

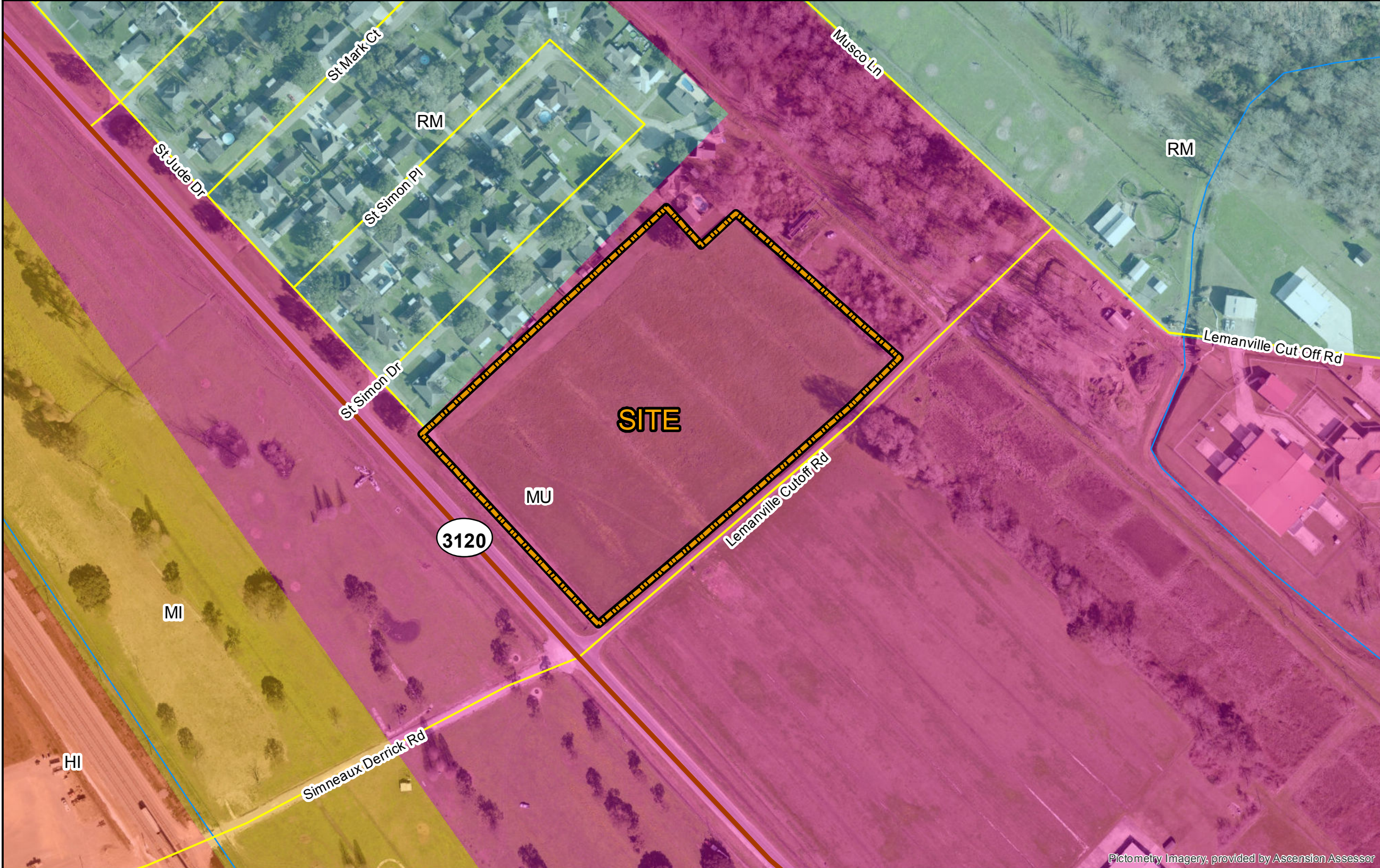
Exhibit C. Foti - Highway 3120 N Zoning Map & Documents



# Foti - Highway 3120 N Zoning Map



Document Path: R:\DWG\16-000\16-392\Foti Sites\Foti Site - Hwy 3120 N\Maps\Program Application Exhibits\Exhibit C - Zoning Map.mxd



**LEGEND**

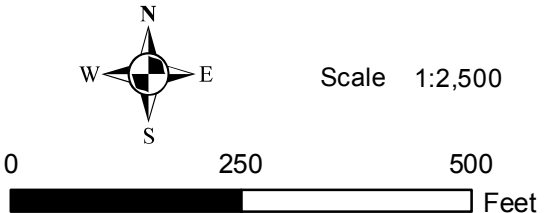
- Foti - Highway 3120 N (± 9.67 Ac.)
- Existing Roadway**
  - Highway
  - Local Road
  - Streams
- Ascension Parish Zoning**
  - HI - Heavy Industry
  - MI - Medium Industry
  - RM - Medium Intensity Residential
  - MU - Mixed Use Corridors



SITE NAME: Foti - Highway 3120 N	
Drawn By:	CDS
Checked By:	GJB
Date:	12/18/2017

**General Notes:**  
 1. The information presented herein was obtained from various resources and should be considered preliminary.  
 2. No attempt has been made by Duplantis Design Group, PC to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property.

