

Versailles Business Park

A Planned Unit Development

Purpose

The Versailles Business Park is intended to provide suitable space for various types of business uses, thereby protecting and strengthening the economic base of the Parish, and decreasing the need for members of our bedroom community to cross the Lake for employment. It's location in the northwest quadrant of the major I-12 and Hwy 190 intersection is ideal for such a goal. The addition of a connector road from the current service road to Holiday Square Blvd. will offer alternative routes to residents in the surrounding area, thereby increasing the efficiency and effectiveness of traffic circulation both within and adjacent the development. The PUD concept allows the Business Park the flexibility to transition to larger buildings within the current HC-2 and HC-3 zonings adjacent to I-12, to smaller buildings near residential areas in addition to existing established substantial no cut/no clear to green space adjacent to residential. The most important environmental natural feature of the property, Bayou Monga, will remain undeveloped.

Permitted Uses

Retail and Service Uses

General Retail Stores
Food Store
Drug Store
Dry Cleaning
Home Improvement Store
Furniture Store
Garden Supply & Green Houses
Hardware Stores
Physical Culture & Health Establishments

Offices

General, multi-use office buildings including medical/professional/public

Residential Uses

Dwelling units located above business / office space not to exceed two stories in height.
Assisted and Independent Senior Living

Light Manufacturing and Assembly

Generally, those light manufacturing uses listed below, conducted in enclosed buildings, which do not create any danger to health and safety in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, lint, odor, heat or glare, than that which is generally associated with light industries of the types specifically permitted below:

Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, games, and electrical apparatus.
Packaging and processing of pre-manufactured items.
Manufacture of computer and high technology items.
Manufacture of ceramic products.
Laboratories, research, experimental or testing centers.
Outdoor storage associated with a permitted use provided that the occupied area is twenty (20) percent or less of the area of the developed site.
Printing, lithography and publishing establishments

Public, Private, or Business Educational Facilities

Private or Charter Elementary Schools
Institution of Fine Arts
Adult Education Proprietary Schools
Business College or Business Schools operated as a business enterprise

Public Uses

Police and Fire Stations
Public Utility Facilities (excluding sewer treatment and water treatment facilities)
Post Office
Museums and Libraries

Medical

Hospitals
Clinics
Veterinary clinics (limited to small animals) with no overnight accommodations
Urgent Care Facilities

Miscellaneous Uses

New and Used Automobile Dealerships
Churches, Temples and Synagogues
Restaurants and Restaurants with lounges
Branch Banks and Financial Institutions
Public and Private Auditoriums

Wholesale merchandise broker/agent including associated offices and storage facilities.
Funeral Home and Mausoleum
Day-Care Centers, Nursery Schools, pre-schools and kindergartens
Radio, Television and Motion Picture Studios and Broadcasting Stations
Clubs, Lodges, Fraternal & Religious Institutions, Meeting Halls
Hotels and Motels
Parcel post delivery stations
Service establishments catering to commerce and industry including professional office, linen supply, communication services, business machine services, canteen services, employment agencies, sign companies and similar uses.
Warehousing, wholesaling or distribution establishments (see size limitations in Areas 2 & 3)
Nightclubs, Bars and Lounges
Funeral Homes

Prohibited Uses and Structures

Chemical, paints, and fertilizer manufacturing
Disposal and or permanent storage of hazardous Waste.
Explosive manufacturing or storage.
Landfills for the disposal of solid wastes, hazardous, and / or toxic substances.
Paper pulp manufacturing
Petroleum refining.
Mobile homes for residential purposes
Repair establishment for the repair of new and used trucks / automobiles (except as associated with a new or used automobile dealership), motorcycles, and tractors, mobile homes, boats, automotive parts, and accessories, heavy machinery and equipment, farm building supplies, monuments and similar uses.
Transportation terminal including motor, bus or truck.
Mobile Homes sales.
Funerary Crematoriums, Cemeteries
Drive-In Movie Theaters
Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles.
Passenger Transportation Terminals
Auto body Shops (except as associated with a new or used automobile dealership)
Horse Riding and Training Stables
Kennels.
Public Elementary and High Schools

Prohibited Uses in Area 2 and 3

Area 2 consists of Lots 9-11 which abut the Versailles subdivision. Area 3 are lots 1-8 that front the proposed Versailles Business Parkway

Retail uses in excess of 15,000 SF

Police and Fire Stations

Hospitals

Automotive service station

Warehousing, Wholesaling & Distribution operations exceeding 50,000 SF

Deliveries between 7:00 PM and 7:00 AM prohibited for allowed warehouse, wholesaling & distribution operations

Lighted recreational fields

New and Used Car Dealerships

Night Clubs, Bars, and Lounges

Additional Prohibited in Area 2 only

Hotels & Motels (except allowed on Lot 9 with additional "No Cut/No Clear" buffering of 25')

Public or Private Auditoriums