

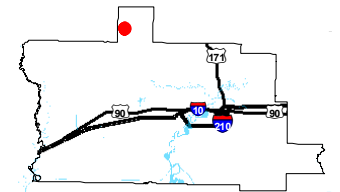
Exhibit H. Dequincy Industrial Park Zoning Map & Documents



Dequincy Industrial Park Zoning Map & Documents

Dequincy Industrial Park
Calcasieu Parish, LA

SWLA



Calcasieu Parish

LEGEND

- Site Boundary
- Ground Elevation Contours
- Dequincy Airport Cone of Influence
- Dequincy Airport Cone of Influence
- City of Dequincy Zoning
- Commercial District
- Calcasieu Parish Zoning
- A1 -Agricultural District
- I2 - Heavy Industrial District
- RMHP - Manufactured Home Park District
- Existing Roadway
- 4-Lane State Highway
- Local Roads
- Stream
- Railroad



Date: 8/1/2019
Project Number: 214135
Drawn By: DWC
Checked By: EEB



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P:\214135\SWLA Certified Sites\Dequincy Industrial Park\CAD\GIS templates\GIS\Exhibit C. Dequincy Industrial Park Zoning Map & Documents.mxd

- 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 <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
 3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 4. Zoning data derived from <https://www.cppj.net/services/planning-development/planning-and-zoning>.



Scale 1:5,000
0 260 520 Feet

Dequincy Industrial Park Zoning Map & Documents

Sec. 26-35. - Minimum requirements.

The schedule of regulations and the notes appended thereto, included herewith as chart A, applying to the uses of land and building, the height of buildings, the coverage of lots, the yards and other open spaces to be provided, contiguous to or in connection with buildings, the area of lots and all other matter contained therein, as indicated for the various districts, are hereby adopted and declared to be a part of this chapter and may be amended in the same manner as any other part of this chapter. The regulations listed for each district as designated, reading from left to right across the schedule, and in all notes appended thereto, are hereby adopted and prescribed for such district, subject to the provisions of article III, unless otherwise indicated, and shall be deemed to be the minimum requirements in every instance of their application. See appendix for minimum level of service standards and service area map. Chart A is as follows:

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; borrow-pits; communication towers; fourplexes; institutions; off-premises 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

Minimum lot area —

Within 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 one-half ($\frac{1}{2}$) acre with a minimum of one hundred (100) feet of frontage.
- (2) Developments of ten (10) lots or less, with individual sewerage disposal systems, the minimum size of lots shall be:
 - a. One-half ($\frac{1}{2}$) acre with minimum of one hundred (100) feet of frontage with public or community water.
 - b. One-half ($\frac{1}{2}$) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.
- (3) Developments of more than ten (10) lots, with individual sewerage disposal systems, the minimum size of lots shall be:
 - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
 - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

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 one hundred (100) feet wide and one-half ($\frac{1}{2}$) acre.
- (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
 - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
 - b. One (1) acre with minimum of one hundred twenty-five (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: R-1 (SINGLE-FAMILY RESIDENTIAL)

Permitted uses —Accessory uses; churches; community homes; home occupations; low-intensive recreational facilities; museums; ponds; private schools (except business and trade); public uses; single family detached dwellings (one (1) per lot excluding manufactured homes); and temporary building used in connection with construction for a period of six (6) months.

Permitted as exceptions by planning and zoning board —Bed and breakfast homes; borrow-pits; communication towers, day cares; detached barber/beauty shops; institutions; public and private schools; railroads; single unit manufactured homes; single unit modular homes; and temporary commercial amusements.

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

Maximum floor area —None.

Maximum height of main building —Thirty-five (35) feet.

Minimum lot area for development —

Within 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 sixty (60) feet wide and seven thousand five hundred (7,500) square feet.
- (2) Developments of ten (10) lots or less, with individual sewerage disposal systems, the minimum size of lots shall be:
 - a. One hundred (100) feet wide and sixteen thousand (16,000) square feet (mechanical plant with public or community water).
 - b. One hundred (100) feet wide and twenty-two thousand five hundred (22,500) square feet (septic tank with public or community water).
 - c. One hundred twenty-five (125) feet wide and sixteen thousand (16,000) square feet (mechanical plant with private water well).
 - d. One hundred twenty-five (125) feet wide and twenty-two thousand five hundred (22,500) square feet (septic tank with private water well).

- (3) Developments of more than ten (10) lots, with individual sewerage disposal systems, the minimum size of lots shall be:
 - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
 - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

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 sixty (60) feet wide and seven thousand five hundred (7,500) square feet.
- (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
 - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
 - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

Yard requirements —

Front yard—Thirty (30) feet.

Side yard—Five (5) feet on each side.

Rear yard—Fifteen (15) feet.

