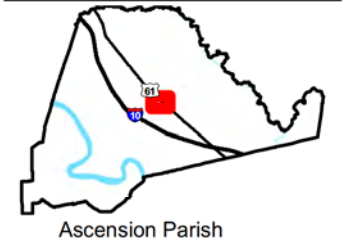


Exhibit B. Britco Site Zoning Documents

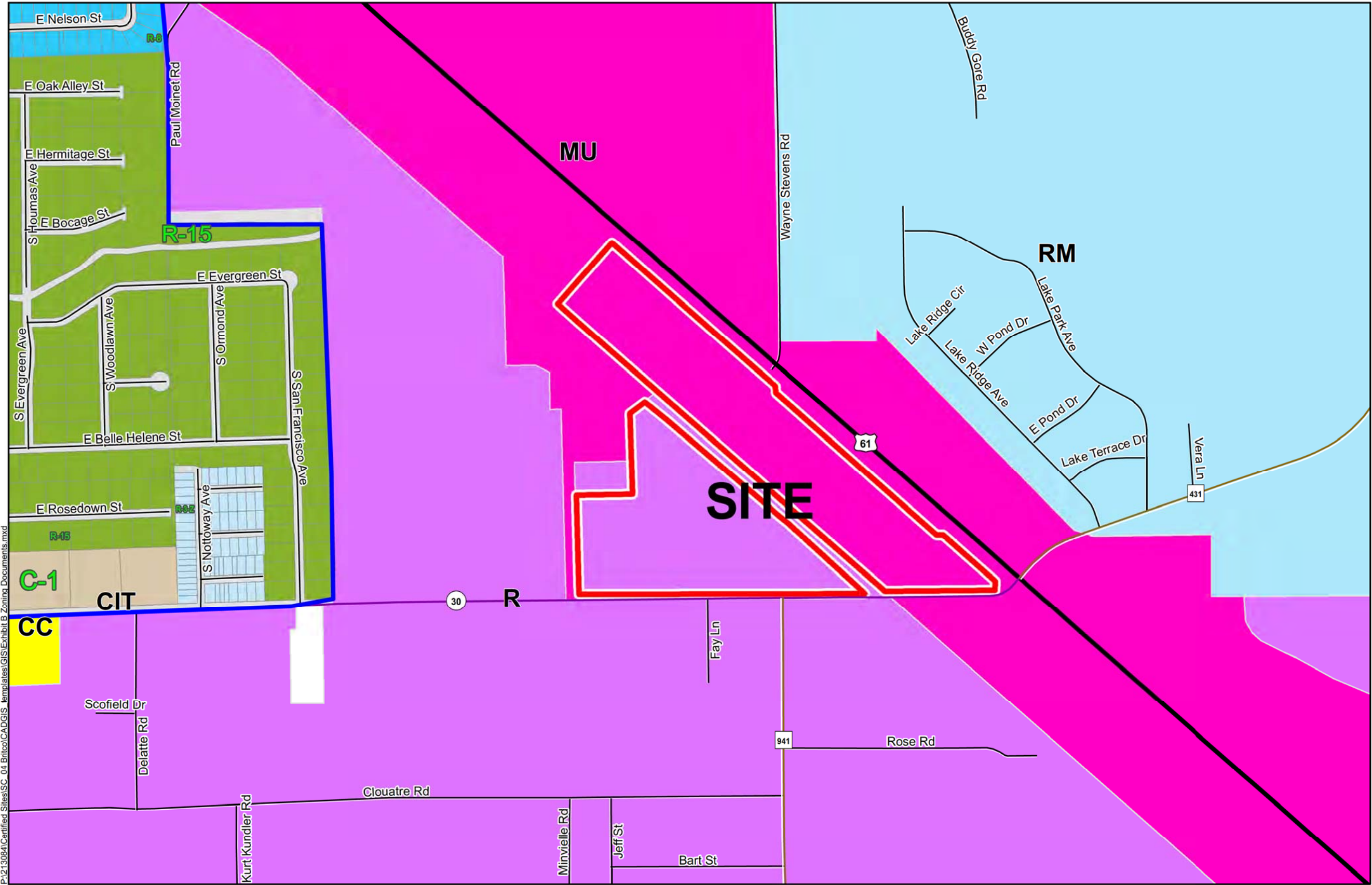
Current Zoning Map
Britco Site
Ascension Parish, LA

