

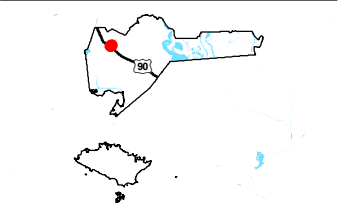
Exhibit C. Progress Point Site Zoning Map & Documents



Progress Point Site Zoning Map & Documents

Progress Point Site
Iberia Parish, LA

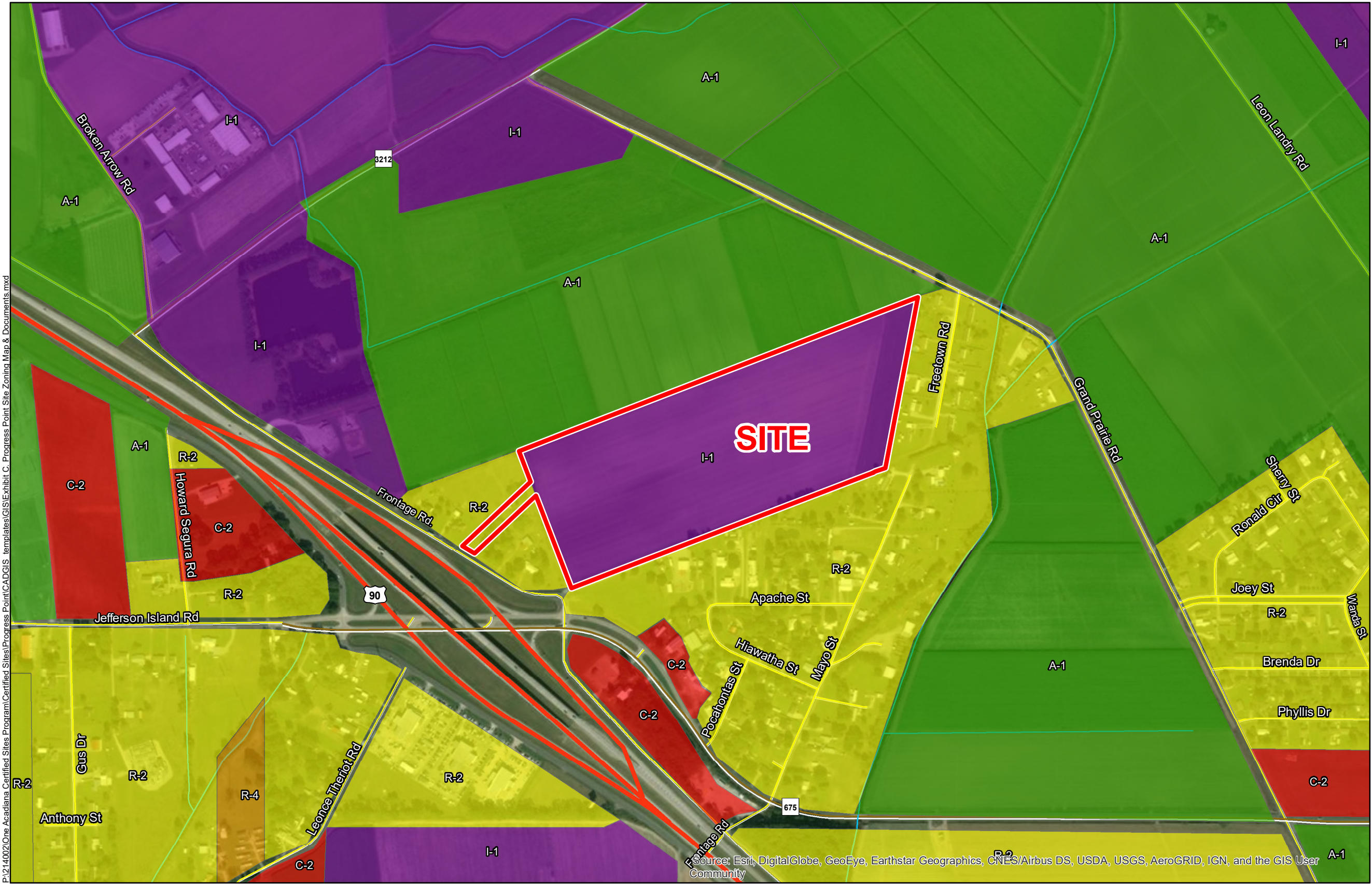
One Acadiana



Iberia Parish

LEGEND

- Site Boundary
- Iberia Parish Zoning
 - A-1 - Agricultural District
 - C-2 - Commercial (General Business)
 - I-1 - Industrial District
 - R-2 - Mixed Residential District
 - R-4 - Manufactured (Mobile) Home Park District
- Existing Roadway
 - US Highway
 - Rural State Highway
 - Local Roads
 - Stream



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 <http://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. Iberia Parish Zoning derived from map found at <http://www.iberiaparishgovernment.com/forms/zoning/zoningwebmap.html>.



