

# Exhibit H. Chemin 3 Site Zoning Map & Documents



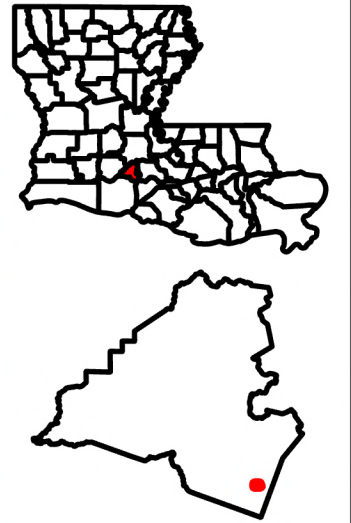
# Chemin 3 Site Zoning Map & Documents

Site Exhibit for  
Chemin 3 Site  
Lafayette Parish, LA

## Key Site Points:

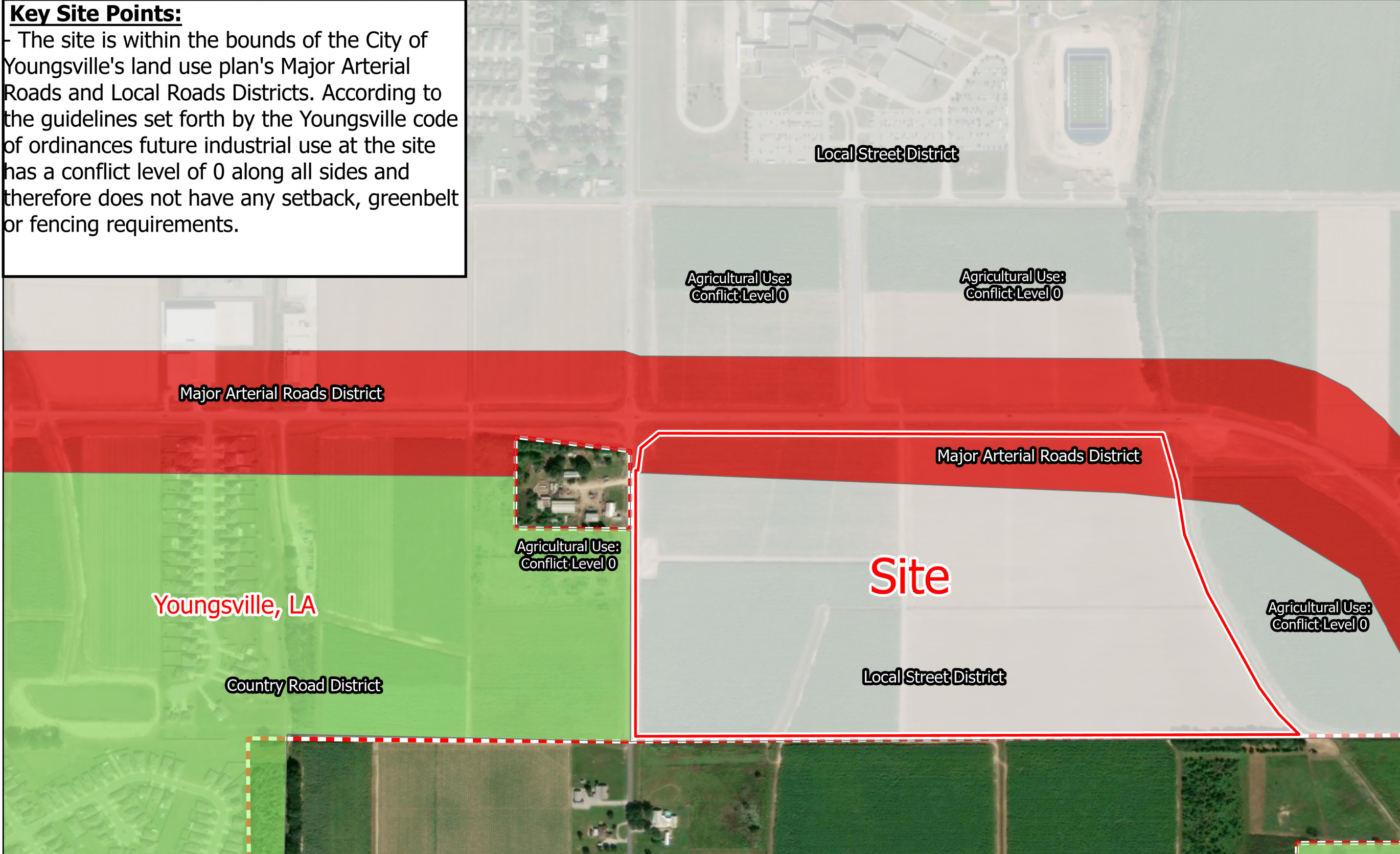
The site is within the bounds of the City of Youngsville's land use plan's Major Arterial Roads and Local Roads Districts. According to the guidelines set forth by the Youngsville code of ordinances future industrial use at the site has a conflict level of 0 along all sides and therefore does not have any setback, greenbelt or fencing requirements.