AEDC

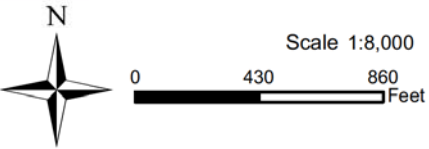


LEGEND

- Site Boundary (68.13 Acres +/-)
- Ascension Parish Zoning**
 - Crossroad Commercial (CC)
 - Incorporated Area (CIT)
 - Mixed Use Corridor (MU)
 - Rural (R)
 - Medium Intensity (RM)
- City of Gonzales Zoning**
 - C-1 - Commercial 1
 - R-15
 - R-3-Z
 - R-8
- Existing Roadway
 - US Highway
 - Urban State Highway
 - Rural State Highway
 - Local Roads
- City of Gonzales Boundary



General Notes:
1. 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.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at ftp2.census.gov/geo/tiger/TIGER2013.
3. Ascension Parish Zoning layer from Ascension Parish.
No attempt has been made by CSRS, Inc. to verify zoning depicted and there are no guarantees of accuracy. User is encouraged to contact Ascension Parish Zoning for official determination.



Baton Rouge Area Chamber.
Date: 10/27/2014
Project Number: 213084.20.002
Drawn By: MMS
Checked By: TMG

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PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



APPENDIX II DEVELOPMENT CODE

☐ Britco Site Zoning

Contents:

17-201.	General Provisions of Development and zoning	5
17-2010.	Zoning Districts	13
17-2011.	Map of Zoning and Overlay Guidelines	14
17-2012.	Mixed Use Corridors (MU) and (MU2)	15
17-2013.	Heavy Industrial (HI).....	16
17-2014.	Crossroad Commercial District (CC)	16
17-2015.	Medium Intensity Residential District (RM).....	16
17-2016.	Medium Industrial (MI).....	17
17-2017.	Light Industrial (LI).....	18
17-2018.	Airport District (A).....	21
17-2019.	Rural District (R)	21
17-2020.	Conservation District (C).....	21
17-2030.	Overlay Zones	23
17-2031.	Flood Hazard Overlay Zone	24
17-2032.	Designation of Waste Sites.....	24
17-2033.	Historic Site Overlay Zone	25
17-2034.	Scenic Rural Highways Overlay Zone	29
17-2035.	Neighborhood Business Overlay Zone.....	30
17-2036.	Airport Overlay Zone	35
17-2037.	Chemical Emergency overlay zone - reserved	44
17-2038.	Reserved	44
17-2039.	Industrial Designation overlay zone - reserved	44
17-2040.	Specific Use Criteria	47
17-2041.	Secondary Family Residences	47
17-2042.	Bed & Breakfast	47
17-2043.	Tall Structures.....	47
17-2044.	Commercial and Industrial Storage Standards	57
17-2045.	Apartments.....	58
17-2046.	Manufactured Housing and Mobile Home Standards	58
17-2047.	Group Home Standards	60
17-2048.	Home Occupation Standards	62
17-2049.	Adult Business Standards	64
17-2050.	Alcohol Beverage Business Standards	66
17-2060.	Drainage and Traffic	69

17-2012. Mixed Use Corridors (MU) and (MU2)

A. Mixed Use (MU)

1. This district is 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 the public safety. High density residential development should include apartment buildings and townhouses. Commercial development should be concentrated or “clustered” at strategic sites in relation to population centers, other commercial sites, and adequate roads.
2. Commentary: This district is designed to concentrate the most intensive residential and commercial development along the major arteries of the parish. By encouraging concentrated, cluster development, the Commission will minimize the infrastructure costs and manage public safety risks most appropriately. In addition, commercial development should use shared access to parking lots and shared parking lots in order to minimize traffic congestion and sprawl along the parish roadways. While this district allows many varied uses, the district should develop with adequate buffering, careful traffic planning, and appropriate lighting plans to minimize any nuisance between uses.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

