

Exhibit H.

Acadiana Regional Airport P5 Site Zoning Map & Documents



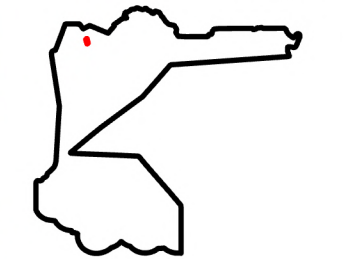
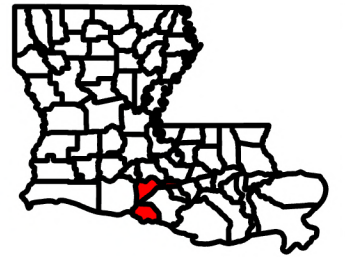
Acadiana Regional Airport P5 Site Zoning Map & Documents

Site Exhibit for
Acadiana Regional Airport P5
Site
Iberia Parish, LA

Key Site Points:

The site lies within Iberia Parish and is thus subject to zoning under the Parish Code of Ordinances. Currently, the site is zoned I-1 Light Industrial, and is immediately surrounded by additional I-1 to the East, South, and West with I-2 Heavy Industrial Zoning to the North of the Site.

One Acadiana



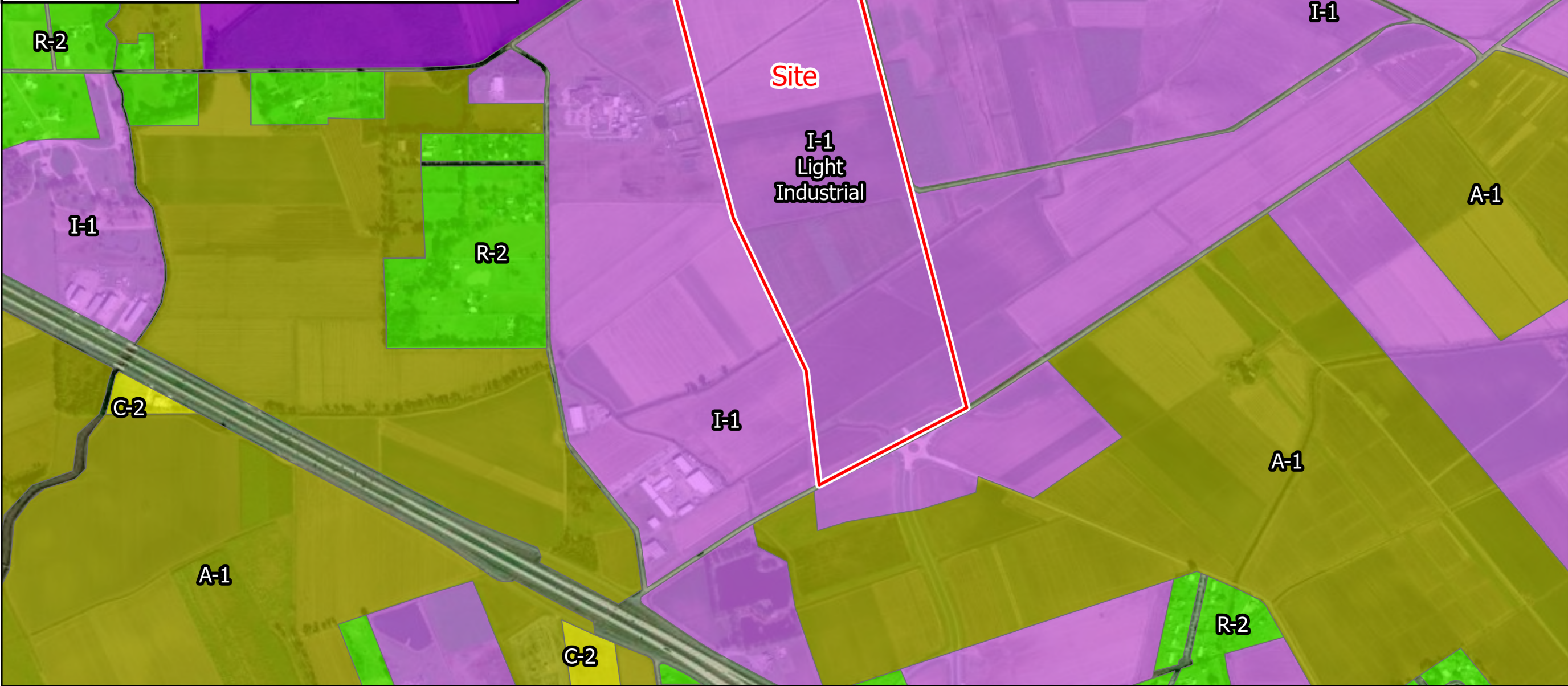
Legend

Site Boundary (±178.95 Ac.)