- References:**
- 2017 Aerial imagery from Ascension Parish Assessors website
  - Site boundary from Harold J. Terracina, Inc.
  - Transportation data from U.S. Census Bureau
  - Zoning information from Ascension Parish Zoning Map



8352 Bluebonnet Blvd.  
 Baton Rouge, LA 70810  
 Phone: 225-751-4490  
 www.ddgpc.com

Pictometry Imagery, provided by Ascension Assessor

# Foti - Highway 3120 N Partial Zoning Documents

## **17-2012. Mixed Use Corridors (MU) and (MU2)**

### **A. Mixed Use (MU)**

1. This district is characterized by the most intensive residential and commercial development. These districts are located in areas where the road system is most capable of supporting growth with a minimum risk to the public safety. High density residential development should include apartment buildings and townhouses. Commercial development should be concentrated or “clustered” at strategic sites in relation to population centers, other commercial sites, and adequate roads.
2. Commentary: This district is designed to concentrate the most intensive residential and commercial development along the major arteries of the parish. By encouraging concentrated, cluster development, the Commission will minimize the infrastructure costs and manage public

safety risks most appropriately. In addition, commercial development should use shared access to parking lots and shared parking lots in order to minimize traffic congestion and sprawl along the parish roadways. While this district allows many varied uses, the district should develop with adequate buffering, careful traffic planning, and appropriate lighting plans to minimize any nuisance between uses.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

**17-2084. Bufferyard Requirements**

- A.** Bufferyard standards for commercial and industrial development.

  - a. A buffer yard is the outer portion of a lot extending to the boundary line. Bufferyards are designed to use planting or fencing to reduce potential nuisances. These nuisances may include dirt, noise, litter, lighting glare, and unsightly parking lots, signs or buildings.  
(DC03-01, 1/9/03; DC09-09, 12/17/09)
  
- B.** Requirement. All owners property with commercial, recreational, institutional, and industrial uses shall maintain a bufferyard, if their property abuts a residential use or non-commercial vacant land. If a land use is proposed adjacent to vacant land, the bufferyard requirement may be reduced if the owner of the vacant land agrees.  
(DC03-01, 1/9/03; DC09-09, 12/17/09)
  
- C.** Location. Bufferyards shall not be located on any portion of an existing or dedicated public or private street or right-of-way. The bufferyard shall be continuous, except for bufferyard required for another building.  
(DC03-01, 1/9/03; DC09-09, 12/17/09)
  
- D.** Standards.

  - 1. Bufferyard requirements are stated in terms of the width of the bufferyard and the number of plants required per linear feet of bufferyard. The buffer strip shall be a minimum of twenty feet wide.
  
  - 2. The minimum landscaping materials shall include at least one large tree for every sixty linear feet of the required buffer strip, or one small tree for every thirty linear feet of the required buffer strip. A large tree attains

a height at maturity of greater than thirty feet. A small tree attains a height at maturity of less than thirty feet.

3. The zoning official may require higher bufferyard standards under **Section 17-2044**, Commercial and industrial storage standards, **Section 17-2049**, Adult business standards, and Section 17-2050, Alcoholic beverage business standards, in order to protect adjacent landowners from adverse impacts. The zoning official may require an opaque fence in addition to landscaping to reduce impacts.

- a. **Commentary:** The standards for bufferyards represent minimum requirements. The goal is to eliminate, to the extent possible, the impacts of nonresidential uses on residential property owners in the Parish. In the case of storage yards, alcoholic beverage sales, and adult businesses, these impacts can be severe. Accordingly, the Parish provides wide discretion to the zoning official to establish appropriate buffer yard standards for these businesses prior to approving any building permits.

4. The zoning official may also waive some or all of the requirements for a bufferyard and may permit an owner or developer to landscape an existing right-ofway, if in the judgment of the zoning official, such landscaping will meet the objectives of this ordinance.

