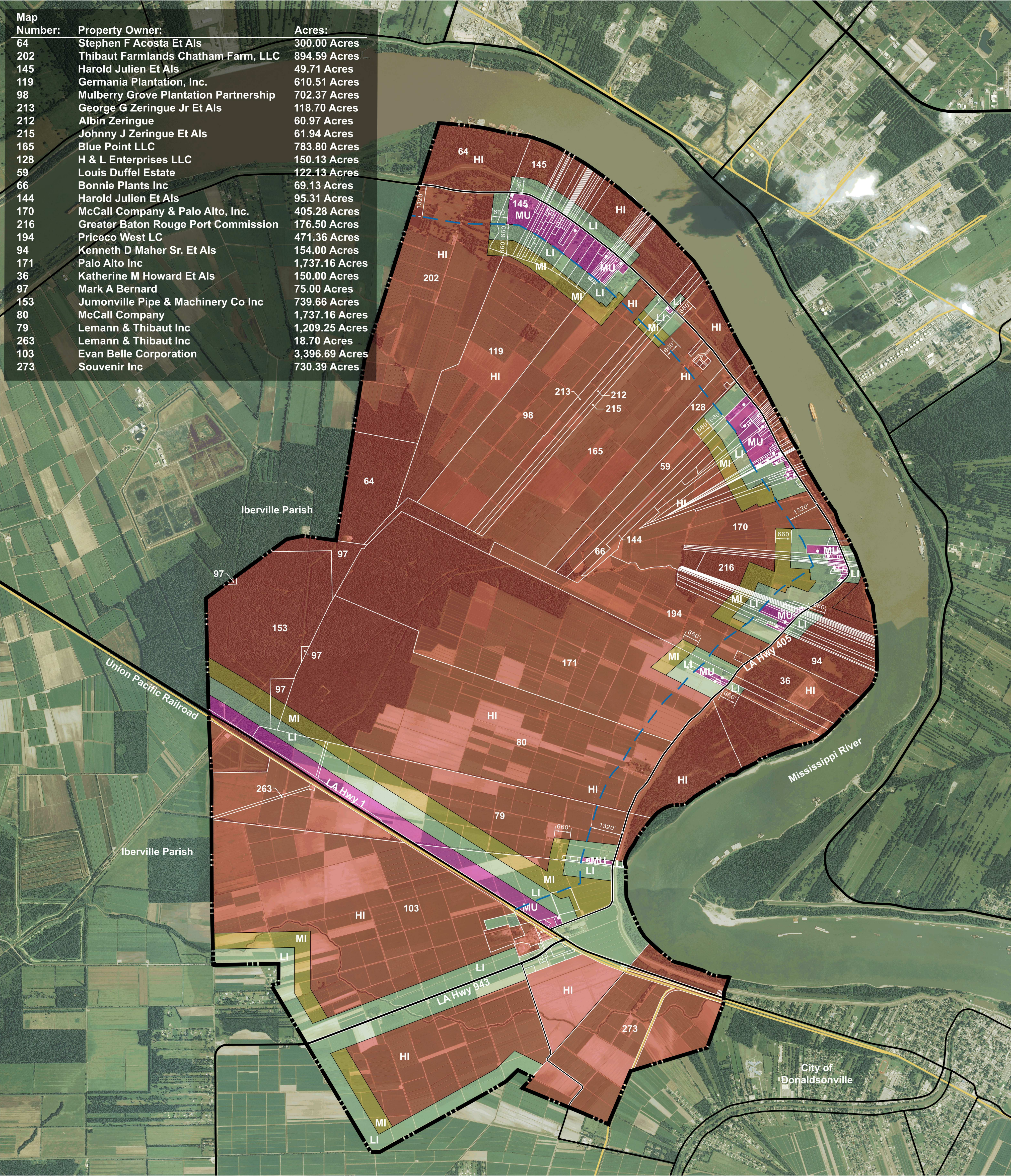








ZONING PLAN

Map Number:	Property Owner:	Acres:
64	Stephen F Acosta Et Als	300.00 Acres
202	Thibaut Farmlands Chatham Farm, LLC	894.59 Acres
145	Harold Julien Et Als	49.71 Acres
119	Germania Plantation, Inc.	610.51 Acres
98	Mulberry Grove Plantation Partnership	702.37 Acres
213	George G Zeringue Jr Et Als	118.70 Acres
212	Albin Zeringue	60.97 Acres
215	Johnny J Zeringue Et Als	61.94 Acres
165	Blue Point LLC	783.80 Acres
128	H & L Enterprises LLC	150.13 Acres
59	Louis Duffel Estate	122.13 Acres
66	Bonnie Plants Inc	69.13 Acres
144	Harold Julien Et Als	95.31 Acres
170	McCall Company & Palo Alto, Inc.	405.28 Acres
216	Greater Baton Rouge Port Commission	176.50 Acres
194	Priceco West LC	471.36 Acres
94	Kenneth D Maher Sr. Et Als	154.00 Acres
171	Palo Alto Inc	1,737.16 Acres
36	Katherine M Howard Et Als	150.00 Acres
97	Mark A Bernard	75.00 Acres
153	Jumonville Pipe & Machinery Co Inc	739.66 Acres
80	McCall Company	1,737.16 Acres
79	Lemann & Thibaut Inc	1,209.25 Acres
263	Lemann & Thibaut Inc	18.70 Acres
103	Evan Belle Corporation	3,396.69 Acres
273	Souvenir Inc	730.39 Acres



Legend

- | | |
|---|---|
|  | <p>(LI) Light Industrial (1,682 ± Ac.) - accommodates light manufacturing, assembly, fabrication, processing, small scale warehousing & distribution, repair facilities and similar operations utilizing previously prepared materials. Light Industrial is operated in a clean and quiet manner in compatibility with surrounding commercial and residential uses. Operations are contained wholly within a structure. Where it is necessary to have exterior storage areas for raw materials, finished products, goods-in-process, lay down yards, etc., these are screened from view via vegetation or opaque fencing. Retail sales are allowed where they are incidental to the operation. (DC03-01, 1/9/03; DC09-09, 12/17/09; DC09-10, 12/17/09; DC12-07, 8/16/12; DC13-15, 2/20/14)</p> |
|  | <p>(MI) Medium Industrial (2,717 ± Ac.) - accommodates heavier forms of fabrication, assembly, processing and storage, and larger scale warehousing & distribution that, by nature, may create an infrequent visual, audio or scent nuisance to nearby residential and commercial developments. Some components of finished products may be produced on site and assembled into a final product. Retail sales