City Limits

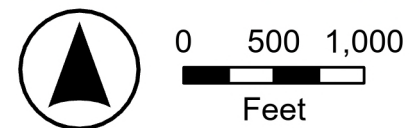
Iberia Parish Zoning

- A-1 (Agricultural)
- C-2 (General Business Commercial)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)
- R-2 (Mixed Residential)



P:\214002\One Acadiana Certified Sites Program\Certified Sites\Acadiana Regional

- 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: 12/29/2025
Project Number: 222270
Drawn By: CFO
Checked By: EEB



Acadiana Regional Airport P5 Site Zoning Map & Documents

A-1	Agricultural District
R-1	Single-Family Residential District
R-2	Mixed Residential District
R-3	Multi-Family Residential District
R-4	Manufactured (Mobile) Home Park District
C-1	Commercial (Neighborhood Shopping) District
C-2	Commercial (General Business)
I-1	Light Industrial
I-2	Heavy Industrial
TND	Traditional Neighborhood Development

- (b) The boundaries of said districts are shown on a map, which has been properly attested and placed on file with the parish clerk of court. This zoning district map, together with all notations, references, and other information thereon, is made a part of this article and has the same force and effect as if fully set forth or described herein.
- (c) Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning district map, the following rules apply:
- (1) Where district boundaries are indicated as following streets, highways, or alleys, the centerlines of such streets, highways, or alleys shall be construed to be such boundaries.
 - (2)

Where the land has been or may hereafter be divided into blocks and lots and where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

- (3) In un-subdivided property, the district boundary lines on the zoning district map shall be determined by use of the scale appearing on the map.
- (4) Where the boundary follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.
- (d) All areas which are under water and not shown as included within any district shall be subject to all of the regulations of the district adjacent to the water area.

(Ord. No. 2009-02-4099, § 24-63, 2-25-2009; Ord. No. 2015-01-4650, §§ 2, 3(24-63), 1-28-2015)

Sec. 115-181. - Districts and regulations.

(a) *Zoning District A-1 (Agricultural).*

- (1) *Permitted uses.* Ambulance substation; animal hospitals and kennels; boat landing, houses and docks; cemetery and/or mausoleum (if adjacent to and affiliated with church or other house of worship); church (or other house of worship); commercial stable and riding school; farms and farm-related buildings; fish hatchery; lumbering; nurseries (horticultural) and greenhouses; public and private schools (elementary and secondary only); public (government or special purpose district) uses; wetlands and other conservation areas; wildlife preserves.
- (2) *Accessory uses.* Roadside stands for sale of agricultural products, at least half of which are grown on premises. Off-road parking shall be provided for all employees and customers and the stand shall be set back at least 20 feet from all property lines and road rights-of-way. The stand shall not be more than 300 square feet in size.
- (3) *Permitted uses by special use/conditional use permit.* Airports; beekeeping; blacksmithing; communication towers; farm implement repair; extractive related industries (ethanol or other biofuels production, fish processing, meat processing, sawmill, sugarcane processing); oil and gas exploration; oil and gas pump transfer stations; outdoor shooting range; temporary seasonal fruit and vegetable sales.
- (4) *Requirements specific to A-1 (Agricultural District).*
 - a. An area zoned A-1 must comprise at least 25 acres. Smaller acreage is allowable only by following the special use/conditional use permit procedure as outlined in division 8 of this article.
 - b. Residential restrictions. Each landowner is allowed one single-family dwelling (including manufactured (mobile) home or modular home) on his property. Two additional dwellings are allowable. Any additional dwellings, subject to the stated criteria, require a special use/conditional use permit.