- a. **Commentary.** The zoning official is also given authority to reduce the bufferyard requirements in appropriate circumstances. In this case, the abutting property owners should be consulted and agree to the reduction in requirements.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

- E.** Maintenance. The owner of a bufferyard shall keep the bufferyard in good condition, routinely pick up litter, and replace all dead vegetation.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

(Y = Permitted)  
(CA = Contract Agreement)

**TABLE A  
PERMITTED USES BY DISTRICT**

		MU	MU2	CC	MH/ RV	RM	R	C	LI	MI	HI	A
<b>Agricultural Uses (Light)</b>												
	<b>Farming &amp; Livestock related activities</b>					Y	Y	Y	Y	Y	Y	
<b>Agricultural Uses (Heavy)</b>												
	<b>Commercial Type Animal Facility</b>						Y	Y		Y		
<b>Residential Uses</b>												
	<b>Single family residential</b>	Y <sub>2</sub>	Y <sub>2</sub>	Y <sub>2</sub>		Y <sub>2</sub>	Y <sub>2</sub>	Y <sub>2</sub>	Y <sub>1,2</sub>	Y <sub>1,2</sub>		
	<b>Town houses</b>	Y	Y	Y								
	<b>Multi-family residential, apartments</b>	CA		CA								
	<b>Mobile home parks</b>				CA							
	<b>Mobile home subdivisions</b>				CA							
	<b>RV Park</b>				CA							
<b>Recreational and Institutional Uses</b>												
	<b>Airports</b>											Y
	<b>Camps</b>						Y	Y				
	<b>Cemeteries</b>	CA		CA		CA	CA	CA				
	<b>Churches, clubs and fraternal organizations</b>	CA	CA	CA		CA	CA	CA				
	<b>Community buildings, police and fire stations</b>	CA	CA	CA		CA	CA	CA	CA	CA	CA	CA
	<b>Educational facilities - public elementary and high schools and private schools with a curriculum similar to public kindergartens, elementary and high school</b>	CA	CA	CA		CA	CA	CA				
	<b>Education facilities – commercial schools</b>	CA	CA	CA					CA			
	<b>Medical facility (hospitals, nursing homes)</b>	CA	CA	CA		CA	CA	CA	CA	CA	CA	

- (1) Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions.  
(2) Recreational Vehicles are not allowed to be occupied as a dwelling (parking or storage is acceptable)

**TABLE A  
PERMITTED USES BY DISTRICT**

(Y = Permitted)  
(CA = Contract Agreement)  
(CU = Conditional Uses)

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
<b>Recreational &amp; Institutional Uses (cont.)</b>											
	<b>Medical and Dental Clinic</b>	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA
	<b>Indoor amusement and entertainment facilities including, such as bowling alleys, gaming devices, billiard parlors, movie theaters</b>	CA		CA							
	<b>Outdoor amusement and entertainment facilities</b>	CA		CA							
	<b>Post offices</b>	CA	CA	CA	CA	CA	CA				
	<b>Public utilities including equipment and supply storage</b>	Y		Y	Y	Y	Y	Y	Y	Y	Y
	<b>Public utility stations and public services</b>	Y		Y	Y	Y	Y	Y	Y	Y	Y
	<b>Recreational facilities, public &amp; Private</b>	CA		CA	CA	CA	CA				
	<b>Transmission towers (2)</b>	CU		CU	CU	CU	CU	CU	CU	Y	CU
<b>Commercial Uses</b>											
	<b>Adult businesses</b>	Y									
	<b>Animal hospital and veterinarian offices, provided animals are kept inside, otherwise see "Kennels"</b>	Y	Y	Y							
	<b>Auto and truck major repairs including such services as repair, reconditioning, painting, body and fender work, upholstery and seat covering.</b>	Y		Y				Y	Y		

(2) No conditional use on property owned by the Parish



(Y = Permitted)  
(CA = Contract Agreement)

