

Version 2.0

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**LAND USE MASTER PLAN and
DEVELOPMENT COVENANTS**

**Caddo-Bossier
Port Commission**

Caddo-Bossier Port Commission
P.O. Box 52071
Shreveport, Louisiana 71135-2071

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PREPARED BY:

Ken Hargrove
Slack Alost Miremont and Associates
308 Market Street
Shreveport, Louisiana 71101

CONTENTS

INTRODUCTION	2
DEFINITIONS	3
LAND DEVELOPMENT REVIEW PROCESS	5
GENERAL DEVELOPMENT STANDARDS	8
HEAVY INDUSTRY "LAND USE ZONE"	12
WAREHOUSE and FABRICATION "LAND USE ZONE"	16
OFFICE/DISTRIBUTION "LAND USE ZONE"	20
RESEARCH and TECHNOLOGY "LAND USE ZONE"	24
COMMERCIAL PUBLIC "LAND USE ZONE"	28
GENERAL COMMERCIAL "LAND USE ZONE"	32
PORT "LAND USE ZONE"	36
EXHIBIT ILLUSTRATIONS	40

INTRODUCTION

The planning and development of land owned and managed by the Caddo-Bossier Port Commission, known as the "Port of Shreveport-Bossier," is subject to covenant restrictions established by the Commission. Such covenants are documented in the Port Commission's current issue of the "Land Use Master Plan and Development Covenants" (or "Land Use Plan"), and are a part of every land lease agreement issued. The Land Use Plan establishes guidelines and enforcement procedures to ensure orderly, attractive and lasting development which will preserve and enhance the properties land value.

The protective covenants established herein provide for the review and approval of site and building plans and specifications by the Port Commission. The Port Commission has established the "Architectural Review Committee" as the reviewing body which ensures the proper conformance of tenant's plans.

The purpose of the "Land Use Plan" is to assist the tenant and his design personnel in achieving the desired quality level of building and site development. Generally the "Land Use Plan" is concerned with exterior site planning and building design elements. Interior layout and operation are not reviewed or restricted in detail unless it is found that the exterior appearance suffers critically as a result.

The conditions, regulations, restrictions, and reservations established herein are imposed to insure proper use and appropriate development of each building site; to protect the owners or tenants of buildings against the improper use of surrounding building sites that might depreciate the value of the property; to guard against erection of structures built of improper or unsuitable materials; to insure adequate and reasonable development of property; to encourage erection of attractive improvements in appropriate locations on building sites; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and, in general, to insure a high quality level of improvements constructed on the property.

It is the intent of the Port Commission to lease for use Port Lands. If at a future date Port land should be sold, these restrictions shall run with the land, be included in and made a condition for the sale and shall apply to the future owner and/or tenants.

DEFINITIONS

- Avenues -** Major public roadways normally consisting of two, two lane, 24' to 30' wide undivided roads centered within a 120' right-of-way.
- Building Line -** The minimum distance which buildings, improvements or any structures located above ground shall be set back from the property line or street right-of-way lines.
- Building Site -** Any parcel of land established by legal description and site survey in the tenant's lease agreement, upon which a building or accessory structure may be erected.
- Caliper -** The diameter of a tree trunk measured six (6) inches above ground level. If the tree is of a multi-trunk variety, the caliper of the tree is the average caliper of all of its trunks.
- Canopy Tree -** A species of tree which normally bears crown foliage no lower than six feet above ground level upon maturity.
- Common - Lands** Those areas of property owned and maintained by the Port Commission and devoted to the common use and enjoyment of all site tenants and the general public including but not limited to Port roads, parkways, avenues, parks, wetlands and drainage area.
- Drainage-Easement -** Land adjacent the tenants side yard leasehold line and within the tenants leased building site that the tenant must set aside for site drainage to channel storm water off the tenants building site and off the adjacent tenant building site to the roadway right-of-way. Within this zone the tenant is required to landscape and maintain this zone free of any obstructions to the proper drainage of his site or the adjacent tenants site.
- Easement -** Those portions of a tenants building site set aside for specific utilities and services whether those utilities or services exist at the present time or not. The tenant must maintain and may utilize easement land as long as those uses do not hinder or prevent the designated utility or service's establishment, standard operations or servicing thereof.
- Ground Cover -** Natural plant materials of species which normally reach a height of less than three feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.
- Improvements -** All buildings, out accessory buildings or structures, parking areas, loading areas, fences, masonry walls, hedges, lawns, mass plantings, and any structure of any type located on a building site.
- Landscape Areas -** An area of land in which landscape materials are placed, planted and maintained
- Landscape Materials** Living trees, shrubs, vines, ground covers.
- Large Trees -** A tree of a species which normally reaches a height of thirty (30') or more upon maturity.
- Parkways -** Major public roadways centered within a 120' right-of-way with a 100' to 120' landscaped parkway zone, owned and maintained by the Caddo-Bossier Port Commission, on one or both sides of the right-of-way.

Power Easement -	Twenty five foot wide utility easement running as required within the leasehold line of each standard building site parcel.
Rail Easement-	Twenty five foot wide service easement running as required within the leasehold line of each standard building site parcel.
Right-of-Way Zone -	That land set aside by the Port Commission for roadways, drainage, utilities and future roadway expansions or improvements. Tenants are responsible to maintain lands between the roadway curb and the tenants leasehold line contiguous with the right-of-way line.
Roads -	Minor public roadways normally two lane, 24' to 30' wide centered within a 60' right-of-way.
Roadways-	A public road, parkway or avenue owned and maintained by the Caddo-Bossier Port Commission.
Side Building Line -	The property or boundary line dividing two adjoining building sites.
Small Trees -	A tree of a species which normally reaches a height of less than thirty (30') upon maturity.
Street scape Zone -	That land immediately adjacent to any roadway right-of-way line and within the Zone tenants leased building site that the tenant must set aside as landscaped area meeting the requirements of the land use type. Within this zone the tenant is required to plant and maintain landscape materials indicated, provide and maintain sidewalks and screening materials when indicated.

LAND DEVELOPMENT REVIEW PROCESS

The following "Development Review Process" is established to insure compliance with the "Land Use Plan" of all new land development and to minimize poor design quality, inappropriate site layout, conflicts of use, congestion or other undesirable developments.

SITE SELECTION PROCESS

In order to eliminate wasted time and costs to both the Port staff and potential developers, a site selection process should be initiated in advance of any preliminary design or engineering of buildings or facilities to insure that the proposed site and the proposed use are in conformance with the "Land Use Plan" for the Port.

Through this site selection process the prospective developer and the **Architectural Review Committee** (comprised of the same members as the Port's **Operation Committee**) will have the opportunity to exchange information concerning site requirements, facility needs and utility requirements. The developer will be presented copies of the "Land Use Plan" and current development maps.

When the prospective developer and the Port staff have agreed on one or more sites, the Architectural Review Committee will issue a "Site Clearance Letter."

If any portion of the site contains wetlands subject to governmental restrictions or if the proposed development may emit considerable noise, odor, heat, dust, vibration, smoke or other nuisances that may be regulated by a governmental body with jurisdiction it is the sole responsibility of the developer to meet regulatory requirements, mitigate violations, and obtain approvals and permits. It is the developers responsibility to obtain water and sewer permit from the City of Shreveport and to review power requirements and receive approvals from servicing utility companies.

PRELIMINARY PLANS

After the prospective developer has received all necessary site development clearances he may proceed with developing preliminary plans of facilities, buildings and utilities on the site. When the developer submits two sets of Preliminary Plans to the Architectural Review Committee a "Preliminary Review Meeting" will be scheduled.

The Preliminary Plan Submittal must include the following:

- A. Building Site Survey, (including all land within 400' of the building site) at scale 1" = 100' minimum, showing date, North arrow, scale, roadways and railways, leasehold lines, existing topography at 1'-0" increments, wetland lines, existing utility lines and easements, existing tree locations, 2" caliper or greater, with tree type labeled, existing paved areas, landscape improvements, signs, fences, buildings and accessory structures. All boundaries and elements labeled with accurate distances and bearings noted and with description of all monuments found or placed in making the survey.
- B. Building Site Plan, (including all land within 400' of the building site) at scale 1" = 100' minimum, showing date, North arrow, scale, roadways and railways, leasehold lines, rights-of-way, easements and setbacks, existing structures and trees, proposed site access roads, parking areas, truck loading areas, buildings and accessory structures, utility lines and storm water drainage plan.
- C. Provide written description of proposed improvements including, grading, paving, landscaping, utilities, buildings and accessory facilities description, size and finishes.

PRELIMINARY REVIEW MEETING

The Architectural Review Committee will conduct a "Preliminary Review Meeting" with the prospective developer and will recommend any modifications or adjustments required in order to obtain preliminary plan approval. When the recommended modifications and adjustments to the preliminary plans are agreed to, the Architectural Review Committee will return one set of preliminary plans stamped by the Port Commission as Preliminary Approval and issue a "Preliminary Plan Approval Letter" (PPAL), which will serve as authorization to proceed in developing final plans and specifications for the proposed development.

FINAL PLANS

After the prospective developer has received all necessary preliminary plan clearances, he may proceed with developing final construction plans and specifications for the proposed development of the site. It is the developers sole responsibility to develop plans that conform to and comply with all State and Local codes and ordinances applicable to the development. Upon submittal to the Architectural Review Committee of two sets of final plans and specifications a Final Review Meeting will be scheduled.

The Final Plan Submittal must be complete bid documents ready for State and Local permit submittal, including the following:

- A. Preliminary Approval documents with any changes or revisions indicated in red ink.
- B. Site Civil Engineering Plans, signed and sealed by a Professional Engineer registered in the State of Louisiana, including a site plan indicating date, North arrow, scale, leasehold lines, easements, setbacks, existing structures and landscape elements to remain and removed, existing pavement to remain, proposed new pavements, pedestrian sidewalks, buildings and accessory facilities. Exact locations and dimensions of all existing and new buildings, paving, facilities, easements and right-of-ways; the purpose of all easements and the location of Utilities within easements and right-of-ways; and the exact radii of all curve and lengths of all tangents clearly indicated. Plan and section details of all proposed site improvements including pavements, curbs, retaining walls, culverts, utility structures, screening walls or fences, retention areas and sales and other site improvements and accessory facilities.
- C. Architectural Building Plans, Elevations, Details and Schedules, signed and sealed by a Professional Architect registered in the State of Louisiana, including date, North arrow, scale, a site plan indicating leasehold lines, easements, setbacks, building locations, off-street parking lot layouts and truck loading areas, site signs, site lighting elements and a building site statistics table indicating site gross area, site net usable area, building gross area, percentage of site coverage, percentage of building site coverage, building construction type, building occupancy type, building total occupancy count, handicap parking spaces, total parking spaces and total truck loading docks or provisions. All site elements clearly dimensioned including distance between site access drives. Complete building plans including fire exit plan. Building elevations and sections clearly indicating building heights, widths, material finishes, detailing, exterior wall composition, and wall mounted signs.
- D. Structural Plans and Details, signed and sealed by a Professional Engineer registered in the State of Louisiana, indicating and detailing all structural elements and compliance with applicable loading requirements.
- E. Mechanical, Electrical, and Plumbing Plans, Schedules and Details, signed and sealed by a Professional Engineer registered in the State of Louisiana, describing and detailing all mechanical, electrical and plumbing systems with a brief description of each.
- F. Landscape Plans, Schedules and Details signed and sealed by a Professional Architect or Landscape Architect registered in the State of Louisiana, indicating and detailing all landscape elements in the project including protections for existing trees to remain, new trees, shrubs and ground covers, berms, water features and screening elements.
- G. Complete Project Specifications signed and sealed the Architect of record, registered in the State of Louisiana.
- H. Any additional data required by the Architectural Review Committee.

FINAL REVIEW MEETING

The Architectural Review Committee will conduct a "Final Review Meeting" with the prospective developer and will recommend any modifications or adjustments required in order to obtain final plan approval. If final plans are in conformance with all applicable requirements, the Architectural Review Committee will return one set of final plans stamped by the Port Commission with Final Approval and issue a "Final Plan Approval letter" (FPAL), which will serve as authorization to proceed in obtaining appropriate governmental permits and construction.

AUTHORIZATION TO PROCEED

If during the governmental permitting process revisions are made to the site improvements, the building or any accessory structures the developer must resubmit construction documents for re-review and approval by the Architectural Review Committee, indicating revisions or changes in red ink. Upon receiving evidence of the issuance of a Caddo Parish Construction Permit and final approval by the Architectural Review Committee a Notice to Proceed letter will be issued by the Committee, authorizing the developer to proceed with construction on the site in accordance with the approved construction plans on file with the Committee.