## One Acadiana



## Legend

- Site Boundary (±83.77 Ac.)
- City Limits
- City of Youngsville Land Use Plan Districts**
- Country Road District
- Local Street District
- Major Arterial District



P:\214002\One Acadiana Certified Sites Program\Certified Sites\Chemin 3 Site

- General Notes:
- The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
  - 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.
  - Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
  - Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground conditions.



Date: 3/6/2026  
Project Number: 222270  
Drawn By: CFO  
Checked By: EEB

# Chemin 3 Site Zoning Map & Documents

Youngsville has a land use ordinance that dictates how lots can be used. Chapter 130 of Youngsville's Code of Ordinances has all the information pertaining to land use. A lot's land use can be determined in the steps below.

- 1) In Sec. 130-11, use the land use road district map to find the lot's road district.
- 2) In Sec. 130-4, identify the land use type of the proposed development on the lot & all surrounding lots.
- 3) In Sec. 130-10, find the road district's chart, then compare the lot's development (y-axis) to each surrounding lot's development (x-axis) to generate a conflict level. [Ex. If a general business (GB) is projected to be built near a single-family residential home (R-1) within a local streets district, the conflict level at that property line is 4].
- 4) In Sec. 130-5, use the conflict level chart to determine the required spacing for greenbelts and/or buffers from the property line along with checking if fencing is required.

Sec. 130-4. - Land use types.

- (a) All land within the city limits has an existing land use type, as defined in this chapter.
- (b) For the purpose of this chapter, the following land use types are established:
  - (1) *Single-family residential land use (R-1)*. The primary intended land use is single-family residential units. Also permitted are one accessory apartment, accessory use buildings (e.g., detached garage), and bed and breakfasts (as long as the facility has no more than two guest rooms).
  - (2) *Low density multi-family residential land use (R-2)*. The primary intended land use is low density multi-family residential units, including dwellings intended for two or more families, boarding houses, college or university dormitories, fraternity or sorority houses, condominiums, townhouses, bed and breakfasts (with three or more guest rooms), and zero lot line homes.
  - (3) *High density multi-family residential land use (R-3)*. The primary intended land use is high density multi-family residential units, including apartments and mobile home parks.
  - (4) *Neighborhood business land use (NB)*.
    - a. The primary intended land use is light commercial business, including art galleries, barber shops, beauty shops, bookstores, business or professional offices, camera and photographic supply stores, candy stores, coffee and/or pastry shops, commercial child care facilities, convenience stores (excluding gasoline and diesel sales), cosmetic stores, drug stores (with drive-through for pharmaceutical products only), floral shops, gift shops, hamburger and/or sandwich shops, hobby supply stores, ice cream parlors, laundry (self-service), music stores, newsstands, picture framing stores, pick-up stations (laundry and/or dry cleaning), clubs or lodges (private), shoe repair, and tobacco stores.
    - b. Open outside storage of goods and/or supplies is prohibited in this district.
    - c. Drive-in and drive through establishments are prohibited, except as noted above.
  - (5) *General business land use (GB)*. The primary intended land use is business, including air conditioning sales and services, amusements (commercial), animal hospitals, auditoriums, automotive parts sales, automotive sales, automotive rentals, automotive repairs, automotive service stations, car washes, drive-in establishments, electric contractors and wholesalers, electric repair, exterminators, glass stores, hotels and motels, laundry, lounges or barrooms, marine stores, motorcycle sales and services, off-site signs, pawn shops, pet stores, plumbing shops, printing and publishing, radio and television broadcasting studios and transmitters, radio and television repair, restaurant supply sales, retail manufacturing, seafood markets, sign shops, storage garages, taxidermists, trailer sales, travel trailer parks, antique shops, apparel and accessory shops, dance studios, interior decorators, jewelry manufacturing, jewelry stores, personal service shops, seamstresses or dressmakers or tailors, and stationery