Date:	4/13/2018
Project Number:	214002
Drawn By:	EEB
Checked By:	TMK



Progress Point Site Zoning Map & Documents

for development purposes. In addition, the developer (s) may chose to place more restrictive lot sizes than those required in this ordinance.

(C) Zoning District R-2 (Mixed Residential)

Permitted Uses: Single- family detached dwelling (one (1) per lot); manufactured (mobile) home (one (1) per lot); modular home (one (1) per lot); home occupations (see Article VII); community recreational facilities (park, playground, pool, tennis courts);

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.

Permitted Signs: On-premises signs shall be prohibited except as allowed for home occupations (See Article VII).

Requirements Specific to R-2 (Mixed-Family Residential)

(1) Maximum building height – 32 feet (two and one-half floors)

(2) Minimum Lot Areas

- a. Seventy-five (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).
- b. Seventy-five (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 fifty (50) feet from all components of the sewer system.
- c. Seventy-five (75) feet wide and a total surface area of not less than 22,5000 square feet (septic tank with or without public or community water). The septic tank and all components must be a minimum of fifty (50) feet from a water well.
- d. Fifty (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).

(3) Sewer and water mains shall be laid in separate trenches not less than six (6) feet apart horizontally when installed in parallel.

(4) Yard requirements: Front yard – 20 feet; Side yard – 5 feet on each side from property line or 10 feet between structures; and Rear yard – 10 feet.

The development of any parcel of land being developed may be subject to review by the Iberia Parish Health Unit and/or subject to the Iberia Parish Subdivision Regulations which may result in more stringent regulations. The developer (s) is responsible for following the proper procedures

(3) Lot Requirements: Front – depth 25 feet: Front – width none, provided the buildings are of fireproof construction; otherwise, a five (5) foot minimum side yard is required; Rear – none, provided the buildings are of fireproof construction; otherwise, a five (5) foot minimum rear yard is required.

(4) Additional requirements:

(a) All parking requirements set forth in this Ordinance must be met (See Division VI).

(b) Any C-2 Zoning District which abuts any residential district must provide a buffer in the form of a six (6) foot privacy fence or an approved solid landscape buffer. The fence must be a minimum of at least three (3) feet from a fire hydrant.

(c) Any new commercial development of two (2) or more lots (businesses) must conform to the Iberia 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) Zoning District I-1 (Industrial District)

Permitted Uses:

(1) Airport and/or crop dusting service; beverage blending and bottling; bulk material storage, sales and manufacture (cement, lime, sand, gravel, shell, lumber); communication towers; contractor shop and storage yard; food manufacturing and processing; ice manufacture; industrial and vocational training school; iron fabrication and storage; laboratories (research and experimental); leather goods manufacture; mechanical assembly and repair; mobile home refurbishing and repair; monument processing, shaping and sales; oil well drilling and service companies; paper products manufacture; pipe fabrication; sandblasting shops; seafood processing; shipping container manufacturing; textile related manufacturing; tire recycling and storage processing facilities; transit vehicle storage and servicing; truck terminals; water well service and drilling company; welding and machine shops; wholesale distributors; woodwork manufacturing; and other normally accepted light industrial uses.

Permitted Uses by Special Use/Conditional Use Permit (See Article VIII)

(1) Chemical processing and storage; commercial facility sites for offsite storage; commercial and industrial machine sales; commercial saltwater injection well sites; industrial solid waste facility sites; infectious waste sites; refuse derived energy sites; solid and industrial waste

incinerator sites; solid waste recovery or recycling sites; solid waste sanitary landfill sites; and treatment and disposal of non-hazardous oil field waste.

Requirements Specific to I-1 (Industrial District)

(1) Floor Area – No limit

(2) Lot Area – Conformity to all State and Parish Regulations regarding water and sewer

(3) Parking Requirements – See Article VI of this Article

(4) Buffer Requirements - Any industrial use in an I-1 Zoning District abutting another zoning classification must provide a buffer in the form of an eight (8) foot privacy fence or an approved solid landscape buffer.

(5) Floor Area, Lot Area, Building Height, Parking Requirements, and Yard Buffer Requirements
These shall be established as part of the Special Use/Conditional Use Permit process and conform to all other State and Parish requirements and regulations.

(I) Zoning District TND (Traditional Neighborhood Development)

This mixed use district must be requested and developed according to the guidelines set forth in the Iberia Parish Subdivision Regulations.