1. Housing for farm employees is allowed with the following restrictions:
 - (i) The farm is at least 25 acres; and anything less than 25 acres must prove that it is economically viable; and
 - (ii) It is only used to house farm laborers.
2. Minimum lot size; see R-1 requirements.
3. All board of health, sewer district, and any other applicable parish regulations must be strictly adhered to as to placement and number of dwellings.
4. Maximum height; 32 feet.
5. Yard requirements. Front yard - 20 feet; side yard - five feet on each side from property line or ten feet between structures; and rear yard - ten feet.

(b) *Zoning District R-1 (Single-Family Residential).*

- (1) *Permitted uses.* Single-family detached dwellings (one per lot); home occupations (see division 7 of this article); community recreation facilities (park, playground, pool, tennis courts); modular homes.
- (2) *Permitted uses by special use/conditional use permit.* Bed and breakfast homes; cemetery or mausoleum (if adjacent to and associated with a church or other house of worship); church (or other house of worship); communication towers; community and group homes; public and private elementary and secondary schools.
- (3) *Prohibited uses.* Manufactured (mobile) homes.
- (4) *Permitted signs.* On-premises signs shall be prohibited except as allowed for home occupations (see division 7 of this article).
- (5) *Requirements specific to R-1 (Single-Family Residential).*
 - a. Maximum building height: 32 feet (2½ floors).
 - b. Minimum lot areas.
 1. 75 feet wide and a total surface area of not less than 10,000 square feet with an effluent reduction field (mechanical plant with public or community water).
 2. 75 feet wide and a total surface area of not less than 12,000 square feet with an effluent reduction field (mechanical plant without public or community water). Private well must be a minimum of 50 feet from all components of sewer system.
 3. 75 feet wide and a total surface area of not less than 22,500 square feet (septic tank with or without public or community water). The septic tank and all components must be a minimum of 50 feet from a water well.
 4. 50 feet wide and a total surface area of not less than 6,000 square feet (private community sewer system or public sewer system with public water, community water or private well).

- c. Sewer and water mains shall be laid in separate trenches not less than six feet apart horizontally when installed in parallel.
- d. Yard requirements. Front yard - 20 feet; side yard - five feet on each side from property line or ten feet between structures; and rear yard - ten feet.

(6) *Review.* The development of any parcel of land being developed may be subject to review by the parish health unit and/or subject to the parish subdivision regulations which may result in more stringent regulations. The developer is responsible for following the proper procedures for development purposes. In addition, the developer may choose to place more restrictive lot sizes than those required in this article.

(c) *Zoning District R-2 (Mixed Residential).*

- (1) *Permitted uses.* Single-family detached dwellings (one per lot); manufactured (mobile) home (one per lot); modular home (one per lot); home occupations (see division 7 of this article); community recreational facilities (park, playground, pool, tennis courts);
- (2) *Permitted uses by special use/conditional use permit.* Bed and breakfast homes; cemetery or mausoleum (if adjacent to and associated with a church or other house of worship); church (or other house of worship); communication towers; community homes; manufactured (mobile) home subdivisions (lots for sale); public and private elementary and secondary schools.
- (3) *Permitted signs.* On-premises signs shall be prohibited, except as allowed for home occupations (see division 7 of this article).
- (4) *Requirements specific to R-2 (Mixed-Family Residential).*
 - a. Maximum building height: 32 feet (2½ floors).
 - b. Minimum lot areas:
 - 1. 75 feet wide and a total surface area of not less than 10,000 square feet with an effluent reduction field (mechanical plant with public or community water).
 - 2. 75 feet wide and a total surface are of not less than 12,000 square feet with an effluent reduction field (mechanical plant without public or community water). Private well must be a minimum of 50 feet from all components of sewer system.
 - 3. 75 feet wide and a total surface area of not less than 22,500 square feet (septic tank with or without public or community water). The septic tank and all components must be a minimum of 50 feet from a water well.
 - 4. 50 feet wide and a total surface area of not less than 6,000 square feet (private community sewer system or public sewer system with public water, community water or private well).

c.

Sewer and water mains shall be laid in separate trenches not less than six feet apart horizontally when installed in parallel.

d. Yard requirements: Front yard: 20 feet; side yard: five feet on each side from property line or ten feet between structures; and rear yard: ten feet.