stores, bakeries, banks, businesses and/or professional colleges, catering shops, clinics, dairy product sales, delicatessens, diaper services, drive-through establishments, dry goods stores, fix-it shops, fruit and/or vegetable stands, funeral homes, furniture repair, gasoline or diesel fuel sales (retail), grocery stores, gymnasiums, haberdasheries, hardware stores (retail), hospitals and/or sanitariums, leather stores, liquor sales (package), loan offices, nursing or convalescent homes, office supplies, optical and/or surgical supply stores, parking garages or lots, printing and graphics, reducing salons and/or health clubs, restaurants, shoe stores, sporting goods stores, strip malls, studios for professional work or teaching, tailor shops, theaters, toy stores, uniform sales, variety sales, YMCA/YWCA, appliance stores, automobile dealerships (franchised, with related services) department stores, dry cleaners, garden supply stores, paint stores, post offices, and public offices (state, local, and federal).

- (6) *Parks and recreational land use (PR)*. The primary intended land use is recreational. Also permitted are libraries or reading rooms, parks and playgrounds, and recreational facilities (privately owned and operated, including individual and community swimming pools, tennis clubs, non-commercial community centers, and similar uses).
- (7) *Institutional land use (IT)*. The primary intended land use is civic, religious, cultural, and educational, including art galleries or museums, public buildings (parish, city, state and federal), churches and associated uses, cemeteries/mausoleums, kindergarten, libraries or reading rooms, schools (elementary, secondary, public and private, including associated uses and structures), and water storage facilities.
- (8) *Industrial land use (ID)*. The primary intended land use is industrial in nature, including electric substations, pipeline or electric transmission lines, railroad rights-of way, railroad facilities, sewer pumping stations, telephone exchanges, warehousing, water pumping stations, and water storage facilities, airports and/or dusting services, archery ranges, armories, bakeries (wholesale), battery manufacturing, beverage manufacturing, gasoline or diesel bulk plants (petroleum), canvas products manufacturing, carting (including express, crating, hauling, and storage), clothing manufacturing, bulk coffee roasting, cold storage plants, contractors (including storage yards for equipment, materials, supplies and/or vehicles), cosmetic manufacturing, creameries, dairy equipment sales, dog pounds, drug manufacturing, dry goods (wholesale and manufacturing), electric power generating stations, electroplating, elevator maintenance and service, farm equipment supplies and sales, feed stores, feed locker plants, food manufacturing, food wholesale and storage, freight depots (railway and truck), frozen food plants, fruit and produce (wholesale), fur dyeing (including finishing and storage), glass manufacturing, hardware (manufacturing, storage and wholesale), hatcheries, hosiery mills, ice cream manufacturing, lumber yards and building materials, machine shops, machinery tools (construction equipment sales and service), mattress factories, metal sharpening, millinery manufacturing, mill work and woodwork

manufacturing, novelty retail or manufacturing, oil companies (drilling and exploration), oil field service companies, oil field supplies and machinery, packing, painting and decorating contractors, paper product manufacturing, paper supplies (wholesale) passenger depots, pipe storage, plastics fabrication, poultry storage and dressing, printing supplies manufacturing, riding academies, roofing and sheet metal shops, rug cleaning, sand and gravel storage yards, seed and feed stores, self-service storage facilities, sewer pumping stations, shoe wholesale and manufacturing, sporting goods (wholesale), stone cutting, toy manufacturing, trade schools, transit vehicle storage and servicing, truck stops, venetian blind and metal awning (fabrication and cleaning), water distillation, welding shops, and well drilling companies (water).