B. Mixed Use 2 (MU2)

1. The District is characterized by the allowance of limited commercial, retail and service establishments in areas where the surrounding neighborhood is predominantly residential and the character and operation of which are compatible with the character of the surrounding area.
2. Commentary: This district is designed to allow for commercial, retail and service establishments which are compatible and do not adversely impact the surrounding residential neighborhoods.

(DC03-01, 1/9/03; DC09-01, 2/5/09; DC09-09, 12/17/09)

17-2018. Airport District (A)

- A.** The Airport District shall be comprised of the property which constitutes the Louisiana Regional Airport, and more particularly described in an ordinance passed by the Ascension Parish Council at a regular meeting on February 1, 2001.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

- B.** Commentary: The legal description of the Airport District is set forth in an ordinance passed by the Ascension Parish Council on February 1, 2001. This legal description is incorporated into the Development Code by reference.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

17-2019. Rural District (R)

- A.** This district is designated for low-density residential development in rural areas and small pockets of commercial development to service neighborhood needs. The area is generally characterized by rural roads and a lack of utilities.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

- B.** Commentary: This district should develop consistent with the rural character of the parish. Commercial development should be low intensity carefully planned so as not to disrupt the rural character of the district. Careless commercial development, “suburban sprawl”, represents both a nuisance to current landowners and jeopardizes property values. In addition, haphazard subSection development in the more rural parts of the parish will stretch the parish’s limited road, police and fire budgets. The parish cannot afford to service large concentrations of residential development in this district.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

17-2020. Conservation District (C)

- A.** This area is designated to conserve the major environmental assets of the parish. The district is intended for single family residential development and limited commercial development.

- B.** Commentary: This district includes the most rural parts of the parish. These areas are not only environmentally fragile, they are not served by roads which can handle large traffic increases.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

**TABLE B
SITE REQUIREMENTS BY DISTRICT
RESIDENTIAL**

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER (4)	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER (4)	MINIMUM FRONT SETBACK (FEET) (2) (3)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (2)	MINIMUM SIDE SETBACK (FEET) (2)	MAXIMUM BLDG HEIGHT (FEET)
MU Mix Use Corridors	Single Family 8 Duplex, Zero lot line 10 Townhouses— Comply with subdivision regulations Mobile Home Park Comply with mobile home regulations Multi family residential 20 (1)	Single Family 7,200 sq. ft. Townhouses— 1,440 sq. ft. Duplex 8,000 sq. ft. Zero lot line— 4,000 sq. ft. Multi family residential 43,560	Single Family 50 ft. Zero lot line 40 ft. Duplex, Multi family residential 80 ft. Townhouses 18 ft.	NA NA NA NA	25 ft. or 20' for TH	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5 ft. Zero lot line 0 one side; 5 opposite Townhouses Comply with subdivision regulations Multi Family/Apart 20	35 ft.
MU2 Mixed Use Corridors	Single Family 4 Townhouses— Comply with subdivision regulations	Single Family 7,200 sq. ft. Townhouses— 1,440 sq. ft.	Single Family 50 ft. Townhouses 18 ft.	NA NA	25 ft or 20' for TH	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5 ft. Townhouses Comply with subdivision regulations	35 ft.
CC Crossroad Commercial	Single Family 8 Duplex, Zero lot line 10 Townhouse—Comply with subdivision regulation Mobile Home Park Comply with mobile home regulation Multi family residential 20 (1)	Single Family 7,200 sq. ft. Zero lot line 4,000 sq. ft. Townhouses— 1,440 sq. ft. Duplex 8,000 sq. ft. Multi family residential— 43,560 sq. ft.	Single Family 50 feet Zero lot line 40 ft. Townhouses 18 ft. Duplex, Multi family residential 80 ft.	NA NA NA NA	25 ft. or 20' for TH	55 ft. or 75 ft. from centerline of any State Hwy	20 ft	Single Family 5 ft. Zero lot line 0 one side; 5 opposite Townhouses Comply with subdivision regulations Multi Family/Apart 20	35 ft

(1) Maximum number of dwelling units for an entire apartment complex is 48 units; 30 percent of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessory structure being 20'; a six foot fence is required around sides and rear of an apartment development.