OCCUPANCY

Upon completion of site improvements, and prior to tenant occupancy of the improvements, the developer shall submit to the Architectural Review Committee one set of "As Built" construction plans with all modifications made to the approved construction plans indicated, using different color ink marks from the original drawing lines, and copies of all local, state and federal permits and licenses applicable to the tenants operations. Upon receipt of this submittal the Architectural Review Committee shall review, inspect and issue a notice to occupy, or written denial of occupancy with stated violations or listed incomplete items within seven normal work days.

GENERAL DEVELOPMENT STANDARDS

STANDARD BUILDING SITES

The Caddo-Bossier Port site has been subdivided into standard one acre parcels that can be combined in many different ways to offer the prospective tenant a variety of site sizes, configurations and roadway frontages. The standard acre parcel has a roadway right-of-way along the front leasehold line, a 25' rail easement and a 25' power utility easement planned and a drainage easement along the side leasehold lines, see "Exhibit B". Covenants and restrictions on the building site have been adopted for each of the following Land Use zones.

Each building site shall have a minimum roadway frontage of 200 feet and access on a dedicated roadway. Allowable building coverage and site coverage percentages, off-street parking and truck loading requirements, landscaping requirements, signage limitations and acceptable building materials are established for each "Land Use Zone". Each tenant is responsible to provide adequate lighting conforming with Port standards on his building site required for vehicular and pedestrian safety. Lights shall not be placed to cause glare or excessive light spillage on to adjacent sites or roadways. All vehicle use areas and driveways should be provided with uniform illumination in compliance with the following minimum light levels: Parking Lots - 0.5 foot candles and Driveways - 0.25 foot candles.

All off-street vehicle use areas shall be surfaced with concrete or asphalt, and be so graded and drained so as to carry surface water to the nearest public roadway or drainage easement designed to carry the storm water to the nearest public roadway. On site roadways and vehicle use areas shall be designed and constructed in accordance with applicable standards in effect with the City of Shreveport, or higher. Adequate loading spaces will be provided, in accordance with Land Use Zone requirements, on the rear or side of buildings away from street fronts. No truck loading docks or doors are permitted on the front of buildings.

Exterior storage areas shall be surfaced, as a minimum, with an all-weather material, screened from public right-of-ways and be so graded and drained so as to carry surface water to the nearest public roadway or drainage easement designed to carry the storm water to the nearest public roadway. Goods and materials that are untreated and that may produce undesirable effects when exposed to the elements will be required to be treated or placed in enclosed buildings.

GENERAL REQUIREMENTS

NOXIOUS OR OFFENSIVE ACTIVITIES

Pursuant to the terms of their lease, no lessee shall create or maintain a public or private nuisance.

POLLUTION PROHIBITIONS

Pursuant to the terms of their lease, lessees shall maintain compliance with all applicable federal, state and local environmental laws, regulations, ordinances or orders and shall maintain all valid permits, licenses or other governmental approvals required for operations by any applicable federal, state and local environmental laws, regulations, ordinances or orders (collectively, "Environmental Laws".)

Any lessee shall furnish the Port Commission a copy of the following documents within forty-eight (48) hours of their receipt by such lessee: any written notice (including notice of commencement of an investigation), administrative order, consent order and agreement, complaint or settlement, which concerns the presence on the lessee's leased premises of any substance regulated by Environmental Laws or requires compliance with any Environmental Laws with respect to such leased premises or demands payment or contribution for environmental damage to or clean up of such leased premises or the vicinity thereto.

CONSTRUCTION OF IMPROVEMENTS

No improvement as herein defined shall be constructed, erected, placed, altered or enlarged on any building site in said development until the building or other improvements, plans, specifications and plot plans have first been submitted to and approved, in writing, by the Port Commission; provided, however, it is the intention of the Port Commission hereunder to regulate primarily exterior structures and additions, rather than interior design or processes, and to assure uniform development and aesthetic equalities. It is not the intention of the Port Commission to interfere with or in any way delay minor projects of any lessee having no significant effect on regulated matters of common concern.

IMPROVEMENT LOCATION

The location of all improvements shall have due regard to the anticipated use thereof as same may affect adjoining structures, uses and operations, and as to location of the improvements with respect to topography, grade and finished ground elevation. No structures or buildings shall be located closer than twenty (20) feet to any side building site line or rear property line. An open area of at least forty (40) feet shall exist between all adjacent but separately owned improvements, provided, however, that where rail, drainage or utility easements are provided or approved, no structures or buildings shall be constructed on said easement or any part thereof.

No buildings or structures shall be placed or constructed beyond the established building setback lines. The land between the leasehold line and building setback line shall be used for either open landscaping or off-street parking areas and related landscaping. All landscaping and parking areas shall be properly maintained in a sightly and well-kept condition.

POWER INSTALLATIONS

Power used in, developed or obtained for the operation of any facilities on the lessee's building site shall be confined to those fuels which when controlled do not produce excessive smoke, odor, smog, or fumes. Electrical power shall be accessed from the power easement of each standard land parcel. All electrical site mounted equipment, panels, transformers shall be shielded from view in the adjacent roadway right-of-ways.

OIL AND MINING ACTIVITIES

No oil drilling, oil development operations, mining operations of any kind or quarrying shall be permitted in or upon any building site. No oil wells, tunnels, mineral excavations or shafts shall be permitted in or upon any building site. Fuel storage tanks as a part of the equipment of any establishment shall be permitted only if located above ground and in full compliance with rules and regulations of any governmental agency or agencies having jurisdiction. Bulk storage of all liquids including gasoline or petroleum products on the outside of buildings shall comply with all applicable rules and regulations of any governmental agency or agencies having jurisdiction over such matters.

EASEMENTS

Easements when established for roadways, rails, utilities and site drainage will be dedicated and no tenant may interfere with the right to use and occupy such easements of way by persons, firms, or corporations concerned with the installation, maintenance, repair and replacement of such services.

BUILDING SITE SUBDIVISION

All transactions involving further subdivision of the original plat leased must be approved in advance by the Caddo-Bossier Port Commission in accordance with the provision pertaining to subdivisions in the tenant's lease agreement.

SITE MAINTENANCE

Tenants shall be responsible for properly designed site drainage, site landscaping and maintenance of all areas of their building site. Tenants must at all times keep the premises, buildings, improvements and appurtenances in a safe, clean, wholesome condition and comply in all respects with all government health policies and requirements. Tenants will also be responsible for removal, at their own expense, of any rubbish, debris, trash and any other unsightly materials accumulating on their property.

PORT LIABILITY

The Port Commission shall not be liable in damages to anyone so submitting plans for approval or to any lessee or tenant of land covered by this instrument by reason of mistake in judgment, negligence or nonfeasance for itself, its agents or employees, arising out of or in connection with the approval or disapproval or failure to approve any such plans. It is the sole responsibility of the tenant to comply with these standards and covenants with all local, state and federal regulations, laws and codes and to obtain all permits and licenses required by his operations.

NATURE OF REGULATIONS

Each of the conditions, regulations, restrictions and reservations set forth above shall run with the land and be binding upon the Port Commission, its lessees and their successors and assigns, and all persons claiming under them for a period co-extensive with the primary term of any lessee's lease and any extensions or renewals thereof. Provided, however, that these regulations may be supplemented or modified by the Port Commission at any time and from time to time so long as any such modification does not prejudice the then existing operations and improvements of any lessee which is then in compliance with these regulations and so long as notice to all lessees of the Port Commission is given of the proposed supplement or modification and a majority of the total number of the lessees, weighted as provided below, thereafter approves such supplement or modification. Each lessee's vote shall be weighted by multiplying it by the number of acres leased by such lessee if more than one acre is leased; provided, however, under no circumstances shall any lessee's weighted vote value at any election exceed 20% of the total weighted value of all votes which are entitled to be cast at such election. The Port Commission shall be entitled to vote as if it were a "lessee" of all unleased acreage owned by it and shown on Exhibit A. The Port Commission shall be entitled to vote the entire weighted value of all such unleased acreage. The Port is not subject to the 20% limitation applicable to lessees.

COVENANT VIOLATIONS

Any violation of these standards and covenants shall be grounds for the Port Commission, at its option, to either (1) due to enjoin such construction until final plans therefor are approved by the Port Commission or (2) cancel the lease if such violation is not corrected within sixty (60) days after the lessee receives notice of such violation or such longer period as may be granted by the Port Commission as reasonably required to correct such violation.

The failure of the Port Commission or any lessee of said property to enforce the violation of any of the restrictions herein set forth at the time of its violation shall in no event be deemed to be a waiver of the right to do so as to any subsequent violation.

PARTIAL INVALIDATION

The invalidation of any one of these regulations or any part thereof by judgment or court order shall in no wise affect any of the other provisions, which will remain in full force and effect.

LAND USE ZONES

In order to ensure orderly, attractive and lasting development which will preserve and enhance the properties land value the Caddo-Bossier Port Commission has adopted the following "Land Use Categories", defining characteristics and zones as indicated on the "Land Use Plan", see "Exhibit A".

HEAVY INDUSTRY

Land areas designated for manufacturing of large products and materials. Defining characteristics include on site access to rail transportation, facilities producing noxious odors and fumes usually facilitated by smoke stacks, exterior storage of raw materials and fabricated products and hazardous materials and processes.

WAREHOUSE/FABRICATION

Land areas designated for manufacturing and storage of products and materials. Defining characteristics include truck access and loading dock areas but rail not required for product shipping. Smoke stacks not required. Exterior storage of raw materials and fabricated products not required.

OFFICE/DISTRIBUTION

Land areas designated for product display, sale, distribution with administrative offices. Rail access and outdoor storage areas not desired. Office space normally required, general public access is normal.

RESEARCH/TECHNOLOGY

Areas designated for research & development, fabrication, marketing and distribution of chemical and biological based products and materials. Rail access not required, general public access is normal, controlled exact environmental conditions for research and manufacturing is normal, hazardous materials and noxious odors are possible.

COMMERCIAL/PUBLIC

Land areas designated for access to and sale of commercial products and services and public utilities and services ancillary to the commercial industrial park. Rail access, storage facilities and hazardous materials and products not required. General public access required.

COMMERCIAL

Areas designated for access to and sale of products and services ancillary to the commercial industrial park. Rail access, storage facilities and hazardous materials and products not required. General public access required.

PORT

Areas and facilities designated for Port Commission operations and for common and public uses, controlled and maintained by the Caddo-Bossier Port Commission and its employees. These standards and covenants shall primarily apply to lands reserved for common uses and Port Commission operations, however, the terminal area due to its Heavy Industrial nature and the nature of the activities along the riverfront will not entirely be subject thereto.

HEAVY INDUSTRY "LAND USE ZONE"

This zone is comprised of lands and structures used for heavy manufacturing and related activities. Defining characteristics include on site access to rail transportation, facilities producing noxious odors and fumes usually facilitated by smoke stacks, exterior storage of raw materials and fabricated products and hazardous materials and processes. These zone regulations are designed to permit the development of properties within the district for almost any industrial use and activity, subject to the minimum regulations necessary for the mutual protection of the uses therein.

PERMITTED USES:

The following list of land uses are examples of the types of businesses permitted within the "Heavy Industry Zone".

Auto Assembly Plants	Incinerator
Abrasive Manufacturers	Industrial Storage Yards
Acetylene Manufacturers	Insulation Manufacturing
Alcohol Distillation	Linoleum Manufacturing
Ammonia/Chlorine Manuf.	Oil Refining & Processing
Animal Slaughter & Processing	Oil & Fats (Animal) Manuf.
Asbestos Products Manuf.	Paints Manufacturing
Asphalt Products	Paper Manufacturing
Boat Building/Repair	Plastics Manufacturing
Boiler/Tank Works	Potash Works
Brewery	Railroad Facilities
Caustic Soda Manuf.	Rock/Stone Processing
Carpet Manufacturing	Saw Mill & Wood Products
Celluloid Manufacture	Sewage Processing & Disposal
Chemicals Manuf./Processing	Steel Manuf. & Processing
Cement Plants	Trailer Manufacturing
Concrete Products	Electrical Transformer Fabrication
Cotton Compress	Vehicle Manuf./Fabrication
Cotton Ginning/Baling	Wood Preserving/Impregnation
Diesel Engine Manuf. & Repair	Welding Shop
Dyestuff Manufacturing	
Electric Power Generation	
Felt Manufacturing	
Food Processing & Packaging	
Fungicide Manufacturing	
Glass Manufacturing	
Grain & Feed Manufacturing	
Grain Milling	
Graphite Manufacturing	

SETBACKS AND HEIGHT LIMITS

Front Bld. Setback -	No building or above grade structure shall be constructed within a distance of 40' from any leasehold line adjacent, abutting and contiguous with a minor public roadway right-of-way line and 60' at Parkways or Avenues.
Side/Back Setback	No building or above grade structures may be constructed within a distance of 20' from any leasehold line not contiguous with a roadway right-of-way line.
Height Limit -	No structure shall be constructed or altered to exceed forty-five feet (45') in height above the highest point of the adjacent roadway crown.
Site Coverage -	Site coverage by impermeable materials shall not exceed 90% of the gross building site.
Building Coverage -	Occupiable building structures shall not exceed 50% of the gross building site.

