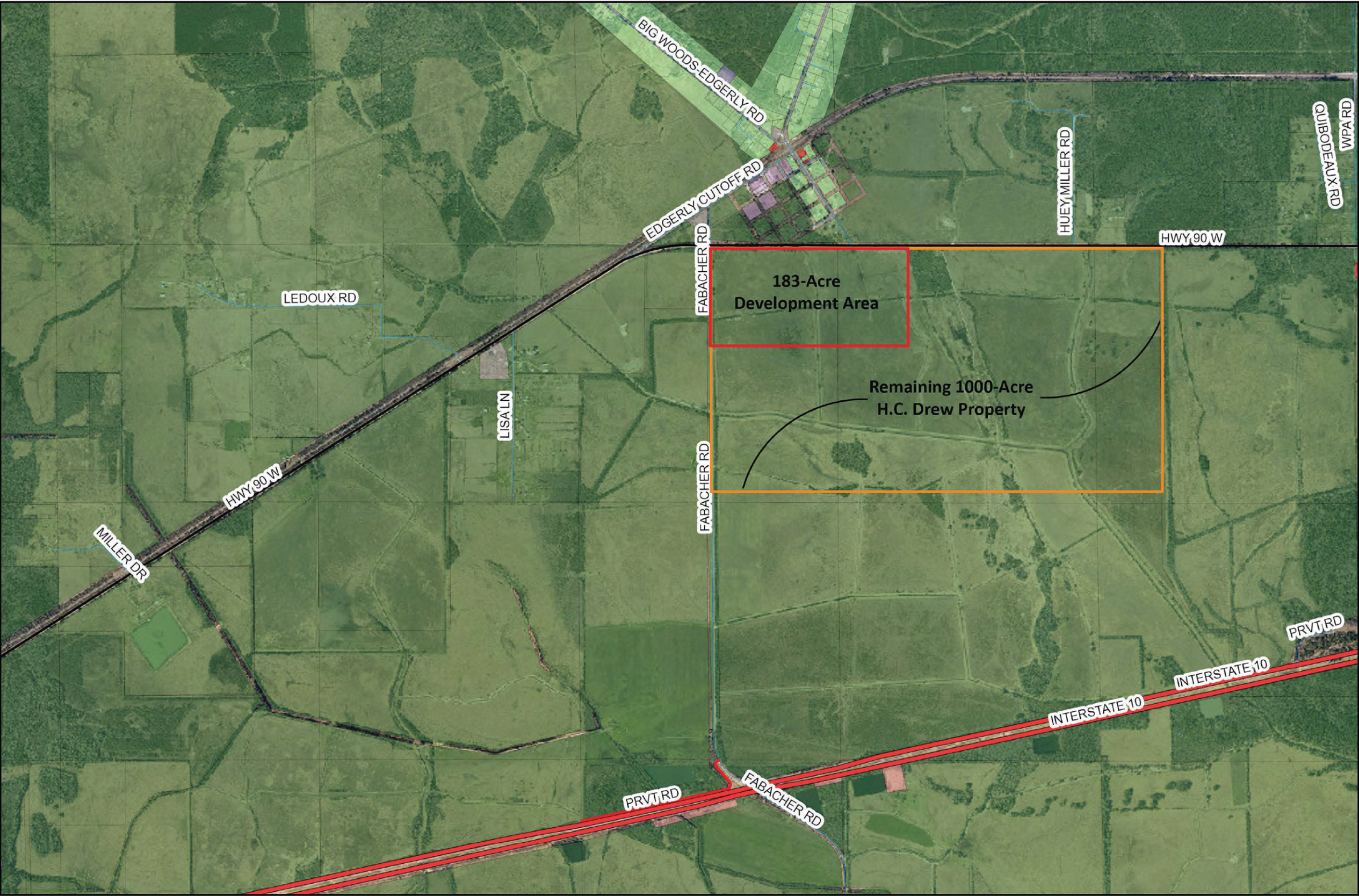


Exhibit A - Existing Zoning Map & Ordinance



- A1 - Agricultural
- R1-Mixed Residential
- I2 -Heavy Industrial
- C1 - Commercial

ORDINANCE NO. 6143
ORDAINED BY THE POLICE JURY OF CALCASIEU PARISH, LOUISIANA

CHART A SCHEDULE OF ZONING DISTRICT REGULATIONS

ZONING DISTRICT: A-1 (AGRICULTURAL)

Permitted Uses— Animal hospitals; boat houses and docks; cemeteries; churches; clubs; coastal zone sites; community homes; duplexes; farms and farm-related buildings; gardens; helistops; home occupations; kennels; low-intensive recreational facilities; modular homes; nurseries (horticultural); oil and gas exploration; oil and gas pump transfer stations; ponds; private airstrips; private schools (excluding trade and business); public uses; the sale of products grown on premises; single-family detached dwellings; single unit manufactured homes; stables; temporary building used in connection with construction for a period of six (6) months; and wildlife reservations.

