structure)
- Contractor's Storage Yard for vehicles, equipment,

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

Theater, Outdoor; need not be enclosed within structure

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

Front Yard .....	20 feet
Side Yard .....	5 feet
Rear Yard .....	25 feet

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

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

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

Front Yard .....	25 feet
Side Yard .....	10 feet
Rear Yard .....	25 feet

**3. I-2 Districts: Heavy Industry Districts.** These districts are composed of land and structures used for heavy manufacturing and related activities or suitable for such uses. Located for convenient access from existing and future arterial thoroughfares and railway lines, these districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required. The district regulations are designed to permit the development of the district of almost any industrial uses, subject to the minimum regulations necessary for the mutual protection of the uses.

a. Permitted uses. In the I-2 Districts only the following

uses are permitted:

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

Abrasive Manufacture  
Accessory Use  
Acetylene Gas Manufacture and/or Storage  
Air Products Manufacture  
Airport and Dusting Service; need not be enclosed within structure  
Airport (need not be enclosed within structure)  
Alcohol Distillation and/or Storage  
Ammonia, Bleaching Powder, and Chlorine Manufacture  
Armory  
Asbestos Products Manufacture  
Asphalt Products Manufacture  
Automobile and Truck Body Manufacture  
Automobile and Truck Body Repair  
Automobile Manufacture  
Automobile Storage (commercial); need not be enclosed within structure  
Aviary (need not be enclosed within structure)  
Battery Manufacture  
Boiler and Tank Works  
Brewery  
Carnival or Circus; as a temporary use on permit issued by the Zoning Administrator, such permit to be good for a period not exceeding three days and renewal for not more than three such periods; need not be enclosed within structure  
Carting, Express, Crating, Hauling and Storage  
Caustic Soda Manufacture  
Celluloid Manufacture  
Chemicals (heavy or industrial) Manufacture and/or Processing  
Clothing Manufacture  
Cold Storage Plant  
Concrete and Concrete Products Manufacture; need not be enclosed within structure  
Cotton Compress  
Cotton Ginning and Baling  
Contractors Storage Yard for vehicles, equipment, materials and/or supplies  
Detergents, Soaps, and By-Products Using Animal Fat, Manufacture  
Diesel Engine Repair  
Disinfectant, Insecticide, or Poison Manufacture  
Dog Pound; need not be enclosed within structure  
Drug Manufacture  
Dyestuff Manufacture

Electric Power Generating Station  
Electric Substation; need not be enclosed within structure  
Electroplating  
Farming and Truck Gardening; need not be enclosed within structure  
Felt Manufacture  
Fire Station  
Food Products Manufacture  
Food Products, wholesale storage and sales  
Foundry  
Freight Depot, Railway and/or Truck  
Frozen Food Plant  
Fungicides Manufacture  
Glass Manufacture  
Glass Products Manufacture (from glass stock)  
Grain Drying or Feed Manufacture from refuse, mash, or grain  
Grain Milling, Storage and Elevators  
Graphite Manufacture  
Hair Products Manufacture or Processing  
Hardware Manufacturing  
Hosiery Mill  
Ice Manufacture  
Incinerator  
Insulation Manufacture or Fabrication  
Laboratory  
Linoleum Manufacture  
Lumber Yard and Building Materials, need not be enclosed within structure  
Machine Shop  
Metal Products Fabrication  
Millwork and similar wood products manufacture  
Mobile/Manufactured Homes  
Off-premise Advertisement  
Office  
On-premise Advertisement  
Office Equipment and Supplies Manufacture  
Oil Well Supplies and Machinery; need not be enclosed within structure  
Oils and Fats (animal and vegetable) Manufacture  
Outdoor General Advertising Structure; need not be enclosed within structure  
Packing and Gasket Manufacture  
Paints, Pigments, Enamels, Japans, Lacquers, Putty, Varnishes, Whiting, and Wood Filler, Manufacture or Fabrication  
Paper Products Manufacture  
Paper, Pulp, Cellulose, and Rayon Manufacture  
Pipe Line or Electric Transmission Line  
Pipe Storage; need not be enclosed within structure