OFF-STREET PARKING and TRUCK LOADING AREAS

Off-Street - Parking

Off-street parking facilities shall be provided at one parking space for every 400sf of occupiable building gross area on a building site. No parking of vehicles of any type will be allowed on or along public roadway right-of-ways. Any additional off-street parking provided in excess of that required must also conform to all requirements of this section for size, location, construction, landscaping and maintenance.

All off-street parking facilities shall be constructed and maintained in accordance with the current requirements of the Zoning Ordinances for the City of Shreveport and Caddo Parish, Section V, Paragraph A.2, with the following modifications:

- f. Entrances & Exits - Entrances and exits to parking facilities shall be so located as to minimize traffic congestion. Access drives onto the building site 24' wide min. driveways with a minimum 40' radius turning radius' on to public roadways. No access drive can be located within 150' of a public roadway intersection or within 400' of another building site access drive.
- h. Prohibition of Large Vehicles - (Deleted)

Off-street truck loading facilities shall be provided and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph B.

Landscaping and Screening

Streetscape Zone: The continuous, 20' wide minimum, strip of land on the building site immediately adjacent to the leasehold line that is adjacent to and contiguous with any public roadway right-of-way line, excluding allowed access driveways. No buildings, accessory structures or pavement areas are allowed within this zone unless specifically indicated below. The building site tenant is responsible to landscape and maintain the streetscape zone according to the following minimum requirements:

- a. The entire zone must be planted with living plant materials
- b. A minimum of one large canopy tree shall be planted for every 60 linear feet, or portion thereof, of roadway frontage.

Screening Requirements; In addition to the streetscape zone landscaping requirements above the building site tenant shall provide and maintain the following screening materials as indicated:

- a. Where off-street vehicle areas abut or are visible from the public right-of-way, shrubs designed to attain a minimum of three feet height shall be planted within the landscape zone at a minimum average density of one shrub for every three linear feet, or portion thereof, of visible vehicle area. Shrub planting shall be designed to screen the vehicle areas from view. When accompanied by other landscape elements such as additional shrubs, land berms three feet high minimum or decorative masonry screens along the vehicle area perimeter, required shrubs may be grouped in natural clusters within the streetscape zone.
- b. Where exterior storage yards or trash and garbage dumpster areas are located so as to be visible from the public right-of-way, landscape materials, landscape elements or solid decorative masonry walls designed to screen public view to a height of eight feet above grade shall be provided.

Off-street Parking Areas: In addition to the required streetscape zone and screening requirements above the building site tenant shall provide and maintain a minimum of twenty five square feet of landscape area as follows for each off-street parking space provided. Such landscape areas shall be located within the paved portion of the parking lot and/or within ten feet of the paved parking area.

- a. No portion of an off-street parking area shall be farther than 75 feet from an interior landscape area.
- b. All interior landscape areas shall be a minimum of five feet wide in any direction.
- c. All parking isles shall be terminated at each end with a landscape island.
- d. All interior landscape areas shall be raised and curbed with properly anchored curbing at least six inches in height using materials such as concrete, natural stone or railroad ties.
- e. All landscape areas shall consist of a combination of landscaping materials of which at least 80% of ground area being covered with living landscape materials.
- f. At least one large canopy tree shall be planted in interior landscape areas for every twelve parking spaces provided.

Miscellaneous Requirements:

- a. Existing Trees: The following size existing trees may be credited toward required trees:

<u>Existing Trunk Caliper</u>	<u>Number of Trees Credited</u>
3" - 6"	2 trees
7" - 12"	3 trees
13" - 24"	4 trees
over 24"	5 trees

Existing trees shall only be credited providing the following management practices are met, 1) During construction, trees are fenced and protected from compaction and injury at the dripline or five feet from the tree base whichever is greater, 2) Pavements, industrial storage areas, vehicular use areas or building foundations do not encroach into the discipline area, and 3) Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may not be placed closer than five feet from the tree base. If any existing trees that were credited should die they shall be replaced with the number of trees credited.

- b. Large canopy trees required by this section shall be of high quality, hardy and appropriate for the locality and have a minimum caliper of two inches and a minimum height of ten feet at the time of planting.
- c. No required landscape area shall be used for placement of accessory structures or buildings, storage of equipment, raw materials or fabricated products, garbage or trash collection, parking, maneuvering, loading or service areas.
- d. At intersections of public roadways or intersections of building site access drives with public roadways, no walls, fences, hedges, shrubs, or other structures or planting materials more than three feet in height shall be erected, placed or maintained within the triangular zone formed by the intersection of street lines and a straight line connecting such street lines at points thirty feet from the point of intersection measured along such street lines. Required planting or landscape elements indicated by this section for location within this zone will be placed outside this triangular zone will be placed outside this triangular zone in such a way as to best satisfy the intended purpose.

EXTERIOR BUILDING MATERIALS

Acceptable Finishes -
Glass/Wall Percentage-

No material restrictions
0%

SIGNAGE

Building Signage -

One at 672sf maximum size

Standard Port Signage -

Top of signage maximum height 45' above grade

Each tenant lease holder may provide and install one Port

Standard "Building Identification" signage in the roadway right-of-way
at the building site's primary access drive

Yard Signage -

In addition to the standard Port Standard Identification sign the
tenant may provide one yard sign per roadway frontage located
behind 20' streetscape zones, 72sf maximum surface area with the
top of signage maximum height 8' above grade.

Door Signage -

Unlimited.

Roadway Billboards -

Not Permitted.

WAREHOUSE AND FABRICATION

"LAND USE ZONE"

This zone is comprised of lands and structures used for manufacturing and storage of products and materials and related activities. Defining characteristics include truck access and loading dock areas but rails not required for product shipping. Smoke stacks not required. Exterior storage of raw materials and fabricated products not required.

PERMITTED USES:

The following list of land uses are examples of the types of businesses permitted within the "Warehouse and Fabrication Zone".

Air Conditioning Sales/Service	Metal Products Fabrication
Animal Hospital/Veterinary Clinic	Millwork Shop
Armory	Novelty & Souvenir Manufacture
Automobile Maintenance Shops	Office Equipment Manuf. & Storage
Auto Parts & Accessories	Office & Paper Supplies Warehouse
Auto & Truck Laundry	Packing & Gasket Manufacture
Bakery Wholesale	Paint Manufacture & Distribution
Barber/Beauty Supply Distributor	Pipe Storage, Enclosed
Battery Manufacture	Plumbing Supplies Storage/Distribution
Beverage Bottling Co.	Roofing & Sheet Metal Shop
Beverage Distribution	Rug Manufacture & Cleaning
Brooms & Brush Manuf.	Shoe Manufacture
Canvas Products Manuf.	Sign Shop
Catering	Toy Manufacture
Clothing Manufacture	Metal Awning & Blind Fabrication
Coffee Roasting/Distribution	Wholesale & Warehousing
Cold Storage	Restaurant/Kitchen Equip. Sales/Service
Cosmetics Manuf. & Distribution	
Dairy Equip. Sales	
Drug Manuf. & Distribution	
Dry Goods storage/distribution	
Electric Repair Shop	
Electronic Equipment Manufacture/Repair	
Electroplating	
Elevator Maint. & Service	
Feed Store	
Food Product Packaging & Distribution	
Fruit & Produce Distribution	
Furniture Manufacture	
Hardware Storage/distribution	
Hardware manufacture	
Laundry, Commercial Service	
Machine Shop	

SETBACKS and HEIGHT LIMITS

Front Bld. Setback -	No building or above grade structures shall be constructed within a distance of 40' from any leasehold line adjacent, abutting and contiguous with a minor public roadway right-of-way line and 60' at Parkways or Avenues.
Side/Back Setback-	No building or above grade structure may be constructed within a distance of 20' from any leasehold line not contiguous with a roadway right-of-way line.
Height Limit -	No structure shall be constructed or altered to exceed forty-five feet (45") in height above the highest point of the adjacent roadway crown.
Site Coverage -	Site coverage by impermeable materials shall not exceed 80% of the gross building site.
Building Coverage -	Occupiable building structures shall not exceed 50% of the gross building site.

OFF-STREET PARKING and TRUCK LOADING AREAS

Off-Street Parking

Off-street parking facilities shall be provided at one parking space for every 400sf of occupiable building gross area on a building site. No parking of vehicles of any type will be allowed on or along public roadway right-of-ways. Any additional off-street parking provided in excess of that required must also conform to all requirements of this section for size, location, construction, landscaping and maintenance.

All off-street parking facilities shall be constructed and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.2, with the following modifications:

- f. Entrances & Exits - Entrances and exits to parking facilities shall be so located as to minimize traffic congestion. Access drives onto the building site 24' wide min. driveways with a minimum 40' radius turning radius' on to public roadways. No access drive can be located within 150' of a public roadway intersection or within 200' of another building site access drive.
- h. Prohibition of Large Vehicles - (Deleted)

Off-street truck loading facilities shall be provided and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph B.

Landscape and Screening

Streetscape Zone: The continuous, 20' wide minimum strip of land on the building site immediately adjacent to the leasehold line that is adjacent to and contiguous with any public roadway right-of-way line, excluding allowed access driveways. No buildings, accessory structures or pavement areas are allowed within this zone unless specifically indicated below. The building site tenant is responsible to landscape and maintain the streetscape zone according to the following minimum requirements:

- a. The entire zone must be planted with living plant materials.
- b. A minimum of one large canopy tree shall be planted for every 50 linear feet, or portion thereof, of roadway frontage.
- c. Tenants are encouraged to provide additional trees, shrubs, varied terrain and planting beds within this zone particularly at site access drives and other appropriate locations.

Screening Requirements: In addition to the streetscape zone landscaping requirements above the building site tenant shall provide and maintain the following screening materials as indicated:

- a. Where off-street vehicle areas abut or are visible from the public right-of-way, shrubs designed to attain a minimum of three feet height shall be planted within the landscape zone at a minimum average density of one shrub for every three linear feet, or portion thereof, of visible vehicle area. Shrub planting shall be designed to screen the vehicle areas from view. When accompanied by other landscape elements such as additional shrubs, land berms three feet high minimum or decorative masonry screens along the vehicle area perimeter, required shrubs may be grouped in natural clusters within the streetscape zone.
- b. Where mechanical equipment or trash and garbage dumpster areas are located so as to be visible from the public right-of-way, landscape materials, landscape elements or solid decorative walls in keeping with the building's design will be provided to screen public view to a height of eight feet above grade shall be provided.

Off-street Parking Areas: In addition to the required streetscape zone and screening requirements above, the building site tenant shall provide and maintain a minimum of twenty five square feet of landscape area as follows for each off-street parking space provided. Such landscape areas shall be located within the paved portion of the parking lot and/or within ten feet of the paved parking area.

- a. No portion of an off-street parking area shall be farther than 75 feet from an interior landscape area.
- b. All interior landscape areas shall be a minimum of five feet wide in any direction.
- c. All parking isles shall be terminated at each end with a landscape Island.
- d. All interior landscape areas shall be raised and curbed with properly anchored curbing at least six inches in height using materials such as concrete, natural stone or railroad ties.
- e. All landscape areas shall consist of a combination of landscaping materials of which at least 80% of ground area being covered with living landscape materials.
- f. At least one large canopy tree shall be planted in interior landscape areas for every twelve parking spaces provided.

Miscellaneous Requirements:

- a. Existing Trees: The following size existing trees may be credited toward required trees:

<u>Existing Trunk Caliper</u>	<u>Number of Trees Credited</u>
3" - 6"	2 trees
7" - 12"	3 trees
13" - 24"	4 trees
over 24"	5 trees

Existing trees shall only be credited providing the following management practices are met, 1) During construction, trees are fenced and protected from compaction and injury at the dripline or five feet from the tree base whichever is greater, 2) Pavements, industrial storage areas, vehicular use areas or building foundations do not encroach into the dripline area, and 3) Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may not be placed closer than five feet from the tree base. If any existing trees that were credited should die they shall be replaced with the number of trees credited.