(9) *Obnoxious land use (OB)*. The primary intended land use is obnoxious to adjacent land uses, including asphalt and concrete batching plants, any type of borrow pit (sand, gravel, clay, dirt), disposal facilities, dumping pits, incinerators, landfills, logging, pipe yards, prisons, recycling facilities, scrap and salvage yards, sewer treatment plants, waste transfer stations, waste pick-up stations, and wrecker yards.

(10) *Agricultural land use (AG)*. The primary intended land use is land designated by the parish tax assessor as agricultural in use.

(Ord. No. 357.1-2013, § 4, 12-12-2013; Ord. No. 459.A-2021, § 3, 1-13-2022; Ord. No. 476-2022, §§ 2, 3, 11-10-2022)

Sec. 130-5. - Requirements, restrictions, and responses.

(a) All buildings and developments shall comply with all of the requirements of this chapter to include any existing building where the proposed land use is changing from the existing land use.

(b) It is the responsibility of the new building or development to minimize the conflict with adjacent property by providing greenbelts, buffers, or other amenities as part of its development. The attached conflict matrix charts define the levels of conflict.

(c) For the purpose of this chapter, the following responses to the conflict level types are established:

Conflict Level	Greenbelt (Feet)	Buffer (Feet)	Fence (Required?)
1	10	0	No
2	15	0	Yes
3	20	0	Yes
4	25	0	Yes

5	50	0	Yes
6	100	0	Yes
7	150	600	Yes
8	200	1,320	Yes
9	300	2,640	Yes
10	400	5,280	Yes

- (d) Any proposed development must also meet any and all other applicable federal, state and local laws, statutes, ordinances, rules and/or regulations which are then in effect and which may pertain to such development.
- (e) Mixed use developments must meet the requirements of this chapter internally as well as externally.
- (f) The conflict level of any business or other establishment operating between the hours of 8:00 p.m. and 6:00 a.m. shall be increased by one.
- (g) The conflict level of any business or other establishment where alcoholic beverages are sold for consumption on the premises shall be increased by one.
- (h) Compliance with this chapter does not negate the requirements of subdivision or development covenants or regulations. It is the responsibility of the developer to meet these covenants or regulations; it is not the city's responsibility to enforce these covenants or regulations.
- (i) A conflict level of zero will be assigned to any land use except obnoxious (OB) adjacent to agricultural (AG) land.
- (j) A visual barrier will be required whenever multi-story (more than two) buildings are located adjacent to a residential land use.
- (k) It is the developer's responsibility to avoid and/or mitigate light pollution.
- (l) All major arterial districts shall reserve a minimum depth of 400 feet for commercial development (neighborhood business, general business, industrial).
- (m) For proposed commercial businesses in existing buildings that do not meet the conflict level requirements, the owner may request a variance from the city council.
- (n) Where the ordinance requires a fence adjacent to a single-family residential neighborhood, an eight feet fence shall be used.

- (o) For buildings governed by this chapter, other than single family residences, that have more than two stories, the setback shall increase by ten feet from all property lines for each story above the second story. The total buffer is the greater of the land use grid definition or the enhanced setback listed above.
- (p) Specific requirements, restrictions, and responses for self-storage facilities.
  - (1) A minimum of 80 percent of the final finished face of any new self-storage building facility (single or multiple story building structure) directly facing any public street shall consist of a brick veneer final finish to maintain the aesthetic quality desired by the City of Youngsville.
  - (2) Each floor above the ground floor of a self-storage facility building that is facing a street shall at a minimum be comprised of 15 percent glass.
  - (3) The maximum property coverage of the self-storage building and pavement shall be 50 percent.
  - (4) Only one self-storage building will be allowed and permitted for a single property parcel.
  - (5) Self-storage units shall only be accessed from the interior of the building(s) or site. No unit doors may face the street or be accessed from the exterior of the building.
  - (6) Self-storage units shall not be used for:
    - a. Heavy manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other heavy industrial activity.
    - b. Conducting garage or estate sales. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.
    - c. Storage of flammable, perishable or hazardous materials or the keeping of animals.
  - (7) Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, or similar, or storage in outdoor storage pods or shipping containers is permitted.
  - (8) Recognition of existing facilities. Existing self-service storage businesses are permitted to expand or construct new buildings within parcels being used for self-storage as of the date of adoption of the ordinance codified in this section. The expansion or new construction shall be consistent with and meet all applicable standards.