Note —All accessory buildings are subject to article III, division 7.

ZONING DISTRICT: R-2 (MIXED RESIDENTIAL)

Permitted uses —Accessory uses; churches; community homes; duplexes (one (1) per lot); home occupations; low-intensive recreational facilities; manufactured home (one (1) per lot); manufactured home subdivisions (lots for sale); modular home (one (1) per lot); museums; ponds; private schools (except business and trade); public uses; single family detached dwellings (one (1) per lot); and temporary building used in connection with construction for a period of six (6) months.

Permitted as exceptions by planning and zoning board —Bed and breakfast homes; borrow-pits; communication towers; day cares; detached barber/beauty shops; fourplexes (one (1) per lot); institutions; public and private schools; railroads; temporary commercial amusements; and triplexes (one (1) per lot).

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

Maximum floor area —None.

Maximum height of main building —Thirty-five (35) feet.

Minimum lot area for development —

Within 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 sixty (60) feet wide and seven thousand five hundred (7,500) square feet.
- (2) Developments of ten (10) lots or less, with individual sewerage disposal systems, the minimum size of lots shall be:

- a. One hundred (100) feet wide and sixteen thousand (16,000) square feet (mechanical plant with public or community water).
 - b. One hundred (100) feet wide and twenty-two thousand five hundred (22,500) square feet (septic tank with public or community water).
 - c. One hundred twenty-five (125) feet wide and sixteen thousand (16,000) square feet (mechanical plant with private water well).
 - d. One hundred twenty-five (125) feet wide and twenty-two thousand five hundred (22,500) square feet (septic tank with private water well).
- (3) Developments of more than ten (10) lots, with individual sewerage disposal systems, the minimum size of lots shall be:
- a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
 - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

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 sixty (60) feet wide and seven thousand five hundred (7,500) square feet.
- (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
 - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
 - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

Yard requirements —

Front yard—Twenty-five (25) feet.

Side yard—three and one-half (3½) feet on each side.

Rear yard—Fifteen (15) feet.

Note —All accessory buildings are subject to article III, division 7.

ZONING DISTRICT: R-M
(MULTI-FAMILY RESIDENTIAL)

Permitted uses —Apartments, bed and breakfasts homes; boarding houses; churches; cemeteries; clubs; cluster housing; college or university dormitories; community homes; condominiums; duplexes; fourplexes; fraternity or sorority houses; home occupations; institutions; low-intensive recreational facilities; mausoleums; modular homes; museums; ponds; private schools (except business and trade); public uses; single-family detached dwellings (excluding manufactured homes); temporary building used in connection with construction for a period of six (60) months; townhouses; and triplexes.

Permitted as exceptions by planning and zoning board —Borrow-pits; communication towers; day cares; detached barber/beauty shops; institutions; professional offices; railroads; and temporary commercial amusements.

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

Maximum floor area —None

Maximum height of main building —Fifty (50) feet.

Minimum lot area —Seven (7) units per acre.

Yard requirements —

Front yard—Twenty (20) feet.

Side yard—Two and one-half (2½) feet on each side.

Rear yard—Fifteen (15) feet.

Note —All accessory buildings are subject to article III, division 7.

ZONING DISTRICT: R-MHP
(MANUFACTURED HOME PARK)

Permitted uses —Same as R-M; plus accessory uses; cemeteries; churches; duplexes (one (1) per lot); home occupations; institutions; low-intensive recreational facilities; manufactured home parks (rental spaces); manufactured home subdivision (lots for sale); mausoleums; museums; private schools (except business or trade); public uses; single family detached dwellings; single unit manufactured homes (one (1) per lot); and single unit modular homes (one (1) per lot).

Permitted as exceptions by planning and zoning board —Airports; borrow-pits; business and professional offices; communication towers; convenience stores; day cares; detached barber/beauty shops; drug stores; institutions; personal service shops; public and private utilities; railroads; and temporary commercial amusements.

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

Maximum floor area —None

Minimum lot area— Five thousand (5,000) square feet and fifty (50) feet in width per unit for manufactured home park.

For manufactured home subdivisions, the minimum lot size shall be the same as residential lots for single-family dwellings. See A-1 (agricultural) or R-2 (mixed residential).

Maximum height of main building —50 feet.

Yard requirements—

Front yard—Fifteen (15) feet.

Side yard—Three and one-half (3½) feet on each side.

Rear yard—Five (5) feet.

Screening/fences— May be required subject to article III, division 6.

Note —All accessory buildings are subject to article III, division 7.

ZONING DISTRICT: R-RVP
(RECREATIONAL VEHICLE PARK)

Permitted uses —Accessory uses; churches; low-intensive recreational facilities; manufactured home parks (rental spaces); manufactured home subdivision (lots for sale); museums; ponds; recreational vehicle parks (rental spaces); single-family detached dwellings; single-unit manufactured homes (one (1) per lot); and single-unit modular homes (one (1) per lot).