- b. Large canopy trees required by this section shall be of high quality, hardy and appropriate for the locality and have a minimum caliper of two inches and a minimum height of ten feet at the time of planting.
- c. No required landscape area shall be used for placement of accessory structures or buildings, storage of equipment, raw materials or fabricated products, garbage or trash collection, parking, maneuvering, loading or service areas.

- d. At intersections of public roadways or intersections of building site access drives with public roadways, no walls, fences, hedges, shrubs, or other structures or planting materials more than three feet in height shall be erected, placed or maintained within the triangular zone formed by the intersection of street lines and a straight line connecting such street lines at points thirty feet from the point of intersection measured along such street lines. Required planting or landscape elements indicated by this section for location within this zone will be placed outside this triangular zone in such a way as to best satisfy the intended purpose.

EXTERIOR BUILDING MATERIALS

Acceptable Finishes -	Brick, Stone, Plaster, Structural Concrete, Architectural Precast Concrete Panels, Tilt-Up Structural Concrete Walls, Glass Reinforced Concrete Panels, Steel Structural Elements, Glass or Flat Metal Panels, (No standing seam, corrugated or profile metal panels.)
Glass/Wall Percentage-	10% glass minimum

SIGNAGE

Building Signage -	One at 300sf maximum size Top of signage maximum height 35' above grade
Standard Port Signage -	Each tenant lease holder may provide and install one Port Standard "Building Identification" signage in the roadway right-of-way at the building site's primary access drive
Yard Signage -	In addition to the standard Port Standard Identification sign the tenant may provide one yard sign per roadway frontage located behind 20' streetscape zones, 72sf maximum surface area with the top of signage maximum height 8' above grade.
Door Signage -	Unlimited.
Roadway Billboards -	Not Permitted.

OFFICE / DISTRIBUTION

"LAND USE ZONE"

This zone is comprised of land areas designated for product display, sale, distribution with administrative offices. Rail access and outdoor storage areas not desired. Office space normally required, general public access is normal.

PERMITTED USES:

The following list of land uses are examples of the types of businesses permitted within the "Office Distribution Zone."

- Business & Professional Offices
- Barber & Beauty Supplies Sale/Distribution
- Business Machines Sales & Distribution
- Business & Professional Offices
- Business College
- Catalogue, Mail Order & Direct Sales
- Camera & Photo Supplies/Distribution
- Corporate Offices
- Ceramic Tile Showroom/Distribution
- Fixture Showroom/Distribution
- Flower Distribution
- Glass Sales / Distribution
- Gymnastic Equipment Showroom
- Interior Decorating Shop
- Office Equipment & Supplies
- Optical Goods
- Package and Parcel Pick-Up
- Personnel Services
- Photography Processing
- Printing, Publishing
- Radio/Television Studio
- Pharmaceutical Sales/Distribution
- Sporting Goods, Wholesale
- Speculative Office Buildings
- Water Sales/Distribution

SETBACKS and HEIGHT LIMITS

Front Bld. Setback -	No building or above grade structures shall be constructed within a distance of 40' from any leasehold line adjacent, abutting and contiguous with a minor public roadway right-of-way line and 60' at Parkways or Avenues.
Side/Back Setback	No building or above grade structures may be constructed within a distance of 20' from any leasehold line not contiguous with a roadway right-of-way line.
Height Limit -	Unlimited
Site Coverage -	Site coverage by impermeable materials shall not exceed 70% of the gross building site.
Building Coverage	Occupiable building structures shall not exceed 60% of the gross building site.

OFF-STREET PARKING and TRUCK LOADING AREAS-

Off-Street - Parking

Off-street parking facilities shall be provided at the rate prescribed by the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.3, for the building type proposed. No parking of vehicles of any type will be allowed on or along public roadway right-of-ways. Any additional off-street parking provided in excess of that required must also conform to all requirements of this section for size, location, construction, landscaping and maintenance.

All off-street parking facilities shall be constructed and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.2, with the following modifications:

- f. Entrances & Exits- Entrances and exits to parking facilities shall be so located as to minimize traffic congestion. Access drives onto the building site 24' wide min. driveways with a minimum 40' radius turning radius' on to public roadways. No access drive can be located within 150' of a public roadway intersection or within 200' of another building site access drive.
- h. Prohibition of Large Vehicles - (Deleted)

Off-street truck loading facilities shall be provided and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph B.

Landscaping and Screening

Streetscape Zone: The continuous, 20' wide minimum, strip of land on the building site immediately adjacent to the leasehold line that is adjacent to and contiguous with any public roadway right-of-way line, excluding allowed access driveways. No buildings, accessory structures or pavement areas are allowed within this zone unless specifically indicated below. The building site tenant is responsible to landscape and maintain the streetscape zone according to the following minimum requirements:

- a. The entire zone must be planted with living landscape materials.
- b. A minimum of one large canopy tree shall be planted for every 40 linear feet, or portion thereof, of roadway frontage.
- c. A five foot wide handicap accessible concrete sidewalk shall be provided parallel to and immediately adjacent to any leasehold line contiguous to and abutting a public road right-of-way. The sidewalk may meander away from the leasehold frontage line at appropriate locations as long as it remains within the 20' streetscape zone and generally continuous parallel to the public roadway.
- d. Tenants are encouraged to provide additional trees, shrubs, varied terrain and planting beds within this zone particularly at site access drives and other appropriate locations.

Screening Requirements: In addition to the streetscape zone landscaping requirements above the building site tenant shall provide and maintain the following screening materials as indicated:

- a. Where off-street vehicle areas abut or are visible from the public right-of-way, shrubs designed to attain a minimum of three feet height shall be planted within the landscape zone at a minimum average density of one shrub for every three linear feet, or portion thereof, of visible vehicle area. Shrub planting shall be designed to screen the vehicle areas from view. Shrub planting shall be designed to screen the vehicle areas from view. When accompanied by other landscape elements such as additional shrubs, land berms three feet high minimum or decorative masonry screens along the vehicle area perimeter, required

shrubs may be grouped in natural clusters within the streetscape zone.

- b. Where mechanical equipment, trash and garbage dumpster areas and truck loading dock facilities are located on the building site so as to be visible from the public right-of-way or from other existing or potential building sites, landscape materials, landscape elements or solid decorative walls in keeping with the building's design will be provided to screen public view to a height of eight feet above grade shall be provided.
- c. When mechanical equipment is located on the building and exposed to view from the public right of way or from other existing or potential building sites it shall be screened from public view by use of solid decorative walls in keeping with the buildings overall design.

Off-Street Parking Areas: In addition to the required streetscape zone and screening requirements above the building site tenant shall provide and maintain a minimum of twenty five square feet of landscape area as follows for each off-street parking space provided. Such landscape areas shall be located within the paved portion of the parking lot and/or within ten feet of the paved parking area.

- a. No portion of a off-street parking area shall be farther than 75 feet from an interior landscape area.
- b. All interior landscape areas shall be a minimum of five feet wide in any direction.
- c. All parking isles shall be terminated at each end with a landscape island.
- d. All interior landscape areas shall be raised and curbed with properly anchored curbing at lease six inches in height using materials such as concrete, natural stone or railroad ties.
- e. All landscape areas shall consist of a combination of landscaping materials of which at least 80% of ground area being covered with living landscape materials.
- f. At least one large canopy tree shall be planted in interior landscape areas for every twelve parking spaces provided.

Miscellaneous Requirements:

- a. Existing Trees: The following size existing trees may be credited be credited toward required trees:

<u>Existing Truck Caliper</u>	<u>Number of Trees Credited</u>
3" - 6"	2 trees
7" - 12"	3 trees
13"- 24"	4 trees
over 24"	5 trees

Existing trees shall only be credited providing the following management practices are met, 1) During construction, trees are fenced and protect from compaction and injury at the dripline or five feet from the tree base whichever is greater, 2) Pavements, industrial storage areas, vehicular use areas or building foundations do not encroach into the dripline area, and 3) Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may not be placed closer than five feet from the tree base. If any existing trees that were credited should die they shall be replaced with the number of trees credited.

- b. Large canopy trees required by this section shall be of high quality, hardy and appropriate for the locality and have a minimum caliper of two inches and a minimum height of ten feet at the time of planting.
- c. No required landscape area shall be used for placement of accessory structures of buildings, storage of equipment, raw materials or fabricated products, garbage or trash collection, parking, maneuvering, loading or service areas.
- d. At intersections of public roadways or intersections of building site access drives with public roadways, no wall, fences, hedges, shrubs, or other structures or planting materials more than three feet in height shall be erected, placed or maintained within the triangular zone formed by the intersection of street lines and a straight line connecting such street lines at points thirty feet from the point of intersection measured along such street lines. Required planting or landscape elements indicated by this section for location within this zone will be placed outside this triangular zone in such a way as to best satisfy the intended purpose.

EXTERIOR BUILDING MATERIALS

Acceptable Finishes -	Brick, Stone, Plaster, Structural Concrete, Architectural Precast Concrete Panels, Glass Reinforced Concrete Panels, Steel Structural Elements, Glass or Flat Metal Panels, (No standing seam, corrugated or profile metal panels.)
Glass/Wall Percentage -	20% glass minimum

SIGNAGE

Building Signage -	One at 300sf maximum size Top of signage maximum height 35' above grade
Standard Port Signage -	Each tenant lease holder may provide and install one Port Standard "Building Identification" signage in the roadway right-of-way at the building site's primary access drive
Yard Signage -	In addition to the standard Port Standard Identification sign the tenant may provide one yard sign per roadway frontage located behind 20' streetscape zone, 72sf maximum surface area with the top of signage maximum height 8' above grade.
Door Signage -	Unlimited.
Roadway Billboards -	Not Permitted.

RESEARCH and TECHNOLOGY

"LAND USE ZONE"

This zone is comprised of lands and structures designated for research and development, fabrication, marketing and distribution of chemical and biological based products and materials and related activities. Rail access not required, general public access is normal, controlled exact environmental conditions for research and manufacturing is normal, hazardous materials and noxious odors are possible.

PERMITTED USES:

The following list of land uses are examples of the types of businesses permitted within the "Warehouse and Fabrication Zone".

- Biological Research and Product Development
- Circuitry Fabrication
- Corporate Offices
- Computer and Calculator Equipment
- Laboratory Facilities
- Micro-Manufacturing Products
- Pharmaceutical Research & Manufacture
- Plastics Research and Product Development
- Robotic Research & Development
- Solar Energy Technology Products Development
- Transistor Manufacture & Distribution

SETBACKS and HEIGHT LIMITS

Fronts Bld. Setback -	No building or above grade structures shall be constructed a distance of 40' from any leasehold line adjacent, abutting and contiguous with a minor public roadway right-of-way line and 60' at parkways or avenues.
Side/Back Setback	No building or above grade structures may be constructed within a distance of 20' from any leasehold line not contiguous with a roadway right-of-way line.
Height Limit -	Unlimited
Site Coverage	Site coverage by impermeable materials shall not exceed 70% of the gross building site.
Building Coverage -	Occupiable building structures shall not exceed 60% of the gross building site.

OFF-STREET PARKING and TRUCK LOADING AREAS

Off-street Parking -	Off-street parking facilities shall be provided at the rate prescribed by the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.3, for the building type proposed. No parking of vehicles of any type will be allowed on or along public roadway right-of-ways. Any additional off-street parking provided in excess of that required must also conform to all requirements of this section for size, location, construction, landscaping and maintenance.
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All off-street parking facilities shall be constructed and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.2, with the following modifications:

- f. Entrances & Exits - Entrances and exits to parking facilities shall be so located as to minimize traffic congestion. Access drives onto the building site 24' wide min. driveways with a minimum 40' radius turning radius' on to public roadways. No access drive can be located within 150' of a public roadway intersection or within 200' of another building site access drive.
- h. Prohibition of Large Vehicles - (Deleted)

Off-street truck loading facilities shall be provided and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph B.

Landscaping and Screening.