(Ord. No. 357.1-2013, § 5, 12-12-2013; Ord. No. 357.2-2020, § 2, 12-10-2020; Ord. No. 459.A-2021, §§ 4, 5, 1-13-2022; Ord. No. 476-2022, §§ 4, 5, 11-10-2022; Ord. No. 357.3-2024, § 2, 12-2-2024)

Sec. 130-10. - Permitted uses.

COUNTRY ROADS DISTRICT

	<i>Existing</i>
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		R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG
<i>New</i>	R-1	N.C.	0	1	1	2	1	3	3	7	0
	R-2	1	N.C.	1	1	1	1	2	3	5	0
	R-3	3	2	N.C.	3	3	2	3	3	5	0
	NB	2	2	2	N.C.	2	2	3	4	5	0
	GB	3	3	2	1	N.C.	1	2	3	5	0
	PR	1	1	2	2	2	N.C.	3	3	6	0
	IT	4	3	2	2	2	2	N.C.	2	6	0
	ID	5	4	3	3	2	2	2	N.C.	5	0
	OB	9	8	8	8	7	8	9	7	N.C.	7
	AG	2	1	1	2	1	2	1	1	1	N.C.

<p>LEGEND</p> <p>R-1 Single-family residential</p> <p>R-2 Low density multi-family residential</p> <p>R-3 High density multi-family residential</p> <p>NB Neighborhood business</p> <p>GB General business</p> <p>PR Parks and recreation</p> <p>IT Institutional</p> <p>ID Industrial</p> <p>OB Obnoxious</p> <p>AG Agricultural</p> <p>N.C. No conflict</p> <p>#'s Conflict level</p>	<p>ARCHITECTURAL CODE</p>
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LOCAL STREETS DISTRICT

	<i>Existing</i>									
	R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG

New	R-1	N.C.	0	0	1	2	2	2	4	6	0
	R-2	1	N.C.	0	0	1	2	2	4	5	0
	R-3	3	2	N.C.	2	2	2	3	3	4	0
	NB	2	1	1	N.C.	0	1	2	3	4	0
	GB	4	3	1	2	N.C.	1	2	3	4	0
	PR	2	2	1	2	2	N.C.	0	1	4	0
	IT	5	4	2	3	2	1	N.C.	0	4	0
	ID	6	5	3	4	3	3	4	N.C.	4	0
	OB	10	9	9	9	9	9	10	7	N.C.	8
	AG	4	4	2	3	3	2	2	2	1	N.C.

<p>LEGEND</p> <p>R-1 Single-family residential</p> <p>R-2 Low density multi-family residential</p> <p>R-3 High density multi-family residential</p> <p>NB Neighborhood business</p> <p>GB General business</p> <p>PR Parks and recreation</p> <p>IT Institutional</p> <p>ID Industrial</p> <p>OB Obnoxious</p> <p>AG Agricultural</p> <p>N.C. No conflict</p> <p>#'s Conflict level</p>	<p>ARCHITECTURAL CODE</p>
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MAJOR ARTERIAL DISTRICT

		<i>Existing</i>									
		R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG
<i>New</i>	R-1	N.C.	0	1	1	1	1	1	5	6	0
	R-2	1	N.C.	1	0	1	2	2	4	5	0
	R-3	4	3	N.C.	3	2	3	2	2	2	0
	NB	2	2	1	N.C.	0	1	2	3	4	0
	GB	3	2	1	1	N.C.	1	1	2	4	0
	PR	2	2	1	2	2	N.C.	2	1	4	0
	IT	5	4	2	3	2	1	N.C.	0	4	0
	ID	6	5	4	4	3	3	4	N.C.	3	0
	OB	10	10	10	10	10	10	10	9	N.C.	9
	AG	4	4	3	3	3	2	2	2	1	N.C.

