

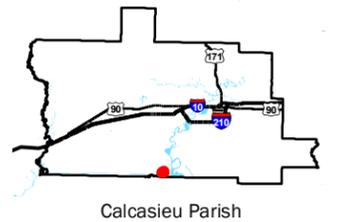


Exhibit H. West Calcasieu Port Site Zoning Map & Documents

West Calcasieu Port Site Zoning Map & Documents

West Calcasieu Port Site
Calcasieu Parish, LA

SWLA



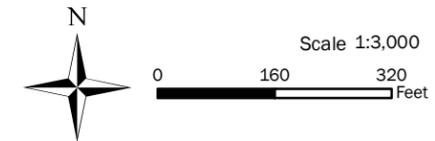
LEGEND

- Site Boundary
- Calcasieu Parish Zoning**
- A1 - Rural Agricultural
- I2 - Heavy Industrial
- R2 - Mixed Residential
- Existing Roadway**
- 4-Lane State Highway
- Local



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- 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. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 5. Zoning data derived from <https://www.cppj.net/services/planning-development/planning-and-zoning>



Date: 10/31/2019
Project Number: 213151
Drawn By: EEB
Checked By: TMG



West Calcasieu Port Site 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: 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.

(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)

ZONING DISTRICT: R-2
(MIXED RESIDENTIAL)

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.

Note —Additional frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

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 ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

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

DIVISION 4. - PROCESS FOR REZONING

Sec. 26-124. - Initiation of zoning amendments.

The police jury may, from time to time, amend the zoning text and rezone properties. The amendment or rezoning may be initiated by the police jury, by the board, and/or by application to petition by property owner(s) or authorized agent(s) thereof.

(Ord. No. 6143, § II, 12-6-12)

Sec. 26-125. - Procedure for applying for an application to petition for zoning amendments and rezonings.

- (a) No zoning amendment or rezoning shall become effective unless and until:
- (1) The applicant executes and files an application to petition with the division. The division may require supplementary data including, but not limited to, a plat plan, site plan, building plans, traffic impact analysis, runoff management plan, and economic impact analysis.
 - (2) After the director of planning and development has determined that the application to petition is complete, a date for a public hearing is set. Notice of the time and place of the hearing shall be published at least three (3) times in the official journal of the parish, and at least ten (10) days shall elapse between the first publication and the date of the hearing.
 - (3) The director of planning and development shall then forward the application to petition and supporting documents to the board.
 - (4) The board, after reviewing the petition and hearing comments at the public hearing, will make its recommendation to the police jury known at the public hearing for the approval, conditional approval, or disapproval of applications to petition for zoning amendments or rezoning. The board may limit the permitted uses in any zoning district as a condition of approving any application to petition for zoning amendments or rezoning. Furthermore, in the granting of any application to petition for zoning amendments or rezoning, the board shall prescribe any performance standards including, but not limited to, landscaping, greenbelts, buffering, fencing and all other applicable standards deemed to be necessary, desirable, and reasonable. These recommendations will then be forwarded to the police jury by the division.
 - (5) The police jury receives the recommendation of the board and approves, conditionally approves, or disapproves the application to petition for zoning amendments or rezoning. The police jury may limit the permitted uses in any zoning district as a condition of approving any application to petition for zoning amendments or rezoning. Furthermore, in the granting of any application to petition for zoning amendments or rezoning, the police jury shall prescribe any performance standards including, but not limited to, landscaping, greenbelts, buffering, fencing, and all other applicable standards deemed to be necessary, desirable, and reasonable.
 - (6) An applicant who files an application to petition for a zoning amendment or rezoning may withdraw the application one (1) time within one (1) year from the date of the submission of the application. However, if the application to petition is withdrawn after the public hearing has been held by the board, or if the police jury disapproves of the request contained in the petition, then no further petition for the same property will be considered by the police jury or the board for a period of one (1) year from the date of the public hearing.
 - (7) The provisions of this section do not apply in cases where there is a proposal to enact an entirely new ordinance to amend the text as a whole, or to change all of the zoning district map, or both, in which the procedures set out in Act 1274 of 1997 of the Louisiana Legislature shall be followed.

(Ord. No. 6143, § II, 12-6-12; Ord. No. 7162, § 11, 1-17-19)

Sec. 26-126. - Encroachment.

To prevent the sporadic proliferation of commercial uses into surrounding R-1 (single-family residential) and R-2 (mixed residential) uses, no application to petition for rezoning shall provide for a commercial district located other than adjacent to an existing commercial district with the following exceptions:

- (1) Application to petition to request change to C-1 (light commercial) district and subject to property fronting on a parish collector road, as referred to by the official "collector road map" dated September, 1997;
- (2) Application to petition is included as part of a request for approval of planned unit development (PUD);
- (3) Application to petition is initiated by the board or the police jury;
- (4) Application to petition for nonconforming uses.

(Ord. No. 6143, § II, 12-6-12)

Sec. 26-127. - Rezoning to industrial classification.

- (a) Each application to petition for a rezoning to an industrial classification whereby the proposed land use produces hazardous waste stream, shall have indicated on said application to petition all hazardous materials, including all hazardous materials intended to be generated, stored, or disposed of, on the property during the course and scope of the business, industry, or person of the day-to-day activities before being brought before the police jury for final approval.
 - (1) By signing the application to petition for rezoning, the business, industry, or person shall have, in effect, signed an affidavit relative to the disclosure of all hazardous materials to be generated, stored, or disposed of on the premises in question.
 - (2) Each applicant who files an application to petition will be required to sign a developer's agreement which will be filed and recorded with the Calcasieu Parish Clerk of Court.
- (b) Following police jury approval of a rezoning to an industrial zoning classification, should a development permit not be obtained for the land use, as applied for on the application to petition to rezone, within one (1) year of the enactment of said rezoning, the property shall automatically revert to its original zoning classification prior to application to petition for rezoning.

In cases where the applicant who files an application to petition must obtain federal and/or state regulatory permits, a one (1) year time limit may be extended or waived by the director of planning and development.

(Ord. No. 6143, § II, 12-6-12)