Streetscape Zone: The continuous, 20' wide minimum, strip of land on the building site immediately adjacent to the leasehold line that is adjacent to and contiguous with any public roadway right-of-way line, excluding allowed access driveways. No buildings, accessory structures or pavement areas are allowed within this zone unless specifically indicated below. The building site tenant is responsible to landscape and maintain the streetscape zone according to the following minimum requirements:

- a. The entire zone must be planted with living landscape materials.
- b. A minimum of one large canopy tree shall be planted for every 40 linear feet, or portion thereof, of roadway frontage.
- c. A five foot wide handicap accessible concrete sidewalk shall be provided parallel to and immediately adjacent to any leasehold line contiguous to and abutting a public road right-of-way. The sidewalk may meander away from the leasehold frontage line at appropriate locations as long as it remains within the 20' streetscape zone and generally continuous parallel to the public roadway.
- d. Tenants are encouraged to provide additional trees, shrubs, varied terrain and planting beds within this zone particularly at site access drives and other appropriate locations.

Screening Requirements: In addition to the streetscape zone landscaping requirements above the building site tenant shall provide and maintain the following screening materials as indicated:

- a. Where off-street vehicle areas abut or are visible from the public right-of-way, shrubs designed to attain a minimum of three feet height shall be planted within the landscape zone at a minimum average density of one shrub for every three linear feet, or portion thereof, of visible vehicle area. Shrub planting shall be designed to screen the vehicle areas from view. When accompanied by other landscape elements such as additional shrubs, land berms three feet high minimum or decorative masonry screens along the vehicle area perimeter, required shrubs may be grouped in natural clusters within the streetscape zone.
- b. Where mechanical equipment, trash and garbage dumpster areas and truck loading dock facilities are located on the building site so as to be visible from the public right-of-way or from other existing or potential building sites, landscape materials, landscape elements or solid decorative walls in keeping with the building's design will be provided to screen public view to a height of eight feet above grade shall be provided.

- c. When mechanical equipment is located on the building and exposed to view from the public right of way or from other existing or potential building sites it shall be screened from public view by use of solid decorative walls in keeping with the building's overall design.

Off-street Parking Areas: In addition to the required streetscape zone and screening requirements above the building site tenant shall provide and maintain a minimum of twenty five square feet of landscape area as follows for each off-street parking space provided. Such landscape areas shall be located within the paved portion of the parking lot and/or within ten feet of the paved parking area.

- a. No portion of an off-street parking area shall be farther than 75 feet from an interior landscape area.
- b. All interior landscape areas shall be a minimum of five wide in any direction.
- c. All parking isles shall be terminated at each end with a landscape island.
- d. All interior landscape areas shall be raised and curbed with properly anchored curbing at least six inches in height using materials such as concrete, natural stone or railroad ties.
- e. All landscape areas shall consist of a combination of landscaping materials of which at least 80% of ground area being covered with living landscape materials.
- f. At least one large canopy tree shall be planted in interior landscape areas for every twelve parking spaces provided.

Miscellaneous Requirements:

- a. Existing Trees: The following size existing trees may be credited toward required trees:

<u>Existing Tree Caliper</u>	<u>Number of Trees Credited</u>
3" - 6"	2 trees
7" - 12"	3 trees
13" - 24"	4 trees
over 24"	5 trees

Existing trees shall only be credited providing the following management practices are met, 1) During construction, trees are fenced and protected from compaction and injury at the dripline or five feet from the tree base whichever is greater, 2) Pavements, industrial storage areas, vehicular use areas of building foundations do not encroach into the dripline area, and 3) Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may not be placed closer than five feet from the tree base. If any existing trees that were credited should die they shall be replaced with the number of trees credited.

- b. Large canopy trees required by this section shall be of high quality, hardy and appropriate for the locality and have a minimum caliper of two inches and a minimum height of ten feet at the time of planting.
- c. No required landscape area shall be used for placement of accessory structures or buildings, storage of equipment, raw materials or fabricated products, garbage or trash collection, parking, maneuvering, loading or service areas.

- d. At intersections of public roadways or intersections of building site access drives with public roadways, no walls, fences, hedges, shrubs, or other structures or planting materials more than three feet in height shall be erected, placed or maintained within the triangular zone formed by the intersection of street lines and a straight line connecting such street lines at points thirty feet from the point of intersection measured along such street lines at a point of intersection measured along such street lines. Required planting or landscape elements indicated by this section for location within this zone will be placed outside this triangular zone in such a way as to best satisfy the intended purpose.

EXTERIOR BUILDING MATERIALS

Acceptable Finishes-	Brick, Stone, Plaster, Structural Concrete, Architectural Precast Concrete Panels, Glass Reinforced Concrete Panels, Steel Structural Elements, Glass or Flat Metal Panels, (No standing seam, corrugated or profile metal panels.)
Glass/Wall Percentage -	20% glass minimum

SIGNAGE

Building Signage -	One at 300sf maximum size Top of signage maximum height 35' above grade
Standard Port Signage	Each tenant lease holder may provide and install one Port Standard "Building Identification" signage in the roadway right-of-way at the building site's primary access drive
Yard Signage -	In addition to the standard Port Standard Identification sign the tenant may provide one yard sign per roadway frontage located behind 20' streetscape zones, 72sf maximum surface area with the top of signage maximum height 8' above grade.
Door Signage -	Unlimited.
Roadway Billboards -	Not Permitted.

COMMERCIAL PUBLIC

"LAND USE ZONE"

This zone is comprised of land areas designated for access to and sale of commercial products and services and public utilities and services ancillary to the commercial and industrial park. Rail access, storage facilities and hazardous materials and products not required. General public access required.

PERMITTED USES:

The following list of land uses are examples of the type of businesses permitted within the "Commercial Public Zone":

- Amusement Facilities & Theaters
- Automobile filling station
- Banking & Financial Services
- Barber and Beauty Salon
- Convenience Store
- Clinic
- Delicatessen
- Drug Store
- Fire Station
- Health & Sport Clubs
- Hotel & Convention Facilities
- News Stand
- Photo Processing
- Post Office & Packaging Services
- Police Station
- Restaurants

SETBACKS and HEIGHT LIMITS

Fronts Bld. Setback -	No building or above grade structures shall be constructed within a distance of 40' from any leasehold line adjacent, abutting and contiguous with a minor public roadway right-of-way line and 60' at parkways or avenues.
Side/Back Setback	No building or above grade structures may be constructed within a distance of 20' from any leasehold line not contiguous with a roadway right-of-way line.
Height Limit -	Unlimited
Site Coverage -	Site coverage by impermeable materials shall not exceed 70% of the gross building site.
Building Coverage -	Occupiable building structures shall not exceed 60% of the gross building site.

OFF-STREET PARKING and TRUCK LOADING AREAS

Off-street Parking -	Off-street parking facilities shall be provided at the rate prescribed by the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.3. for the building type proposed. No parking of vehicles of any type will be allowed on or along public roadway right-of-ways. Any additional off-street parking provided in excess of that required must also conform to all requirements of this section for size, location, construction, landscaping and maintenance.
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All off-street parking facilities shall be constructed and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.2, with the following modifications:

- f. Entrances & Exits- Entrances and exits to parking facilities shall be so located as to minimize traffic congestion. Access drives onto the building site 24' wide min. driveways with a minimum 40' radius turning radius' on to public roadways. No access drive can be located within 150' of a public roadway intersection or within 200' of another building site access drive.
- h. Prohibition of Large Vehicles - (Deleted)

Off-street truck loading facilities shall be provided and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph B.

Landscaping and Screening

Streetscape Zone: The continuous, 20' wide minimum, strip of land on the building site immediately adjacent to the leasehold line that is adjacent to and contiguous with any public roadway right-of-way line, excluding allowed access driveways. No buildings, accessory structures or pavement areas are allowed within this zone unless specifically indicated below. The building site tenant is responsible to landscape and maintain the streetscape zone according to the following minimum requirements:

- a. The entire zone must be planted with living landscape materials.
- b. A minimum of one large canopy tree shall be planted for every 40 linear feet, or portion thereof, of roadway frontage.
- c. A five foot wide handicap accessible concrete sidewalk shall be provided parallel to and immediately adjacent to any leasehold line contiguous to and abutting a public road right-of-way. The sidewalk may meander away from the leasehold frontage line at appropriate locations as long as it remains within the 20' streetscape zone and generally continuous parallel to the public roadway.
- d. Tenants are encouraged to provide additional trees, shrubs, varied terrain and planting beds within this zone particularly at site access drives and other appropriate locations.

Screening Requirements: In addition to the streetscape zone landscaping requirements above the building site tenant shall provide and maintain the following screening materials as indicated:

- a. Where off-street vehicle areas abut or are visible from the public right-of-way, shrubs designed to attain a minimum of three feet height shall be planted within the landscape zone at a minimum average density of one shrub for every three linear feet, or portion thereof, of visible vehicle area. Shrub planting shall be designed to screen the vehicle areas from view. Shrub planting shall be designed to screen the vehicle areas from view. When accompanied by other landscape elements such as additional shrubs, land berms three feet high minimum or decorative masonry screens along the vehicle area perimeter, required shrubs may be grouped in natural clusters within the streetscape zone.
- b. Where mechanical equipment, trash and garbage dumpster areas and truck loading dock facilities are located on the building site so as to be visible from the public right-of-way or from other existing or potential building sites, landscape materials, landscape elements or solid decorative walls in keeping with the building's design will be provided to screen public view to a height of eight feet above grade shall be provided.

- c. When mechanical equipment is located on the building and exposed to view from the public right of way or from other existing or potential building sites it shall be screened from public view by use of solid decorative walls in keeping with the buildings overall design.

Off-Street Parking Areas: In addition to the required streetscape zone and screening requirements above the building site tenant shall provide and maintain a minimum of twenty five square feet of landscape area as follows for each off-street parking space provided. Such landscape areas shall be located within the paved portion of the parking lot and/or within ten feet of the paved parking area.

- a. No portion of an off-street parking area shall be farther than 75 feet from an interior landscape area.
- b. All interior landscape areas shall be a minimum of five feet wide in any direction.
- c. All parking isles shall be terminated at each end with a landscape island.
- d. All interior landscape areas shall be raised and curbed with properly anchored curbing at least six inches in height using materials such as concrete, natural stone or railroad ties.
- e. All landscape areas shall consist of a combination of landscaping materials of which at least 80% of ground area being covered with living landscape materials.
- f. At least one large canopy tree shall be planted in interior landscape areas for every twelve parking spaces provided.

Miscellaneous Requirements:

- a. Existing Trees: The following size existing trees may be credited be credited toward required trees:

<u>Existing Truck Caliper</u>	<u>Number of Trees Credited</u>
3" - 6"	2 trees
7" - 12"	3 trees
13" - 24"	4 trees
over 24"	5 trees

Existing trees shall only be credited providing the following management practices are met, 1) During construction, trees are fenced and protect from compaction and injury at the dripline or five feet from the tree base whichever is greater, 2) Pavements, industrial storage areas, vehicular use areas or building foundations do not encroach into the dripline area, and 3) Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may not be placed closer than five feet from the tree base. If any existing trees that were credited should die they shall be replaced with the number of trees credited.

- b. Large canopy trees required by this section shall be of high quality, hardy and appropriate for the locality and have a minimum caliper of two inches and a minimum height of ten feet at the time of planting.
- c. No required landscape area shall be used for placement of accessory structures or buildings, storage of equipment, raw materials or fabricated products, garbage or trash collection, parking, maneuvering, loading or service areas.

- d. At intersections of public roadways or intersections of building site access drives with public roadways, no walls, fences, hedges, shrubs, or other structures or planting materials more than three feet in height shall be erected, placed or maintained within the triangular zone formed by the intersection of street lines and a straight line connecting such street lines at points thirty feet from the point of intersection measured along such street lines at a point of intersection measured along such street lines. Required planting or landscape elements indicated by this section for location within this zone will be placed outside this triangular zone in such a way as to best satisfy the intended purpose.

EXTERIOR BUILDING MATERIALS

Acceptable Finishes-	Brick, Stone, Plaster, Structural Concrete, Architectural Precast Concrete Panels, Glass Reinforced Concrete Panels, Steel Structural Elements, Glass or Flat Metal Panels, (No standing seam, corrugated or profile metal panels.)
Glass/Wall Percentage -	20% glass minimum

SIGNAGE

Building Signage -	One at 300sf maximum size Top of signage maximum height 35' above grade
Standard Port Signage	Each tenant lease holder may provide and install one Port Standard "Building Identification" signage in the roadway right-of-way at the building site's primary access drive
Yard Signage -	In addition to the standard Port Standard Identification sign the tenant may provide on yard sign per roadway frontage located behind 20' streetscape zones, 72sf maximum surface area with the top of signage maximum height 8' above grade.
Door Signage -	Unlimited.
Roadway Billboards -	Not Permitted.