Permitted as exceptions by planning and zoning board —Bed and breakfast homes; borrow-pits; business and professional offices; communication towers; convenience stores; day cares; detached barber/beauty shops; drug stores; duplexes (one (1) per lot); personal service shops; public and private utilities; railroads; and temporary commercial amusements.

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

Maximum floor area —None.

Minimum lot area— Two thousand (2,000) square feet and twenty-five (25) feet in width per unit for recreational vehicle park; five thousand (5,000) square feet and fifty (50) feet in width per unit for manufactured home park.

For subdivisions, the minimum lot size shall be the same as residential lots for single-family dwellings. See A-1 (agricultural) or R-2 (mixed residential).

Maximum height of main building —Fifty (50) feet.

Yard requirements—

Front yard—Fifteen (15) feet.

Side yard—Three and one-half (3½) feet.

Rear yard—Five (5) feet.

Screening/fences —May be required subject to article III, division 6.

Note —All accessory buildings are subject to article III, division 7.

ZONING DISTRICT: C-1 (LIGHT COMMERCIAL)

Permitted uses —Animal hospitals; bakeries; business and professional offices; catering and delicatessen services; churches; cleaning and dyeing of garments; convenience stores; day cares; drug stores; fix-it shops; funeral homes; kennels; laundromats; nurseries (horticultural); personal service shops; ponds; public uses; restaurants (no alcoholic beverages consumed on premises); seasonal fireworks stand; similar retail stores for convenience of neighboring residents; and studios.

Permitted as exceptions by planning and zoning board —All residential uses; billboards; borrow-pits; communication towers; dwelling for resident watchman or caretaker employed on premises; institutions; intensive recreational facilities; mini-warehouses; parking lots for business uses within three hundred (300) feet of district boundary; and railroads.

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

Maximum floor area —Six thousand five hundred (6,500) square feet where more than one (1) use is located in one (1) district; eight thousand (8,000) square feet is maximum combined total floor area.

Minimum lot area —Five thousand (5,000) square feet.

Maximum height of main building —Fifty (50) feet.

Yard requirements —

Front yard—Twenty (20) feet.

Side yard—None.

Rear yard—None.

ZONING DISTRICT: C-2 (GENERAL COMMERCIAL)

Permitted uses —Same as C-1, plus auditoriums and convention centers; auto/truck sales, service, and rental; boat sales and service (wholesale and retail); business schools; car washes; community-based recycling facilities; farm equipment sales, service and rental; farmer's market; gasoline stations; hotels and motels; institutions; intensive recreational facilities; janitorial service; (wholesale and retail); laundries and linen services; light manufacturing; lounges, mini-warehouses; neighborhood shopping;

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; parking lots for business uses within three hundred (300) feet of district boundary; solid waste sites, excluding sanitary landfills; and workforce housing.

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; parking lots for business uses within three hundred (300) feet of district boundary; solid waste sites, excluding sanitary landfills; and workforce housing.

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-2R
(HEAVY INDUSTRIAL RESTRICTED)**

Permitted uses —Same as I-2; plus, solid waste sanitary landfill sites; industrial solid waste facility sites; solid waste recovery or recycling sites; refuse derived energy sites; solid and industrial waste incinerator sites; infectious waste sites; commercial salt water injection well sites; commercial facility sites for offsite storage, treatment, and/or disposal of non hazardous oil field waste. These additional uses shall be in accordance with definitions of "Louisiana Solid Waste Rules and Regulations" and "Statewide Order 29-B" as they may be amended from time to time.

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.

Floor area, lot area, building height and yard or buffer requirements —Permissible floor areas, lot areas, height of main buildings, and yard or buffer requirements shall be established by the division of planning and development and implemented through the development permit process.

**ZONING DISTRICT: I-3
(HAZARDOUS INDUSTRIAL)**

Permitted uses —Same as I-2R; plus hazardous waste facility; nuclear power plant; nuclear disposal sites. These additional uses shall be defined in accordance with the "Hazardous Waste Management Plan" of the State of Louisiana as it may be amended from time to time.

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

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

Floor area, lot area, building height and yard or buffer requirements —Permissible floor areas, lot areas, height of main buildings, and yard or buffer requirements shall be established by the division of planning and development and implemented through the development permit process.

Buffer strip —One-third (1/3) of the total acreage must be utilized as a buffer strip.

(Ord. No. 6143, § II, 12-6-12; Ord. No. 6311, §§ 3, 4, 1-23-14; Ord. No. 6675, §§ 2—4, 3-24-16; Ord. No. 6694, § 3, 4-21-16)