<p>LEGEND</p> <p>R-1 Single-family residential</p> <p>R-2 Low density multi-family residential</p> <p>R-3 High density multi-family residential</p> <p>NB Neighborhood business</p> <p>GB General business</p> <p>PR Parks and recreation</p> <p>IT Institutional</p> <p>ID Industrial</p> <p>OB Obnoxious</p> <p>AG Agricultural</p> <p>N.C. No conflict</p> <p>#'s Conflict level</p>	<p>ARCHITECTURAL CODE</p>
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MAJOR COLLECTOR DISTRICT

	<i>Existing</i>									
	R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG

New	R-1	N.C.	0	1	1	1	1	1	5	6	0
	R-2	1	N.C.	1	0	1	2	2	4	5	0
	R-3	4	3	N.C.	3	2	3	2	2	2	0
	NB	2	2	1	N.C.	0	1	2	3	4	0
	GB	3	2	1	1	N.C.	1	1	3	4	0
	PR	2	2	1	2	2	N.C.	2	1	4	0
	IT	5	4	2	3	2	1	N.C.	0	4	0
	ID	6	5	4	4	3	3	4	N.C.	3	0
	OB	10	10	10	10	10	10	10	9	N.C.	0
	AG	4	4	3	3	3	2	2	2	1	N.C.

<p>LEGEND</p> <p>R-1 Single-family residential</p> <p>R-2 Low density multi-family residential</p> <p>R-3 High density multi-family residential</p> <p>NB Neighborhood business</p> <p>GB General business</p> <p>PR Parks and recreation</p> <p>IT Institutional</p> <p>ID Industrial</p> <p>OB Obnoxious</p> <p>AG Agricultural</p> <p>N.C. No conflict</p> <p>#'s Conflict level</p>	<p>ARCHITECTURAL CODE</p>
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NODAL DISTRICT

		<i>Existing</i>									
		R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG
<i>New</i>	R-1	N.C.	0	3	1	1	1	1	5	6	0
	R-2	1	N.C.	2	0	1	2	2	4	5	0
	R-3	5	4	N.C.	3	2	4	3	3	6	0
	NB	2	1	1	N.C.	0	1	2	3	4	0
	GB	3	2	1	1	N.C.	1	1	2	4	0
	PR	2	2	2	2	2	N.C.	2	1	4	0
	IT	5	4	3	3	2	1	N.C.	0	4	0
	ID	6	5	4	4	3	3	4	N.C.	3	0
	OB	10	10	10	10	10	10	10	9	N.C.	9
	AG	4	4	3	3	3	2	2	2	1	N.C.

<p>LEGEND</p> <p>R-1 Single-family residential</p> <p>R-2 Low density multi-family residential</p> <p>R-3 High density multi-family residential</p> <p>NB Neighborhood business</p> <p>GB General business</p> <p>PR Parks and recreation</p> <p>IT Institutional</p> <p>ID Industrial</p> <p>OB Obnoxious</p> <p>AG Agricultural</p> <p>N.C. No conflict</p> <p>#'s Conflict level</p>	<p>ARCHITECTURAL CODE</p>
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ROYVILLE (URBAN DISTRICT)

	<i>Existing</i>									
	R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG

<i>New</i>	R-1	N.C.	0	0	1	1	1	1	6	7	0	
	R-2	1	N.C.	0	0	1	2	2	4	6	0	
	R-3	1	1	N.C.	1	1	1	2	2	4	0	
	NB	1	1	0	N.C.	0	1	1	3	5	0	
	GB	2	1	1	0	N.C.	0	1	2	5	0	
	PR	2	2	0	2	2	N.C.	2	1	5	0	
	IT	5	4	1	3	2	1	N.C.	0	5	0	
	ID	8	8	6	6	6	8	6	N.C.	3	0	
	OB	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.C.	N.A.
	AG	4	4	1	3	3	2	2	2	1	N.C.	