GENERAL COMMERCIAL

"LAND USE ZONE"

This zone is comprised of land areas designated for access to and sale of products and services ancillary to the commercial and industrial park. Rail access, storage facilities and hazardous materials and products not required. General public access required.

PERMITTED USES:

The following list of land uses are examples of the types of businesses permitted within the "General Commercial Zone".

- Automobile & Large Truck Filling stations
- Convenience Stores
- Delicatessen
- Drug Store
- Health & Sport Clubs

SETBACKS AND HEIGHT LIMITS

Front Bld. Setback -	No building or above grade structure shall be constructed within a distance of 40' from any leasehold line adjacent, abutting and contiguous with a minor public roadway right-of-way line and 60' at parkways or avenues.
Side/Back Setback -	No building or above grade structures may be constructed within a distance of 20' from any leasehold line not contiguous with a roadway right-of-way line.
Height Limit -	Unlimited
Site Coverage -	Site coverage by impermeable materials shall not exceed 90% of the gross building site.
Building Coverage -	Occupiable building structures shall not exceed 60% of the gross building site.

OFF-STREET PARKING and TRUCK LOADING AREAS

Off-street Parking -	Off-street parking facilities shall be provided at the rate prescribed by the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.3 with the for the building type proposed. No parking of vehicles of any type will be allowed on or along public roadway right-of-ways. Any additional off-street parking provided in excess of that required must also conform to all requirements of this section for size, location, construction, landscaping and maintenance.
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All off-street parking facilities shall be constructed and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.2, with the following modifications:

- f. Entrances & Exits - Entrances and exits to parking facilities shall be so located as to minimize traffic congestion. Access drives onto the building site 24' wide min. driveways with a minimum 40' radius turning radius' on to public roadways. No access drive can be located within 150' of a public roadway intersection or within 200' of another building site access drive.
- h. Prohibition of Large Vehicles - (Deleted)

Off-street truck loading facilities shall be provided and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph B.

Landscaping and Screening

Streetscape Zone: The continuous, 20' wide minimum, strip of land on the building site immediately adjacent to the leasehold line that is adjacent to and contiguous with any public roadway right-of-way line, excluding allowed access driveways. No buildings, accessory structures or pavement areas are allowed within this zone unless specifically indicated below. The building site tenant is responsible to landscape and maintain the streetscape zone according to the following minimum requirements:

- a. The entire zone must be planted with living landscape materials
- b. A minimum of one large canopy tree shall be planted for every 40 linear feet, or portion thereof, of roadway frontage.
- c. A five foot wide handicap accessible concrete sidewalk shall be provided parallel to and immediately adjacent to any leasehold line contiguous to and abutting a public road right-of-way. The sidewalk may meander away from the leasehold frontage line at appropriate locations as long as it remains within the 20' streetscape zone and generally continuous parallel to the public roadway.
- d. Tenants are encouraged to provide additional trees, shrubs, varied terrain and planting beds within this zone particularly at site access drives and other appropriate locations.

Screening Requirements; In addition to the streetscape zone landscaping requirements above the building site tenant shall provide and maintain the following screening materials as indicated:

- a. Where off-street vehicle areas abut or are visible from the public right-of-way, shrubs designed to attain a minimum of three feet height shall be planted within the landscape zone at a minimum average density of one shrub for every three linear feet, or portion thereof, of visible vehicle area. Shrub planting shall be designed to screen the vehicle areas from view. When accompanied by other landscape elements such as additional shrubs, land berms three feet high minimum or decorative masonry screens along the vehicle area perimeter, required shrubs may be grouped in natural clusters within the streetscape zone.
- b. Where mechanical equipment or trash and garbage dumpster areas and truck loading dock facilities are located on the building site so as to be visible from the public right-of-way or from other existing or potential building sites, landscape materials, landscape elements or solid decorative walls in keeping with the building's design will be provided to screen public view to a height of eight feet above grade shall be provided.
- c. When mechanical equipment is located on the building and exposed to view from the public right of way or from other existing or potential building sites it shall be screened from public view by use of solid decorative walls in keeping with the buildings overall design.

Off-street Parking Areas: In addition to the required streetscape zone and screening requirements above the building site tenant shall provide and maintain a minimum of twenty five square feet of landscape area as follows for each off-street parking space provided. Such landscape areas shall be located within the paved portion of the parking lot and/or within ten feet of the paved parking area.

- a. No portion of an off-street parking area shall be farther than 75 feet from an interior landscape area.
- b. All interior landscape areas shall be a minimum of five feet wide in any direction.
- c. All parking isles shall be terminated at each end with a landscape island.
- d. All interior landscape areas shall be raised and curbed with properly anchored curbing at least six inches in height using materials such as concrete, natural stone or railroad ties.
- e. All landscape areas shall consist of a combination of landscaping materials of which at least 80% of ground area being covered with living landscape materials.
- f. At least one large canopy tree shall be planted in interior landscape areas for every twelve parking spaces provided.

Miscellaneous Requirements:

- a. Existing Trees: The following size existing trees may be credited toward required trees:

<u>Existing Trunk Caliper</u>	<u>Number of Trees Credited</u>
3" - 6"	2 trees
7" - 12"	3 trees
13" - 24"	4 trees
over 24"	5 trees

Existing trees shall only be credited providing the following management practices are met, 1) During construction, trees are fenced and protected from compaction and injury at the dripline or five feet from the tree base whichever is greater, 2) Pavements, industrial storage areas, vehicular use areas or building foundations do not encroach into the dripline area, and 3) Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may not be placed closer than five feet from the tree base. If any existing trees that were credited should die they shall be replaced with the number of trees credited.

- b. Large canopy trees required by this section shall be of high quality, hardy and appropriate for the locality and have a minimum caliper of two inches and a minimum height of ten feet at the time of planting.
- c. No required landscape area shall be used for placement of accessory structures or buildings, storage of equipment, raw materials or fabricated products, garbage or trash collection, parking, maneuvering, loading or service areas.

- d. At intersections of public roadways or intersections of building site access drives with public roadways, no walls, fences, hedges, shrubs, or other structures or planting materials more than three feet in height shall be erected, placed or maintained within the triangular zone formed by the intersection of street lines and a straight line connecting such street lines at points thirty feet from the point of intersection measured along such street lines. Required planting or landscape elements indicated by this section for location within this zone will be placed outside this triangular zone in such a way as to best satisfy the intended purpose.

EXTERIOR BUILDING MATERIALS

Acceptable Finishes -	Brick, Stone, Plaster, Structural Concrete, Architectural Precast Concrete Panels, Glass Reinforced Concrete Panels, Steel Structural Elements, Glass or Flat Metal Panels, (No standing seam, corrugated or profile metal panels.)
Glass/Wall Percentage-	20% glass minimum

SIGNAGE

Building Signage -	Two at 300sf maximum size each Top of signage maximum height unlimited
Standard Port Signage -	Each tenant lease holder may provide and install one Port Standard "Building Identification" signage in the roadway right-of-way at the building site's primary access drive
Yard Signage -	In addition to the standard Port Standard Identification sign the tenant may provide one yard sign per roadway frontage located behind 20' streetscape zones, 72sf maximum surface area with the top of signage maximum height 8' above grade.
Door Signage -	Unlimited.
Roadway Billboards -	Not Permitted.

PORT "LAND USE ZONE"

This zone is comprised of lands and structures set aside for the normal and orderly functioning of Port facilities and to facilitate public access and use of transportation facilities and commercial and industrial tenant's facilities.

PERMITTED USES:

The following list of land uses are examples of the types of businesses permitted within the "Port Zone".

Parks, Parkway Landscape zones, Wetlands and Undeveloped Preserves
Public Roadways, Rail and Utility Facilities
Port Dock and Transportation Facilities
Public Exterior Storage Yards
Public Office Facilities
Temporary Public Warehouse Facilities

SETBACKS AND HEIGHT LIMITS

Front Bldg. Setback -	No building or above grade structure shall be constructed within a distance of 40' from any leasehold line adjacent, abutting and contiguous with a minor public roadway right-of-way line and 60' at parkways or avenues.
Side/Back Setback	No building or above grade structures may be constructed within a distance of 20' from any leasehold line not contiguous with a roadway right-of-way line.
Height Limit -	Unlimited
Site Coverage -	Site coverage by impermeable materials shall not exceed 90% of the gross building site.
Building Coverage -	Occupiable building structures shall not exceed 50% of the gross building site.

OFF-STREET PARKING and TRUCK LOADING AREAS

Off-Street - Parking	Off-street parking facilities shall be provided at the rate prescribed by the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.3 with the for the building type proposed. No parking of vehicles of any type will be allowed on or along public roadway right-of-ways. Any additional off-street parking provided in excess of that required must also conform to all requirements of this section for size, location, construction, landscaping and maintenance.
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All off-street parking facilities shall be constructed and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph A.2, with the following modifications:

- f. Entrances & Exits - Entrances and exits to parking facilities shall be so located as to minimize traffic congestion. Access drives onto the building site 24' wide min. driveways with a minimum 40' radius turning radius' on to public roadways. No access drive can be located within 150' of a public roadway intersection or within 200' of another building site access drive.
- h. Prohibition of Large Vehicles - (Deleted)

**Landscaping
and Screening**

Off-street truck loading facilities shall be provided and maintained in accordance with the current requirements of the Zoning Ordinance for the City of Shreveport and Caddo Parish, Section V, Paragraph B.

Streetscape Zone: The continuous, 20' wide minimum, strip of land on the building site immediately adjacent to the building site line that is adjacent to and contiguous with any public roadway right-of-way line, excluding allowed access driveways. No buildings, accessory structures or pavement areas are allowed within this zone unless specifically indicated below. The Port Commission is responsible to landscape and maintain the streetscape zone according to the following minimum requirements:

- a. The entire zone must be planted with living landscape materials
- b. A minimum of one large canopy tree shall be planted for every 40 linear feet, or portion thereof, of roadway frontage.
- c. A five foot wide handicap accessible concrete sidewalk shall be provided parallel to and immediately adjacent to any leasehold line contiguous to and abutting a public road right-of-way. The sidewalk may meander away from the leasehold frontage line at appropriate locations as long as it remains within the 20' streetscape zone and generally continuous parallel to the public roadway.

Screening Requirements; In addition to the streetscape zone landscaping requirements above the building site tenant shall provide and maintain the following screening materials as indicated:

- a. Where off-street vehicle areas abut or are visible from the public right-of-way, shrubs designed to attain a minimum of three feet height shall be planted within the landscape zone at a minimum average density of one shrub for every three linear feet, or portion thereof, of visible vehicle area. Shrub planting shall be designed to screen the vehicle areas from view. When accompanied by other landscape elements such as additional shrubs, land berms three feet high minimum or decorative masonry screens along the vehicle area perimeter, required shrubs may be grouped in natural clusters within the streetscape zone.
- b. Where mechanical equipment or trash and garbage dumpster areas are located on the building site so as to be visible from the public right-of-way, landscape materials, landscape elements or solid decorative walls in keeping with the building's design will be provided to screen public view to a height of eight feet above grade shall be provided.
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Miscellaneous Requirements:

- a. Existing Trees: The following size existing trees may be credited toward required trees:

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- b. Large canopy trees required by this section shall be of high quality, hardy and appropriate for the locality and have a minimum caliper of two inches and a minimum height of ten feet at the time of planting.
- c. No required landscape area shall be used for placement of accessory structures or buildings, storage of equipment, raw materials or fabricated products, garbage or trash collection, parking, maneuvering, loading or service areas.

- d. At intersections of public roadways or intersections of building site access drives with public roadways, no walls, fences, hedges, shrubs, or other structures or planting materials more than three feet in height shall be erected, placed or maintained within the triangular zone formed by the intersection of street lines and a straight line connecting such street lines at points thirty feet from the point of intersection measured along such street lines. Required planting or landscape elements indicated by this section for location within this zone will be placed outside this triangular zone in such a way as to best satisfy the intended purpose.

EXTERIOR BUILDING MATERIALS

Acceptable Finishes -
Glass/Wall Percentage-

No material restrictions
0% glass minimum

SIGNAGE

Building Signage -

One at 300sf maximum size each
Top of signage maximum height 35' above grade

Standard Port Signage -

Each tenant lease holder may provide and install one Port Standard "Building Identification" signage in the roadway right-of-way at the building site's primary access drive

Yard Signage -

In addition to the standard Port Standard Identification sign the tenant may provide one yard sign per roadway frontage located behind 20' streetscape zones, 72sf maximum surface area with the top of signage maximum height 8' above grade.

