

Exhibit H. CSX Almonaster Site Zoning Map & Documents



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

CSX Almonaster Site Zoning Map & Documents

CSX Almonaster Site
Orleans Parish, LA

GNO



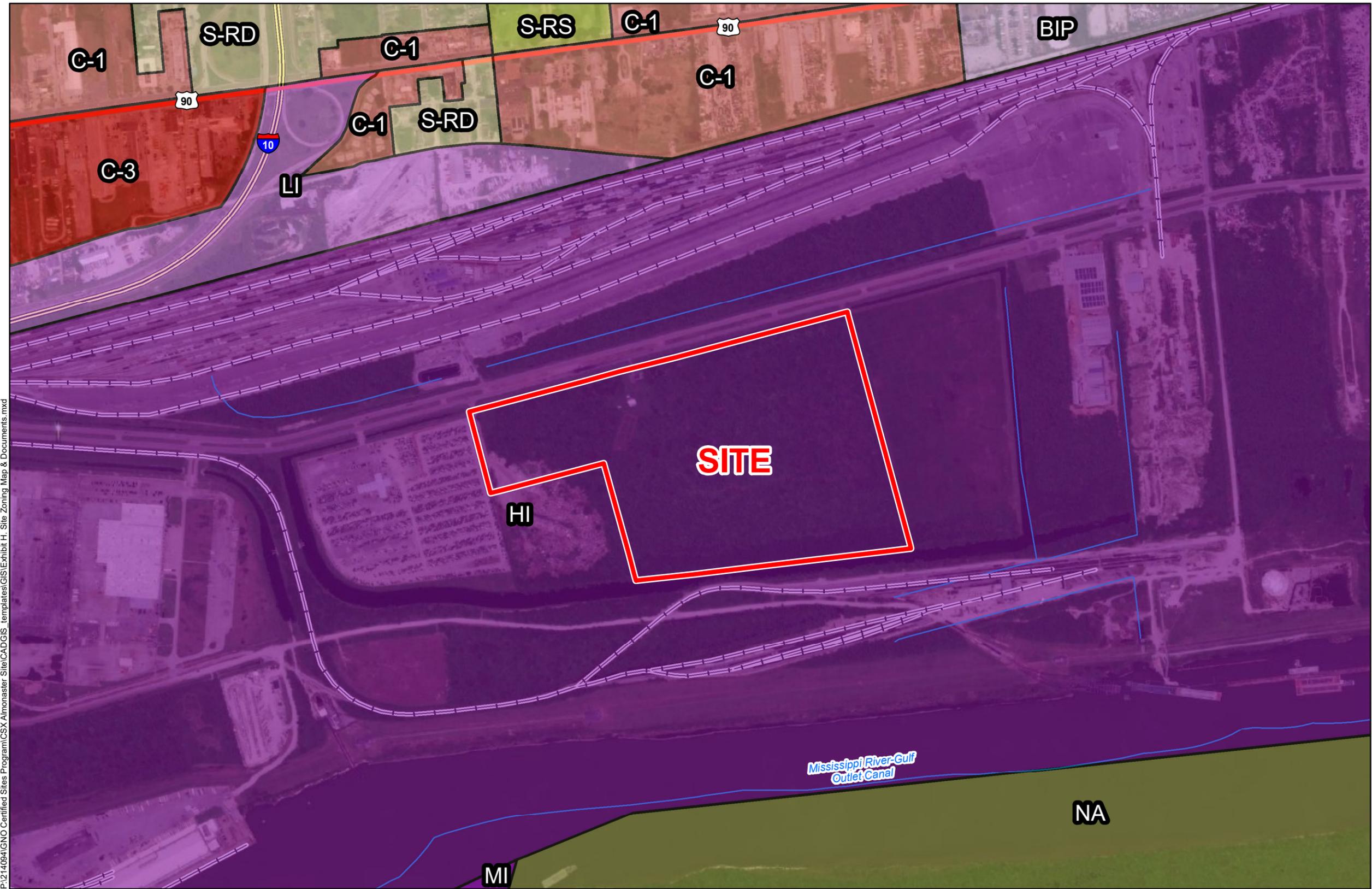
Orleans Parish

LEGEND

- Site Boundary (73.24± ac.)
- City of New Orleans Zoning**
- BIP - Business Industrial Park District
- C1 - General Commercial District
- C3 - Heavy Commercial District
- HI - Heavy Industrial District
- LI - Light Industrial District
- MI - Maritime Industrial District
- NA - Natural Areas District
- S-RD - Two-Family Residential District
- S-RS - Single-Family Residential District
- Existing Roadway**
- Interstate
- US Highway
- Railroad
- Stream