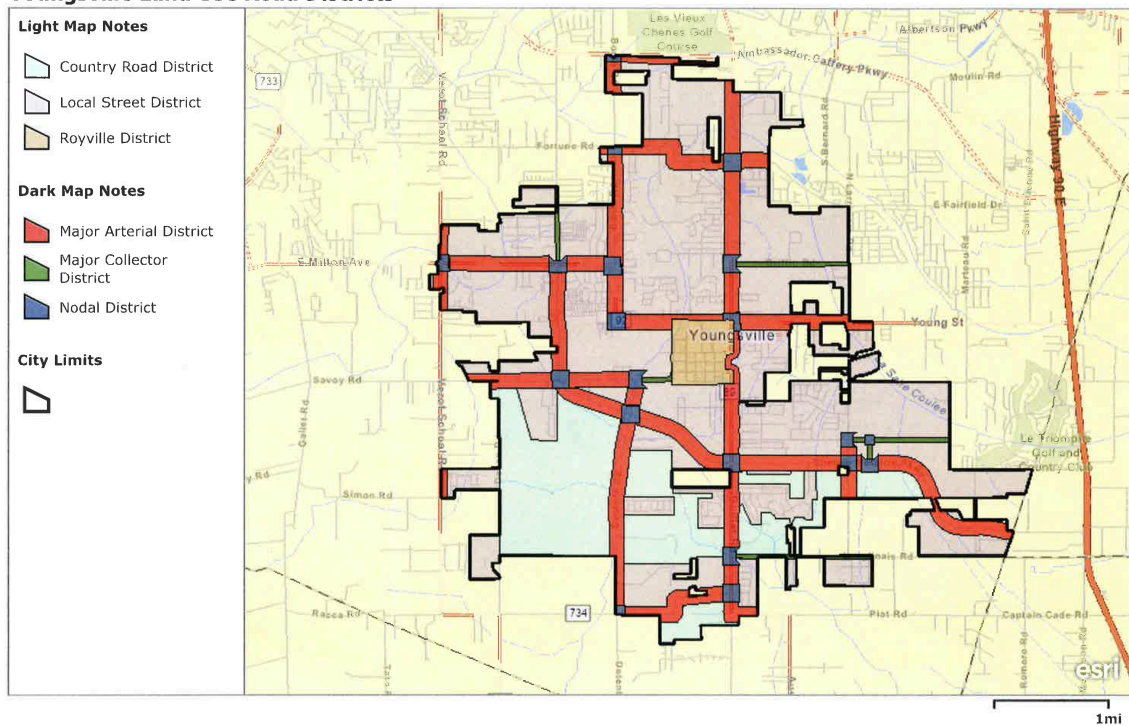
<p>LEGEND</p> <p>R-1 Single-family residential</p> <p>R-2 Low density multi-family residential</p> <p>R-3 High density multi-family residential</p> <p>NB Neighborhood business</p> <p>GB General business</p> <p>PR Parks and recreation</p> <p>IT Institutional</p> <p>ID Industrial</p> <p>OB Obnoxious</p> <p>AG Agricultural</p> <p>N.C. No conflict</p> <p>#'s Conflict level</p>	<p>ARCHITECTURAL CODE</p>
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(Ord. No. 357.1-2013, att., 12-12-2013)

Sec. 130-11. - District map.

- (a) *Adopted.* The district map of the city as adopted by the mayor and city council shall be applicable within the incorporated territory of the city.
- (b) *Amended.* The district map shall be amended as follows:
  - (1) To include all annexed residential parcels.
  - (2) Savoy Rd., Chemin Metairie Pkwy., Chemin Agreeable, Détente Rd., Bonin Rd, Fortune Rd. and Fortune Rd. Extension in their entirety shall be designated as major arterial districts.
  - (3) Almonaster Rd., from S. Larriviere Rd. to Gireer Rd. shall be designated as a major collector district.
  - (4) Mayor Lucas Denais Dr. in its entirety shall be designated as a major collector district.
  - (5) Larriviere Road from Almonaster Road to the southern city limits shall be designated as a major arterial district.

**Youngville Land Use Road Districts**



CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

(Ord. No. 357-2013, 4-11-2013; Ord. No. 357.1-2013, 12-12-2013; Ord. No. 357.2-2024, § 2, 6-13-2024; Ord. No. 357.3-2024, § 3, 12-12-2024)