(5) *Review.* The development of any parcel of land being developed may be subject to review by the parish health unit and/or subject to the parish subdivision regulations which may result in more stringent regulations. The developer is responsible for following the proper procedures for development purposes. In addition, the developer may choose to place more restrictive lot sizes than those required in this article.

(d) *Zoning District R-3 (Multi-Family).*

(1) *Permitted uses.* Apartments; condominiums; townhouses; duplex (two-family); triplex (three-family); fourplex (four-family); zero lot line homes; church (or other house of worship); community or group homes; nursing home (includes assisted living); community recreational facilities (park, playground, pool, and tennis courts).

(2) *Permitted uses by special use/conditional use permit.* Bed and breakfast homes; cemetery and/or mausoleum; club or lodge, communication towers; home occupations; public and private elementary and secondary schools.

(3) *Prohibited uses.* Any type of land use not listed above with the exception of any land uses allowed in more restrictive zoning districts.

(4) *Requirements specific to R-3 (Multi-Family).*

a. *Maximum building height.* Fifty feet.

b. *Minimum lot areas.*

1. 5,000 square feet per two-family unit (duplex).

2. 4,000 square feet for the first two units plus 1,000 square feet for each additional unit for multifamily dwellings.

3. 2,500 square feet per dwelling unit for condominiums and townhouses.

4. 3,500 square feet per dwelling unit for zero lot line homes.

c. *Parking requirements.* See division 6 of this article for parking requirements.

d. *Yard requirements.* Front yard: 20 feet; side yard: five feet on each side from property line or ten feet between structures; and rear yard: ten feet. For multi-family residences, condominiums, townhouses, and zero lot line homes, open yard space must equal 20 percent of the lot area with the remaining 80 percent reserved for buildings and parking.

(5) *Review.* The development of any parcel of land being developed may be subject to review by the parish health unit and/or subject to the parish subdivision regulations which may result in more stringent regulations. The developer is responsible for following the proper procedures

for development purposes. In addition, the developer may choose to place more restrictive lot sizes than those required in this article.

(e) *Zoning District R-4 (Manufactured (Mobile) Home Park).*

- (1) *Permitted uses.* Manufactured (mobile) home parks (rental spaces); manufactured (mobile) home subdivision (lots for sale); community recreational facilities (park, playground, pool, tennis courts); recreational vehicle parks (rental spaces).
- (2) *Permitted uses by special use/conditional use permit.* Communication towers.
- (3) *Requirements Specific to R-4 (Manufactured (Mobile) Home Park).*
 - a. *Minimum site size.* Each mobile home park shall consist of a minimum site area of three acres and shall be designated to accommodate a minimum of ten mobile homes.
 - b. *Maximum density.* No manufactured (mobile) home park shall exceed a maximum density of ten mobile home spaces per acre as determined by the total area bounded by the mobile home park property lines.
 - c. *Minimum lot areas.* 3,500 square feet per dwelling unit or as required by state health requirements.
 - d. *Parking requirements.* See division 6 of this article for parking requirements.
 - e. *Yard requirements.* Front yard: 20 feet; side yard: five feet on each side from property line or ten feet between structures; rear yard: ten feet; and open - minimum yards shall be used for open space and no home, projection therefrom (e.g., stairs or porch) or accessory use (e.g., storage shed) shall be allowed in this area.
- (4) *Review.* The development of any parcel of land being developed may be subject to review by the parish health unit and/or subject to the parish subdivision regulations and/or Sewerage District No. 1 which may result in more stringent regulations.

(f) *Zoning District C-1 (Commercial (Neighborhood Shopping) District).*

- (1) A neighborhood business district is a limited commercial district that contains small individual uses designed to serve the daily or frequent retail and service needs of the immediate neighborhood without any adverse effects. These districts are small and within a convenient distance of most of the areas they serve. Allowable uses are compatible with the scale of adjoining neighborhoods.
- (2) *Permitted uses.* Individual uses may not exceed 3,500 square feet. Hours of operation are limited to 6:00 a.m. to 10:00 p.m. All deliveries must be made within the allowable hours of operation.
 - a. *Retail sales.* Art gallery and supply store; book, greeting cards or stationery; camera and photographic supplies; candy and confectionary; coffee and/or pastry shop; cosmetics; convenience store (no gas pumps); drug store/pharmacy; health foods; hobby, toys, and

games; home health; ice cream/snowballs; news dealers/newsstand; optician/optical ware and supplies; sandwich shop (no alcohol sales); video sales/rentals (not including adult video stores).