Permitted as Exceptions by Planning and Zoning Board—Airports; bed and breakfast establishments; borrowpits; communication towers; fourplexes; institutions; off-premise signs; outdoor shooting ranges; public and private schools; railroads; solid waste sites, excluding sanitary landfills; tri-plexes; and uses permitted in a C-1 (Light Commercial) zoning district.

Permitted Signs—On-premises signs shall conform to Article III, Division 10.

Maximum Floor Area—None

Maximum Height of Main Building—35 feet

Outside the Urban Service Area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be 100 feet wide and one-half (1/2) acre.
- (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
 - (a) One (1) acre with minimum of 100 feet of frontage with public or community water.
 - (b) One (1) acre with minimum of 125 feet of frontage without public or community water.

Yard Requirements—

Front Yard—30 feet

Side Yard—10 feet on each side

Rear Yard—15 feet

ZONING DISTRICT: I-1 (LIGHT INDUSTRIAL)

Permitted uses—Same as C-3; plus airports and airstrips; automobile, truck, trailer, motorcycle, bicycle repair and assembly; bakery factories; wholesale manufacturing; basket and hamper construction (wood, reed, rattan, etc.); bedding manufacture (mattress, pillow, and quilt); blending processes; candy wholesale (manufacturing permitted); carbon paper and inked ribbon manufacture; carpet, rug, and mat manufacture and cleaning; cemetery (mausoleum); cigar and cigarette manufacture; coffee roasting and blending; cold storage; contractor shop and storage yard; dairy product processing and packaging; dwelling for resident watchman or caretaker employed on premises; exterminating establishments; fruit and vegetable processing and packaging; garment factory; heliport and helistop; ice manufacture, including dry ice (no gases to be manufactured on premises); industrial vocational training school (including internal combustion engines); iron (ornamental) fabrication or storage; knitting, weaving, printing, and finishing of textiles and fibers into fabric goods; laboratories (research or experimental); leather goods manufacture (excluding tanning); meat products, processing and packaging, (except slaughtering); monument processing and shaping, including sales; pipe fabrication; plating, communication tower; shipping container manufacture (including corrugated board, fiber, steel, or wood); transit vehicle storage and servicing; warehouses; oil well drilling and service company; water well service and drilling company; welding and machine shops; sandblasting shops; wholesale distributors; truck terminals; railroads; ponds; and public uses; tire recycling and storage/processing facilities.

Permitted as exceptions by planning and zoning board—All residential uses; borrow pits; and parking lots for business uses within three hundred (300) feet of district boundary.

Permitted signs—On-premises signs shall conform to article III, division 10.

Maximum floor area—None.

Minimum lot area—Ten thousand (10,000) square feet.

Maximum height of main building—One hundred (100) feet.

Yard requirements—

Front yard—Thirty (30) feet.

Side yard—None.

Rear yard—None.

ZONING DISTRICT: I-2 (HEAVY INDUSTRIAL)

Permitted uses—Same as I-1; plus, beverage blending and bottling (including distilling); bulk materials storage, sales, and manufacture (cement lime in bags or containers, sand, gravel, shell, lumber, and the like); chemical processing and storage; coal and coke storage, sales and manufacture; commercial and industrial machinery sales and service; electric utility generating (excluding nuclear power plant); fish, shrimp; oysters, and other seafood processing, packaging, and storing; fur finishing (including tanning); grain and rice blending, milling, packaging; insecticides, fungicides, disinfectants and related industrial and household chemical compounds (manufacturing); junk and scrap storage and sales; manufacture of gases; meat products packaging and processing (including slaughtering); paper products manufacture; petroleum and petrochemical production, refining and storage; tire retreading, recapping, and vulcanizing; transportation terminal; borrow-pits; and on-site generated naturally occurring radioactive materials (NORM) storage facilities.

Permitted as exceptions by planning and zoning board—All residential uses; institutions; and parking lots for business uses within three hundred (300) feet of district boundary.

Permitted signs—On-premises signs shall conform to article III, division 10.

Maximum floor area—None.

Minimum lot area—Ten thousand (10,000) square feet.

Maximum height of main building—One hundred (100) feet.

Yard requirements—

Front yard—Thirty (30) feet.

Side yard—None.

Rear yard—None.