Plastics Manufacture  
Potash Works  
Railroad Facilities; need not be enclosed within structure  
Revival, Church (temporary); as a temporary use on permit issued by the Zoning Administrator, such permit to be good for a period not exceeding one week and renewal for not more than three such periods  
Rock Crusher; need not be enclosed within structure  
Roofing and Sheet Metal Shop  
Sand and Gravel Storage Yard; need not be enclosed within structure  
Saw Mill or Planning Mill  
Sewage Disposal Plant  
Shoe Manufacture  
Shoe Polish or Stove Polish Manufacture  
Soda and Washing Compound Manufacture  
Stone Cutting  
Sugars and Starches Manufacture  
Syrup Manufacture  
Tar Distillation or Manufacture  
Telephone Exchange; including shops and garages  
Tool Manufacture  
Toy Manufacture  
Trade School  
Trailer Manufacture  
Transit Vehicle Storage and Servicing, need not be enclosed within structure  
Water or Sewage Pumping Station  
Water Storage; need not be enclosed within structure  
Welding Shop  
Well Drilling Company  
Wool Preserving by Creosote or other Impregnation Treatment

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

None

(3). Special exception uses. These uses are declared to possess such characteristics of unique or special form that each

specific use shall be considered an individual case and shall be subject to approval by the Planning Commission after a Public Hearing:

Acid Manufacture (hydrochloric, nitric, picric, sulfuric, sulphurous, carbolic)  
Animal Black, Lamp Black, or Bone Black Manufacture  
Animal Reduction  
Automobile Wrecking, Dismantling or Salvage; need not be enclosed within structure but must be enclosed within a fence not less than seven feet nor more than ten feet high and adequate to screen the area from public view  
Bones, Distillation  
Butane and other liquefied petroleum products storage and sales; need not be enclosed within structure  
Cement, Lime, Gypsum and Plaster Manufacture  
Clay and Clay Products Manufacture; need not be enclosed within structure  
Explosives, Fireworks and Gunpowder Manufacture and/or Storage  
Fertilizers Manufacture or Processing  
Garbage Dumping; need not be enclosed within structure  
Glue, Size, or Gelatin Manufacture  
Junk Yard, including storage, baling or sale of rags, paper, iron, or junk; need not be enclosed within structure but must be enclosed within a fence not less than seven feet nor more than ten feet high and adequate to screen the area from public view  
Matches Manufacture  
Meat Slaughtering and/or Packing  
Metal Ingots, Pigs, Castings, Sheets, or Bars Manufacture  
Petroleum and Petroleum Products Manufacture, Processing, or Storage  
Rubber or Gutta Percha Manufacture, Processing, or Reclaiming  
Stockyards; need not be enclosed within structure  
Tannery, including curing of hides

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

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

d. Yards required. Except as provided in Section III, the

minimum dimensions of yards shall be:

Front Yard .....	25 ft.
Side Yard .....	10 ft.
Rear Yard .....	25 ft.

**Section III. SUPPLEMENTARY REGULATIONS.**

**A. SUPPLEMENTARY USE REGULATIONS**

1. **Areas subject to inundation.** Certain areas are subject to periodic inundation, making them unsafe and unfit for human habitation. No structure or portion thereof which is designed for dwelling use or as a place of public assembly shall be erected or altered for such uses where the land to be covered by such structure or portion thereof has been designated by the zoning Administrator as uninhabitable, until the conditions making the land uninhabitable have been corrected. Land that is permitted to be used shall not be considered to be guaranteed by the Parish against flood or other hazard. (See Flood Control Ordinance)

2. **Natural production uses.** In any district the extraction of oil, gas, or other natural mineral deposit, except top soil, may be permitted upon the approval of the Planning Commission and subject to such terms and conditions as the Commission may fix for the protection of adjacent property and uses.

3. **Illumination of uses.** Lighting facilities used to illuminate signs, parking areas, or for other purposes shall be so arranged that the source of light is concealed from adjacent residence properties and does not interfere with traffic.

4. **Individual house trailers and all portable structures.**

a. Individual small units, overnight campers, or campers mounted on the beds of 1/2 or 3/4 ton trucks are exempt from permit requirements, provided said individual small units, campers, or campers mounted on trucks are not connected to electricity or to a public sewerage system or water system. In lieu of a permit, a letter of authorization for placement must be secured. If any said unit or camper is occupied or lived in, then it shall be deemed a house trailer, and a permanent permit issued.

b. Penalties and fines. Any person, firm, partnership or corporation who installs a house trailer or other portable structure without first obtaining the authorization/permits are provided for herein shall be guilty of a misdemeanor and upon conviction thereof shall be fined not more than one hundred and No/100 Dollars (\$100.00) or imprisonment not to exceed ten (10) days or both. Each day a violation continues shall be considered