b. *Services.* Alterations (tailor); animal grooming (non-boarding); barbershop; beauty shop; branch bank or credit union (branch with drive thru); dance or gymnastics studio; day-care center (child/elderly); dry cleaners (no on-site cleaning); laundromat; nail/tanning salon; photography studio; picture framing; travel agency; weight-loss clinic.

c. *Office uses.* Accounting; general; government; insurance; legal; medical/dental; real estate.

(3) Prohibited uses. Freestanding signs and billboards; any use not specifically permitted herein with the exception of any land uses allowed in more restrictive zoning districts.

(4) Requirements specific to C-1 (Commercial (Neighborhood Shopping) District).

a. Minimum lot areas.

1. 100 feet wide and a total surface area of not less than 12,000 square feet with an effluent reduction field (mechanical plant with public or community water).
2. 100 feet wide and a total surface area of not less than 12,000 square feet with an effluent reduction field (mechanical plant without public or community water). Private well must be a minimum of 50 feet from all components of sewer system.
3. 100 feet wide and a total surface area of not less than 22,500 square feet (septic tank with or without public or community water). The septic tank and all components must be a minimum of 50 feet from a water well.
4. 60 feet wide and a total surface area of not less than 8,500 square feet (private community sewer system or public sewer system with public water, community water or private well).

b. Maximum building height: 32 feet.

c. Lot requirements: Front - depth 25 feet; front - width none, provided the buildings are of fireproof construction; otherwise, a five-foot minimum side yard is required; rear - none, provided the buildings are of fireproof construction; otherwise, a five-foot minimum rear yard is required.

d. Additional requirements.

1. All parking requirements set forth in division 6 of this article must be met.
2. Any C-1 zoning district which abuts any residential district must provide a buffer in the form of a six-foot privacy fence or an approved solid landscape buffer. The fence must be a minimum of at least three feet from a fire hydrant.
- 3.

Any new commercial development of two or more lots (businesses) must conform to the parish subdivision regulations and be approved by the planning and zoning commission to ensure proper parking, delivery, egress and ingress. The requirements for approval may be greater than the stated setbacks or other requirements.

(g) *Zoning District C-2 (General Business).*

(1) *Permitted uses.*

- a. Retail sales. All uses permitted in C-1 Zoning District (Neighborhood Shopping District) and air conditioning sales and service; alarm systems; antiques; apparel and accessories; appliance sales/service; automobile, truck, and recreational vehicle/camper sales; automobile parts and repair; automobile service station; automobile, truck and trailer, lease and rentals; bait and tackle shop; bakery; bar/lounge; bicycle sales/service; boats and motors; cabinet shop and sales; carpet and tile; cellular phones; computers and software; convenience store (with self-service gasoline); department stores; detail shop; discount store; electrical supply store; farm and garden; farmers market; florist; furniture; gift, novelty or souvenirs; guns; hardware; home improvements; interior design shop; jewelry; leather and luggage; liquor; lumber yard; mini-storage units; motorcycles; music and musical equipment; nursery (plants); office supplies and equipment; paint and wallpaper; pawn shop; pet supplies; plumbing supply store; quick copy printing; radio, television, and consumer electronics; restaurant (with drive thru); seafood market; shoes; sign shop; specialty foods; sporting goods; supermarkets; surgical supplies; temporary outdoor sales (merchandise) ¹ ; temporary outdoor sales (seasonal) ¹ ; tire sales/minor auto repair; tobacco; and uniform sales.

¹ Temporary outdoor sales (merchandise and seasonal) require a special permit which limits hours and length of operation.

- b. Services. All services permitted in C-1 Zoning District (Neighborhood Shopping District) and ambulance substation; amusement arcade (conducted entirely in an enclosed building, adult entertainment expressly prohibited); amusement park; auto upholstery; animal hospital; animal kennel (open) ² ; bank; bowling alley; broadcasting studio (radio or television); building and maintenance service/janitorial maid service; car wash; carpet cleaning; check cashing; clubs or lodges; communications tower ² ; detailing shop; drive-through establishments (including liquor); dry cleaners; funeral home; furniture upholstery; golf driving range or batting cage; health clubs; home appliance repair; hotels or motels; laboratory, medical or dental; locksmith; machine/small motor repair; miniature golf; mini-warehouse storage facilities; movie theatre; pest control; race/dirt

track²; shoe repair; studio (professional work or teaching); taxidermist; taxi stand/dispatching; temporary outdoor entertainment or religious activity²; and water parks.