Date:	8/2/2022
Project Number:	214094
Drawn By:	BMS
Checked By:	EEB



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General Notes:

1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
2. 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.
3. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
5. Land use data from Tangipahoa Parish Planning Comprehensive Plan <https://tangipahoa.org/Portals/0/Planning/2008-Comprehensive-Plan-Final-Adopted-Copy.pdf>



Scale 1:8,000
0 430 860 Feet



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CSX Almonaster Site Zoning Map & Documents

16.1.B PURPOSE OF THE HI HEAVY INDUSTRIAL DISTRICT

The HI Heavy Industrial District is intended to provide for industrial operations of all types with the appropriate design and development standards to assure protection of the public interest and surrounding property and persons. Heavy industrial uses are higher intensity manufacturing, warehouse, and storage uses. These manufacturing uses may produce moderate external effects such as smoke, noise, glare, or vibration.

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16.2 USES

Only those uses of land listed under Table 16-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Centers for Industry. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district. Section 16.4 provides additional permitted uses within the MI Maritime Industrial District Commercial and Recreational Sub-District, which are subject to additional design standards.

Table 16-1: Permitted and Conditional Uses

Table 16-1: Permitted and Conditional Uses					
USE ¹	DISTRICTS				USE STANDARDS
	LI	HI	MI ²	BIP	
RESIDENTIAL USE					
Dwelling, Caretaker	P	P	P	P	
Existing Residential	P				
COMMERCIAL USE					
Adult Use	C	C			Section 20.3.B
Amusement Facility, Indoor				P	Section 20.3.E
Auditorium				P	
Bar	P	P	P	P	Section 20.3.G
Catering Kitchens	P	P	P	P	
Child Care Center, Small	C	C		P	Section 20.3.S
Child Care Center, Large	C	C		P	Section 20.3.S
Day Care Center, Adult - Small	C	C		P	Section 20.3.S
Day Care Center, Adult – Large	C	C		P	Section 20.3.S
Day Care Center, Adult or Child – Commercial	C	C		P	Section 20.3.S
Drive-Through Facility	C	C		C	Section 20.3.V
Employment Services	P	P	P	P	Section 20.3.BB
Financial Institution	P	P		P	

Table 16-1: Permitted and Conditional Uses					
USE¹	DISTRICTS				USE STANDARDS
	LI	HI	MI²	BIP	
Gas Station	P	P	P	P	Section 20.3.EE
Greenhouse/Nursery	P				
Grocery Store	P	P	P	P	
Heavy Sales, Rental & Service	P	P	C		
Hostel				P	
Hotel/Motel	P	C	P	P	
Kennel	P	P			Section 20.3.II
Mardi Gras Den	P	P		P	
Micro-Brewery	P	P		P	
Micro-Distillery	P	P		P	
Motor Vehicle Service & Repair, Minor	P	P			Section 20.3.MM
Motor Vehicle Service & Repair, Major	P	P			Section 20.3.MM
Office	P	P	P	P	
Passenger Terminal	P	P	P	P	
Personal Service Establishment				P	
Printing Establishment	P			P	
Reception Facility	P				Section 20.3.WW
Recreational Vehicle Park	C	C	C		Section 20.3.XX
Restaurant, Carry-Out	P	P	P	P	Section 20.3.ZZ
Restaurant, Fast Food				P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	P	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	P	
Retail Sales of Packaged Alcoholic Beverages	P	P	P	C	
Shooting Range, Indoor	C	C			Section 20.3.RRR
Shooting Range, Outdoor	C	C			Section 20.3.RRR
Short Term Rental, Commercial	P	C	C ⁶	P	Section 20.3.LLL
Small Box Variety Store	P	P	P	P	Section 20.3.NNN
Social Club or Lodge	C	C	C	C	Section 20.3.CCC
Winery	P	P		P	
INDUSTRIAL USE					