(2) The above setbacks are measured from the closest part of a building or structure including but not limited to eaves, overhangs, or cantilevered features to the closest property line or vehicle use corridor(s), whichever is closest to the structure.

(3) On lots fronting on turning circles, t-turnarounds and street corners, the front yard may be reduced to one-half (½) the required front yard.

(4) Measured width at minimum building line.

TABLE B
SITE REQUIREMENTS BY DISTRICT
RESIDENTIAL

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER (4)	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER (4)	MINIMUM FRONT SETBACK (FEET) (2) (3)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (2)	MINIMUM SIDE SETBACK (FEET) (2)	MAXIMUM BLDG HEIGHT (FEET)
RM Medium Intensity Residential	Single Family units 3	Single Family *16,000 Open Ditch St. Design **14,000 Curb & Gutter St. Design **10,500	Single Family 90 ft. Open Ditch 90 ft. Curb & Gutter 70 ft.	90 ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5	35 ft.
R Rural	Single Family 2	Single Family 20,000 sq. ft	Single Family 100 ft.	Single Family 100 ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft
C Conservation	Single Family 1	Single Family 43,560 sq. ft.	Single Family 100 ft	Single Family 100 sq. Ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft.
LI Light Industrial	NONE	Single Family 43,560 sq. ft.	NONE	Detached – 80 ft.	25 ft.	55 ft. or 75 ft. from centerline of State Hwy	20 Ft.	10 ft.	NONE
MI Medium Industrial	NONE	Single Family 87,000 sq. ft. (1)	Single Family 100 ft.	Single Family 80 ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 Ft.	10 ft.	NONE
HI Heavy Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

* With Out Central Sewer ** With Central Sewer

(1) Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions.

(2) Maximum number of dwelling units for an entire apartment complex is 48 units; 30 percent of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessory structure being 20'; a six foot solid fence is required around sides and rear of an apartment development.

(3) On lots fronting on turning circles, t-turnarounds and street corners, the front yard may be reduced to one-half (½) the required front yard.

(4) Measured width at minimum building line.

TABLE B
SITE REQUIREMENTS BY DISTRICT
COMMERCIAL

DISTRICT	MAXIMUM FLOOR AREA (SQUARE FEET)	MINIMUM LOT SIZE (SQUARE FEET)	MINIMUM LOT FRONTAGE (FEET)	MINIMUM FRONT SETBACK FROM PROPERTY LINE (FEET)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (FEET)	MINIMUM SIDE SETBACK (FEET)	MAXIMUM BLDG HEIGHT (FEET)
MU Mix Use Corridors	NONE	16,000	80 (1)	25	55	15	10	35
MU2 Mixed Use Corridors	NONE (3)	16,000	80 (1)	25	55	15	10	35
CC Crossroad Commercial	10,000	16,000	80 (1)	25	55	15	10	35
RM Medium Intensity Residential	NA	NA	NA	NA	NA	NA	NA	NA
R Rural	NA	NA	NA	NA	NA	NA	NA	NA
C Conservation	NA	NA	NA	NA	NA	NA	NA	NA
LI Light Industrial	NONE	10,000	100	25	55	15	10	35
MI Medium Industrial	NONE	10,000	100	25	55	15	10	35
HI Heavy Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

(1) Measured width at minimum building line.

(2) Property which has frontage on any state highway shall have a minimum front setback of 75' measured from the centerline of the highway.

(3) 8500 Maximum floor area per building.