² Special permit required.

c. Offices. All offices permitted in C-1 Zoning District (Neighborhood Business Shopping District)

d. Wholesale sales are allowable.

(2) *Prohibited uses.* Freestanding signs and billboards; any use not specifically permitted herein with the exception of any land uses allowed in more restrictive zoning districts.

(3) *Requirements specific to C-2 (General Business).*

a. Minimum lot areas.

1. 100 feet wide and a total surface area of not less than 12,000 square feet with an effluent reduction field (mechanical plant with public or community water).
2. 100 feet wide and a total surface area of not less than 12,000 square feet with an effluent reduction field (mechanical plant without public or community water). Private well must be a minimum of 50 feet from all components of sewer system.
3. 100 feet wide and a total surface area of not less than 22,500 square feet (septic tank with or without public or community water). The septic tank and all components must be a minimum of 50 feet from a water well.
4. 60 feet wide and a total surface area of not less than 8,500 square feet (private community sewer system or public sewer system with public water, community water or private well).

b. Maximum building height - 50 feet.

c. Lot requirements: Front - depth 25 feet; front - width none, provided the buildings are of fireproof construction; otherwise, a five-foot minimum side yard is required; rear - none, provided the buildings are of fireproof construction; otherwise, a five-foot minimum rear yard is required.

d. Additional requirements:

1. All parking requirements set forth in division 6 of this article must be met.
2. Any C-2 zoning district which abuts any residential district must provide a buffer in the form of a six-foot privacy fence or an approved solid landscape buffer. The fence must be a minimum of at least three feet from a fire hydrant.
3. Any new commercial development of two or more lots (businesses) must conform to the parish subdivision regulations and be approved by the planning and zoning commission to ensure proper parking, delivery, egress and ingress. The requirements for approval may be greater than the stated setbacks or other requirements.

(h) **Light Industrial Zoning District (I-1).**

- (1) *Permitted uses.* All uses permitted in other zoning districts plus food processing (excluding rendering plants, fish and meat processing), millwork and furniture manufacturing, lumber and building material storage yards, tire recapping, wholesale and warehousing.
- (2) *Prohibited uses.* Heavy manufacturing uses such as the manufacturing of alcohol, ammonia, brick, cement or concrete, chemicals, fertilizers, lampblack, lime, oilcloth, paint, petroleum products, plastics, products from fish or animal refuse, soap, bulk storage of petroleum products, junkyard or processing of junk or scrap metal or automobile wrecking, railroad repair shops and railroad marshaling yards, any other use that will be injurious, hazardous, noxious or offensive to an extent equal to or greater than those enumerated.

(i) *Heavy Industrial Zoning District (I-2).*

- (1) *Permitted uses.* Any use in the light industrial district, equipment and services of all types, bulk storage of petroleum products not in excess of 300,000 gallons, concrete and concrete products manufacturing, junkyards or processing of junk or scrap metal or automobile wrecking, boat building, metal fabrication, food processing (including fish and meat processing), gravel terminals, rendering plants, machine shop, sheet metal and welding shops.
- (2) *Prohibited uses.* Dwellings (except living quarters for watchmen and caretakers), schools offering general education courses, churches; and any use injurious, hazardous, noxious or offensive to a neighborhood by reason of odor, smoke, dust, gas, fumes, glare, light, noise or vibration. The zoning director shall determine the noxiousness of any proposed and/or existing use which shall be subject to appeal to the board of adjustment.

(j) *Zoning District TND (Traditional Neighborhood Development).* This mixed-use district must be requested and developed according to the guidelines set forth in the parish subdivision regulations.

(Ord. No. 2009-02-4099, § 24-77, 2-25-2009; Ord. No. 2013-09-4480, § 2, 9-25-2013; Ord. No. 2015-01-4650, § 3(24-77), 1-28-2015)