Table 16-1: Permitted and Conditional Uses					
USE¹	DISTRICTS				USE STANDARDS
	LI	HI	MI²	BIP	
Airport			C		Section 20.3.D
Batching Plant (Asphalt, Cement or Concrete)	C	C			
Brewery	P	P		P	
Broadcasting Studio	P	P		P	
Composting Facility, Industrial	C	C			Section 20.3.BBB
Construction and Demolition Debris Recycling Facility	C	C			Section 20.3.P
Contractor Storage Yard	P	P			Section 20.3.Q
Convenience Center	P	P	P	P	Section 20.3.TTT
Distillery	P	P		P	
District Energy System	P	P	P		Section 20.3.QQQ
Dry Dock and Launching Operations			P		
Food Processing	P	P	P	P ⁵	
Freight Terminal	P	P	P		
Heliport	P	P	C	C	Section 20.3.D
Helistop	P	P	C	C	Section 20.3.D
Manufacturing, Artisan	P	P			
Manufacturing, Light	P	P	P	P	
Manufacturing, Heavy		P	P		
Manufacturing, Maritime-Dependent	P	P	P		
Marina, Commercial	P	P	P		
Marine Terminal	P	P	P		
Maritime Use	P	P	P	C	
Mini-Warehouse	P				
Mining & Drilling Activities	C	C			Section 20.3.KK
Motor Vehicle Operations Facility	P	P		C	
Movie Studio	P	P		P	
Outdoor Storage Yard	P	P	P		Section 20.3.Q
Railyard	P	P	P	P	
Research & Development	P	P	P	P	
Salvage Yard	C	C			Section 20.3.AAA

Table 16-1: Permitted and Conditional Uses					
USE¹	DISTRICTS				USE STANDARDS
	LI	HI	MI²	BIP	
Separation/Recovery Facilities	C	C			Section 20.3.BBB
Shipyards		P	P		
Solar Energy System	P	P	P	P	Section 20.3.DDD
Truck Repair	P	P			
Truck Stop	C	C			Section 20.3.FFF
Truck Terminal	P	P	P		Section 20.3.FFF
Warehouse	P	P	P	P	
Waste Transfer Station	C	C			Section 20.3.BBB
Water and Sewage Treatment Facilities	C	C			Section 20.3.HHH
Wholesale Goods Establishment	P	P		P	
Wind Farm	P	P	P	P	Section 20.3.III
INSTITUTIONAL USE					
City Hall	C	C	C	C	
Educational Facility, Vocational	C	C	P	C	Section 20.3.Z
Educational Facility, University	C	C	P	C	
Emergency Shelter	C				Section 20.3.AA
Government Offices	P	P	P	P	
Public Works and Safety Facility	P	P	P	P	
Prison	C	C			
Social Club or Lodge	C		C	P	Section 20.3.CCC
OPEN SPACE USE					
Stormwater Management (Principal Use)	P	P	P	P	
OTHER					
Parking Lot (Principal Use)	P	P	P	P	Section 20.3.OO
Parking Structure (Principal Use)	P	P	P	P	Section 20.3.OO
Planned Development	C	C	C	C	Article 5
Pumping Station	P	P	P	P	Section 20.3.UU
Utilities	p ³	p ³	p ³	P ³	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P ⁴	C,P ⁴	C,P ⁴	P ⁴	Section 20.3.JJJ

Table 16-1: Permitted and Conditional Uses					
USE¹	DISTRICTS				USE STANDARDS
	LI	HI	MI²	BIP	
Wireless Telecommunications Tower & Facility	P	P	P	P	Section 20.3.JJJ

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16.3.A.1 GENERAL REGULATIONS

Table 16-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Centers of Industry Districts.