are not permitted excepting when they can be proven to be auxiliary to the process. Moderate to heavy volume of vehicular traffic. Periodic movement and storage of rail cars is permitted, though such activity is limited in frequency so as to not present a persistent obstacle of the free flow of traffic in the vicinity of the establishment. Large scale warehousing & distribution centers are allowed with the caveat that appropriate steps shall be taken to properly plan and develop internal roadways and connections to public streets that promotes the free flow of traffic in the area. (DC03-01, 1/9/03; DC09-09, 12/17/09; DC12-07, 8/16/12)</p> |
|  | <p>(HI) Heavy Industrial (11,330 ± Ac.) - characterized as high-impact manufacturing, compounding, processing, treatment and other uses that by their very nature create a certain real or potential nuisance and which are not compatible with nearby residential and commercial developments. Among the uses anticipated in the Heavy Industrial Zone are processing and storage, refineries, tank farms, foundries, primary metals and other enterprises whose raw materials, goods-in-process or finished products could be characterized as toxic, noxious, hazardous, odiferous, explosive, radioactive or otherwise potentially harmful to nearby neighbors if improperly handled. Heavy Industrial anticipates a requirement for the development of extensive on-site and off-site transportation infrastructure such as liquid and break-bulk river terminals, rail access and storage yards, tanker truck loading and unloading and other infrastructure. Limited retail sales are permitted in Heavy Industrial zones. (DC03-01, 1/9/03; DC09-09, 12/17/09; DC12-07, 8/16/12)</p> |
|  | <p>(MU) Mixed Use (579 ± Ac.)- 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 public safety. High density residential development should include apartment building and townhouses. Commercial development is concentrated or "clustered" at strategic sites in relation to population centers, other commercial sites, and adequate roads. (DC03-01, 1/9/03; DC09-01, 2/5/09; DC09-09, 12/17/09)</p> |
|  | <p>House Location Controlling MU District w/ Active Water Meter per ACUD #1</p> |
|  | <p>Railroad</p> |



Contact the Ascension Parish Planning and Development Department for the Official Ascension Parish Zoning Map.