**TABLE A  
PERMITTED USES BY DISTRICT**

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
<b>Commercial Uses (cont.)</b>											
	Auto and truck sales, rental	Y		Y					Y		
	Enclosed car wash	Y	Y	Y					Y		
	Auto service stations and car wash	Y		Y					Y		
	Office Activity	Y	Y	Y				Y	Y		
	Barber and beauty shops	Y	Y	Y							
	Bars and lounges	Y		Y							
	Boat sales	Y		Y				Y			
	Bed and breakfast	Y	Y	Y							
	Daycare	Y	Y	Y							
	Dry cleaning pick-up stations	Y	Y	Y							
	Exterminating, fumigating, septic tank pumping, furnace cleaning	Y							Y	Y	
	Florists, greenhouses	Y	Y	Y							
	Funeral establishments	Y	Y	Y							
	Funeral establishments/Crematorium	Y		Y							
	Kennels	Y				Y	Y				
	Mini-warehouses	Y		Y				Y	Y		
	Minor Repair & Maintenance of Personal Vehicles including such services as brake part replacement, minor tune up, change of oil and filter, repair of flat tire, lubrication and other similar operations. No activities shall be conducted outside a fully enclosed garage or result in any vehicle being inoperable for a period in excess of twenty-four (24) hours.	Y	Y	Y				Y	Y		
	Mobile home and trailer sales	Y		Y				Y	Y		
	Monument sales	Y		Y							
	Motels and hotels	Y		Y							
	Service & Goods Oriented shopping	Y	Y	Y				CA			
	Restaurants	Y	Y	Y				CA			
	Sales and service of commercial and industrial supplies and equipment	Y		Y				Y	Y	Y	
	Sales and storage of construction materials	Y		Y				Y	Y	Y	

(Y = Permitted)  
 (CA = Contract Agreement)

**TABLE A  
 PERMITTED USES BY DISTRICT**

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
<b>Commercial Uses (Cont.)</b>											
	<b>Self service laundries</b>	Y		Y							
	<b>Signs, on-site use advertising</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	<b>Signs, off-site signs including billboards, panels and other advertising signs</b>	Y		Y					Y	Y	
	<b>Truck stops, including servicing and minor repairs, but excluding truck terminals and their storage warehouse</b>	Y							Y	Y	
<b>Industrial Uses</b>											
	<b>Light industrial Structures &amp; Facilities</b>	Y						Y	Y	Y	
	<b>Dry cleaning plants</b>	Y						Y	Y	Y	
	<b>Printing Plants</b>	Y						Y	Y		
	<b>Warehouses</b>	Y						Y	Y	Y	Y
	<b>Wholesale business and storage</b>	Y						Y	Y	Y	
	<b>Heavy industrial uses</b>									Y	
	<b>Bulk material storage</b>								Y	Y	
	<b>Chemical plants</b>									Y	
	<b>Concrete mixing</b>								Y	Y	
	<b>Rail terminals</b>								Y	Y	
	<b>Resource recovery plants</b>									Y	
	<b>Unenclosed automobile or heavy equipment storage</b>								Y	Y	
	<b>Outdoor storage lots and yards</b>								Y	Y	
	<b>Wrecking and salvage yards</b>								Y	Y	

(Y = Permitted)  
 (CA = Contract Agreement)

**TABLE A  
 PERMITTED USES BY DISTRICT**

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
<b>Industrial Uses (Cont.)</b>											
	<b>Ponds or dirt pits</b>				<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	
	<b>Recycling collection centers</b>	<b>Y</b>							<b>Y</b>	<b>Y</b>	
	<b>Recycling operations centers</b>								<b>Y</b>	<b>Y</b>	
	<b>Truck terminals and storage yards</b>								<b>Y</b>	<b>Y</b>	

**TABLE B  
SITE REQUIREMENTS BY DISTRICT  
COMMERCIAL**

<b>DISTRICT</b>	<b>MAXIMUM FLOOR AREA (SQUARE FEET)</b>	<b>MINIMUM LOT SIZE (SQUARE FEET)</b>	<b>MINIMUM LOT FRONTAGE (FEET)</b>	<b>MINIMUM FRONT SETBACK FROM PROPERTY LINE (FEET)</b>	<b>MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)</b>	<b>MINIMUM REAR SETBACK (FEET)</b>	<b>MINIMUM SIDE SETBACK (FEET)</b>	<b>MAXIMUM BLDG HEIGHT (FEET)</b>
<b>MU Mix Use Corridors</b>	NONE	16,000	80 (1)	25	55	15	10	35
<b>MU2 Mixed Use Corridors</b>	NONE (3)	16,000	80 (1)	25	55	15	10	35
<b>CC Crossroad Commercial</b>	10,000	16,000	80 (1)	25	55	15	10	35
<b>RM Medium Intensity Residential</b>	NA	NA	NA	NA	NA	NA	NA	NA
<b>R Rural</b>	NA	NA	NA	NA	NA	NA	NA	NA
<b>C Conservation</b>	NA	NA	NA	NA	NA	NA	NA	NA
<b>LI Light Industrial</b>	NONE	10,000	100	25	55	15	10	35
<b>MI Medium Industrial</b>	NONE	10,000	100	25	55	15	10	35
<b>HI Heavy Industrial</b>	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

(1) Measured width at minimum building line.

(2) Property which has frontage on any state highway shall have a minimum front setback of 75' measured from the centerline of the highway.

(3) 8500 Maximum floor area per building.