Table 16-2: Bulk & Yard Regulations

Table 16-2: Bulk & Yard Regulations					
BULK & YARD REGULATIONS		DISTRICTS			
		LI	HI	MI	BIP
BULK REGULATIONS					
MINIMUM LOT AREA		5,000sf	10,000sf	10,000sf	5,000sf
A MAXIMUM BUILDING HEIGHT		75', unless adjacent to a residential district then 50' but may exceed 50' if set back 1' for each foot above 50' up to 75'	None, unless adjacent to a residential district then 50' - may exceed 50' if set back 1' for each foot above 50'	None, unless adjacent to a residential district then 50' - may exceed 50' if set back 1' for each foot above 50'	75', unless adjacent to a residential district then 50' but may exceed 50' if set back 1' for each foot above 50' up to 75'
MINIMUM PERMEABLE OPEN SPACE		20% of the lot area	20% of the lot area	20% of the lot area	20% of the lot area
MINIMUM YARD REQUIREMENTS					
B FRONT YARD		Section 16.3.A.2	Section 16.3.A.2	Section 16.3.A.2	Section 16.3.A.2
C INTERIOR SIDE YARD		15'	20'	20'	None, unless lot abuts residential district then 10'
D CORNER SIDE YARD		10'	20'	20'	None
E REAR YARD		None, unless abutting residential district, then 20'	None, unless abutting a residential district, then 20'	20', unless rear yard abuts a waterway, then none required	None, unless lot abuts residential district then 20'

Ord. No. 26,726, §1, December 7, 2015, Zoning Docket 081/15; Ord. No. 27,722, §7, April 11, 2018, Zoning Docket 113/17

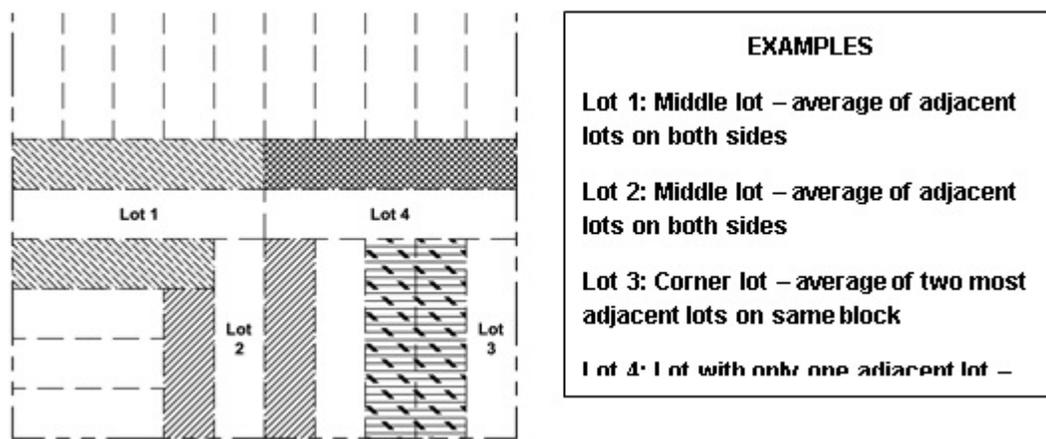
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16.3.A.2 FRONT YARD BUILD-TO LINE REQUIREMENT

- a. Within the Centers for Industry Districts, the front yard build-to line is established by any one (1) of the following methods. A build-to line is an established setback line at which a structure is required to build. However, in no case may the front yard exceed twenty (20) feet.
- As of the effective date of this Ordinance, the current front yard of the existing structure may be set as the required front yard build-to line. When a structure is demolished, the demolition permit shall indicate the dimension of the front yard prior to demolition. The required front yard build-to line is that indicated on the demolition permit.
 - The required front yard build-to line indicated on the most recent survey or Sanborn maps.
 - The average of the front yard of the adjacent lots on either side may be used to establish the required front yard build-to line. Averaging is based on the two (2) adjacent lots or, in the case of a corner lot, two (2) neighboring lots on the same blockface. In the case of a lot configuration where only one (1) lot is available for averaging, the front yard build-to line is that of the adjacent lot. (See Figure 16-1: Front Yard Averaging)
- b. The applicant is permitted a plus or minus three (3) foot variation from a front yard build-to line established by any of the above methods.
- c. The required front yard build-to line is measured as the narrowest dimension from the front lot line to the principal structure. The measurement is taken from the building walls of the principal structure and does not include permitted encroachments or architectural features.

FIGURE 16-1: FRONT YARD AVERAGING



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