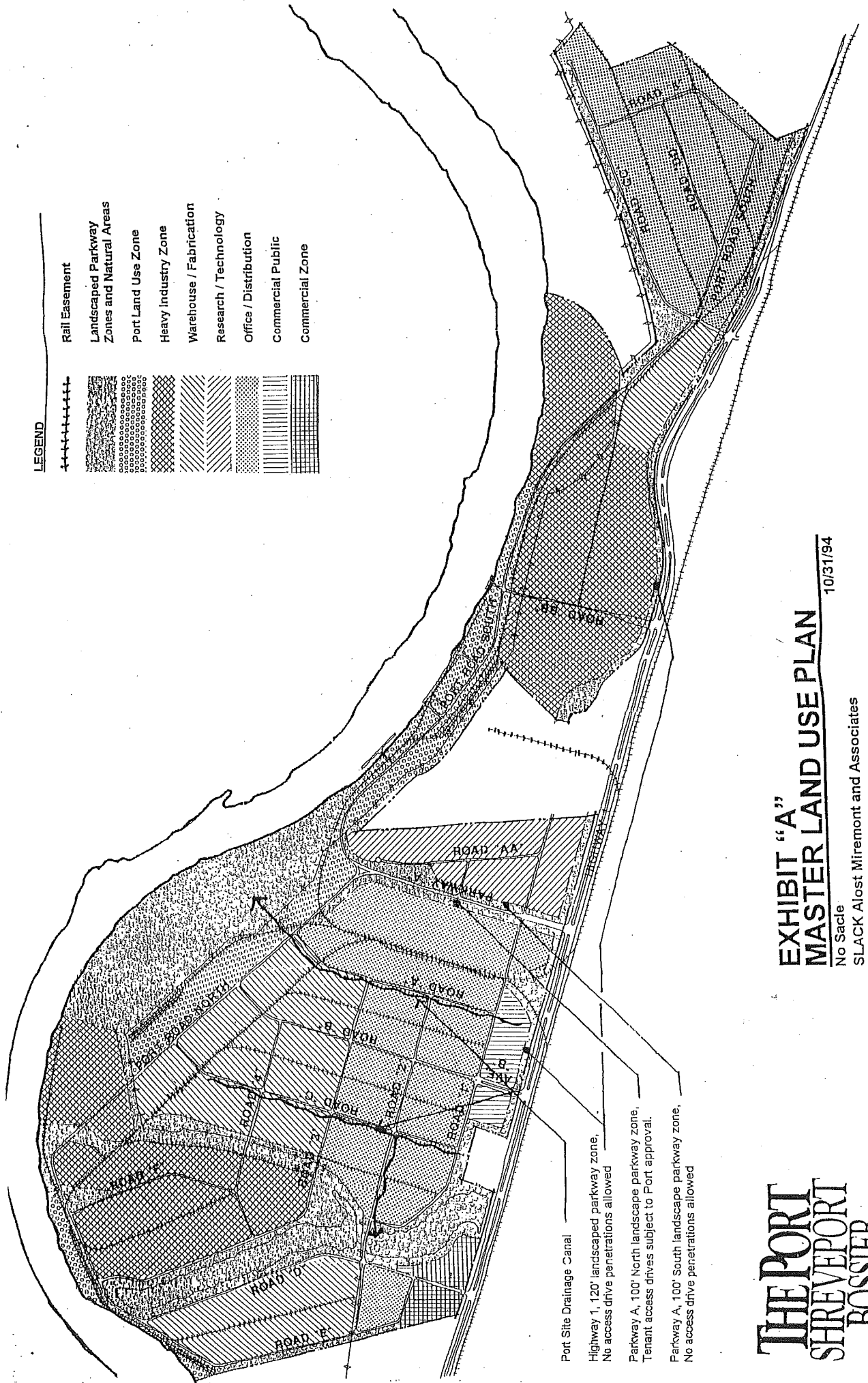
Door Signage -

Unlimited.

Roadway Billboards -

Not Permitted.

EXHIBIT ILLUSTRATIONS



LEGEND

+++++	Rail Easement
[Pattern]	Landscaped Parkway Zones and Natural Areas
[Pattern]	Port Land Use Zone
[Pattern]	Heavy Industry Zone
[Pattern]	Warehouse / Fabrication
[Pattern]	Research / Technology
[Pattern]	Office / Distribution
[Pattern]	Commercial Public
[Pattern]	Commercial Zone

EXHIBIT "A"
MASTER LAND USE PLAN

10/31/94

No Sacle
SLACK Allost Miremont and Associates

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SHREVEPORT
BOSSIER

Port Site Drainage Canal

Highway 1, 120' landscaped parkway zone,
No access drive penetrations allowed

Parkway A, 100' North landscape parkway zone,
Tenant access drives subject to Port approval.

Parkway A, 100' South landscape parkway zone,
No access drive penetrations allowed

POWER UTILITY EASMENT
30' RAIL EASMENT
10' POWER UTILITY EASMENT

POSSIBLE
TENANT LEASE AREA
PROPERTY LINE

TYPICAL ONE ACRE
MODULAR SUBDIVISION

60' MINOR ROAD RIGHT-OF-WAY
(120' PARKWAYS & AVENUES)

40' MINOR ROAD BUILDING SET B,
(60' PARKWAYS & AVENUES)

TYPICAL
20' DRAINAGE EASMENT
& BUILDING-SET BACK

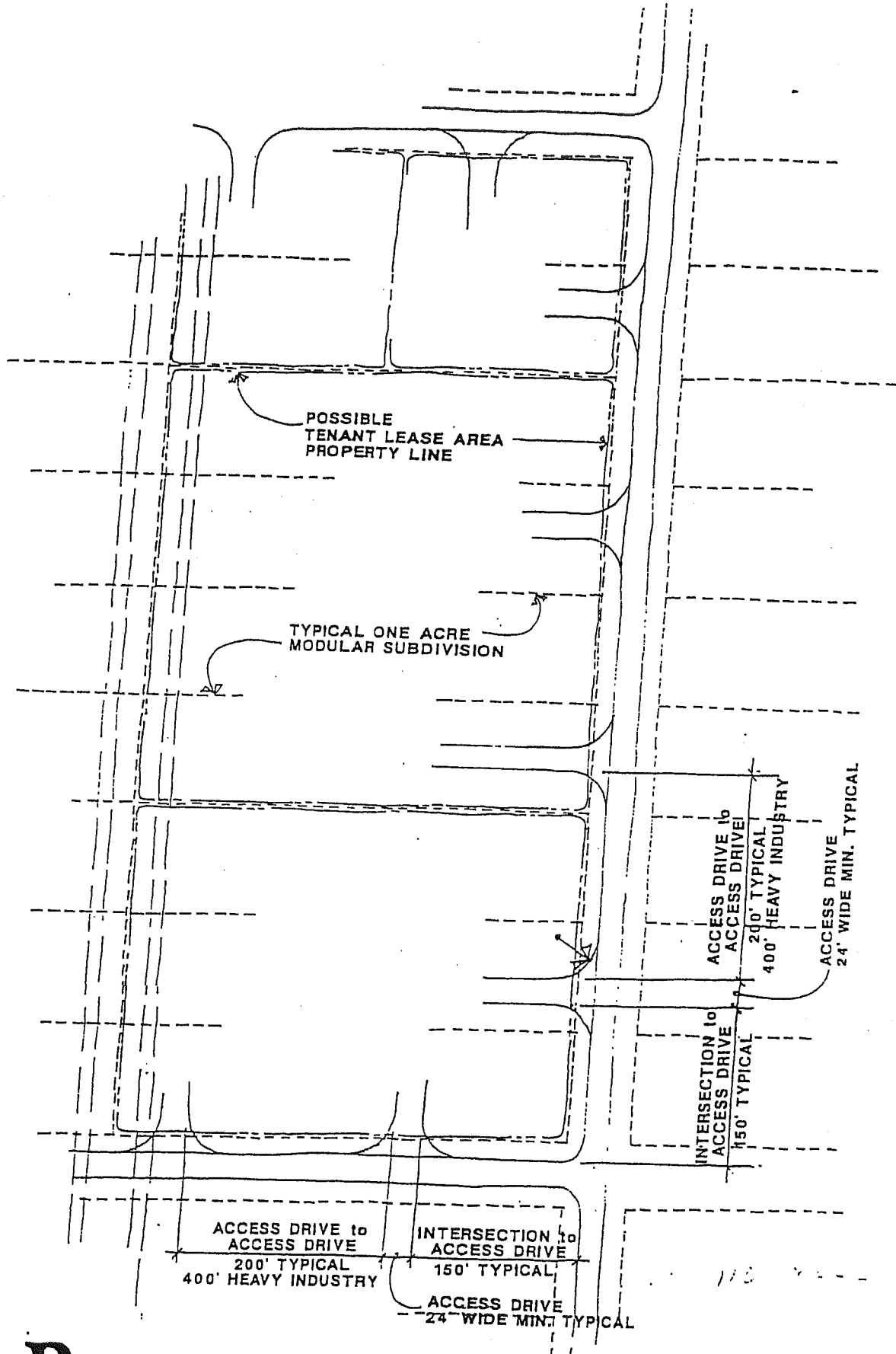
TYPICAL
20' STREETSCAPE ZONE

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SHREVEPORT
BOSSIER

EXHIBIT "B"
Modular Building Site Planning

No Scale
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10/31/94



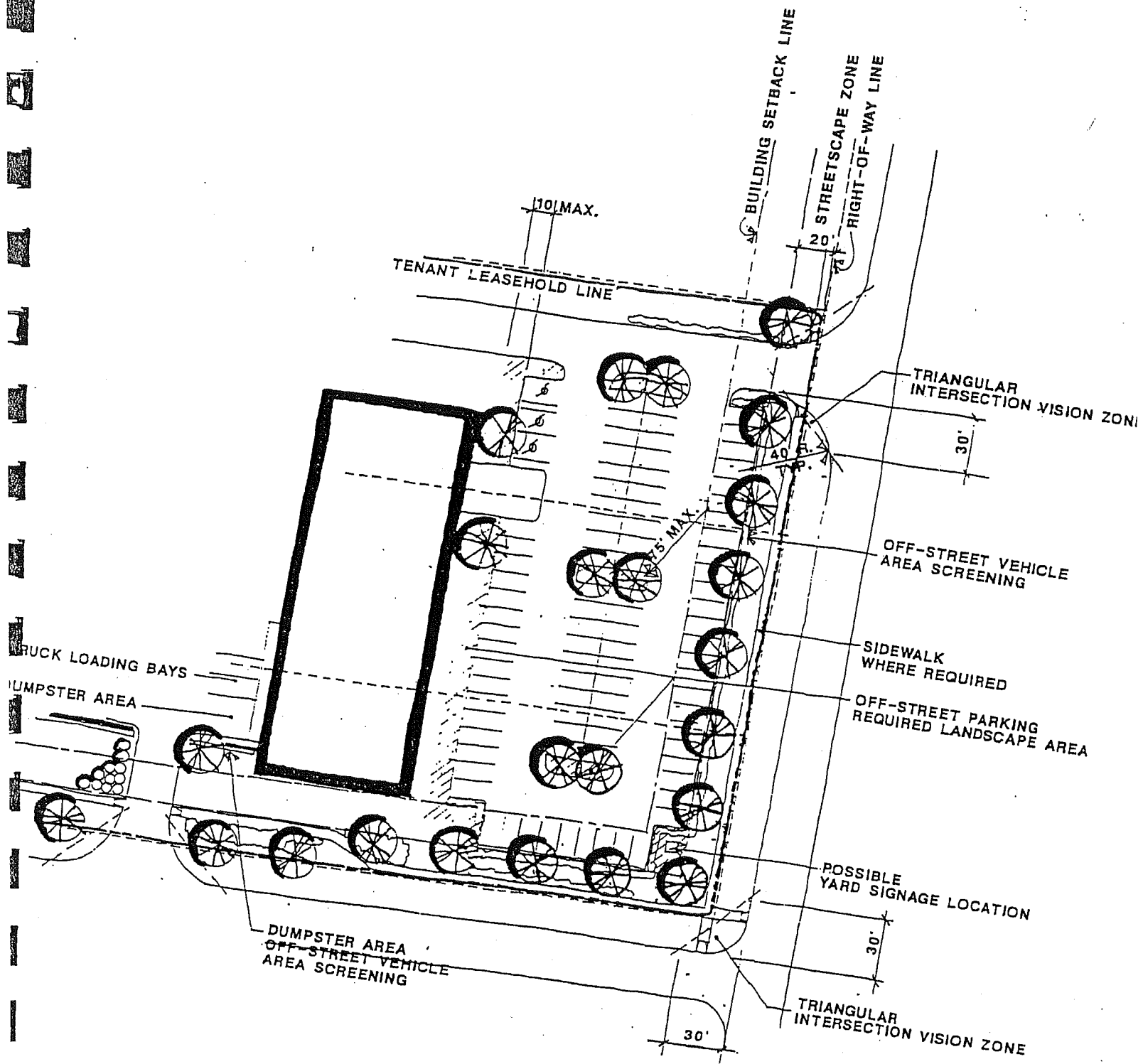
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BOSSIER**

EXHIBIT "C" Building Site Access Roads

No Scale

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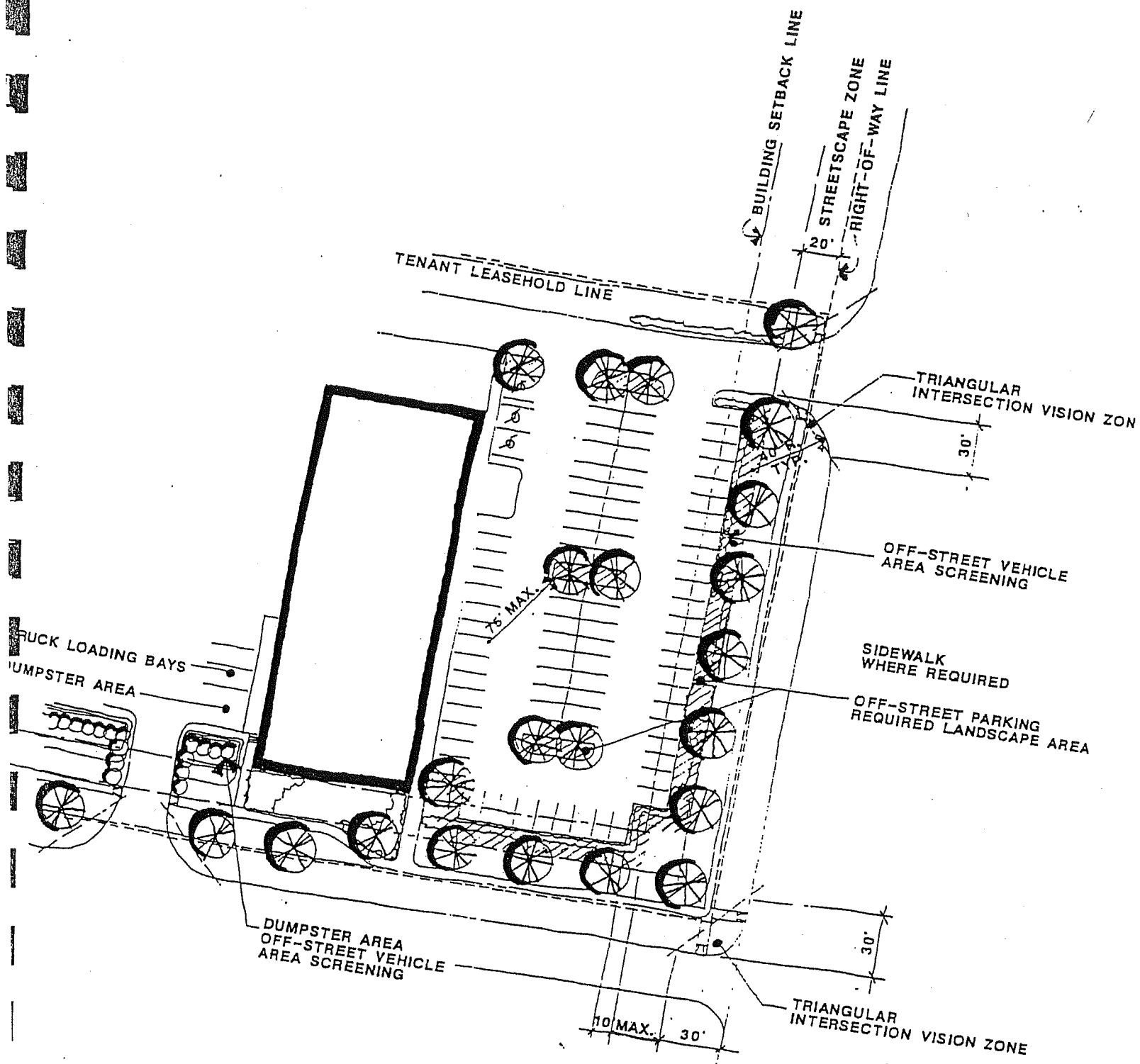


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EXHIBIT "D.1"
Vehicle Use Area Planning (Option 1)

No Scale
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10/31/94



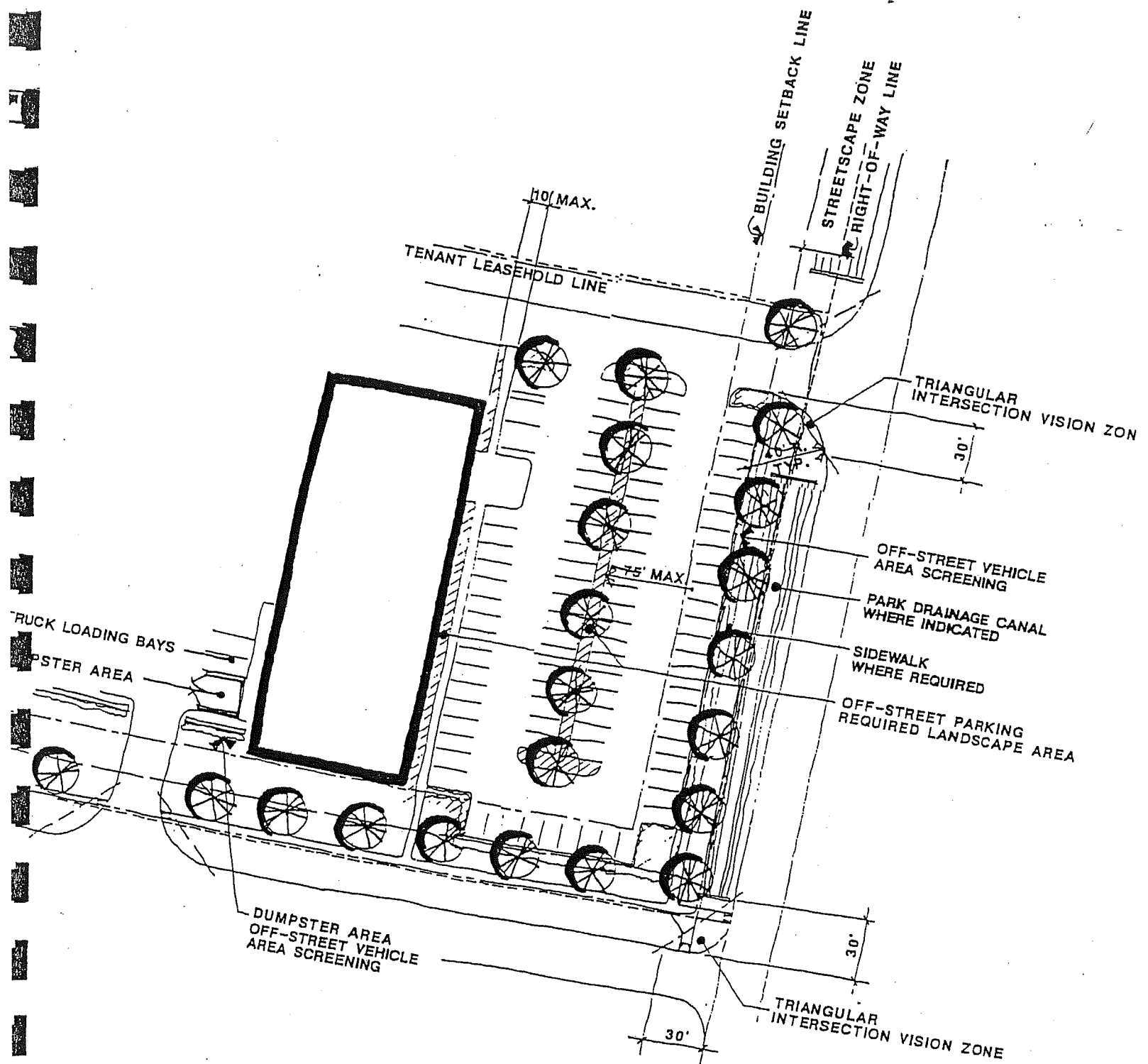
**THE PORT
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BOSSIER**

EXHIBIT "D.2"
Vehicle Use Area Planning (Option 2)

No Scale

SLACK Alost Miremont and Associates

10/31/94

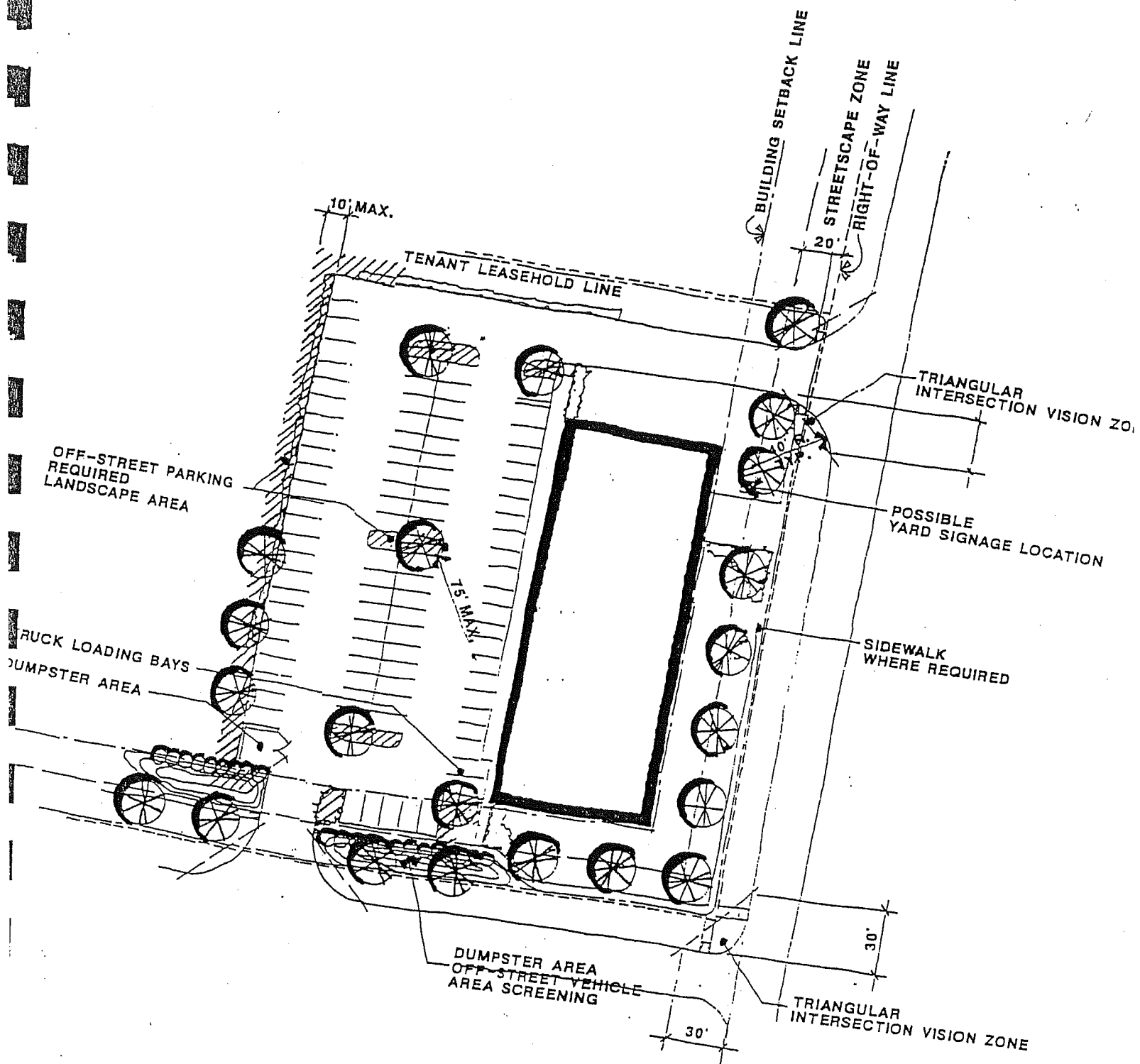


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EXHIBIT "D.3"
Vehicle Use Area Planning (Option 3)

No Scale
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10/31/94

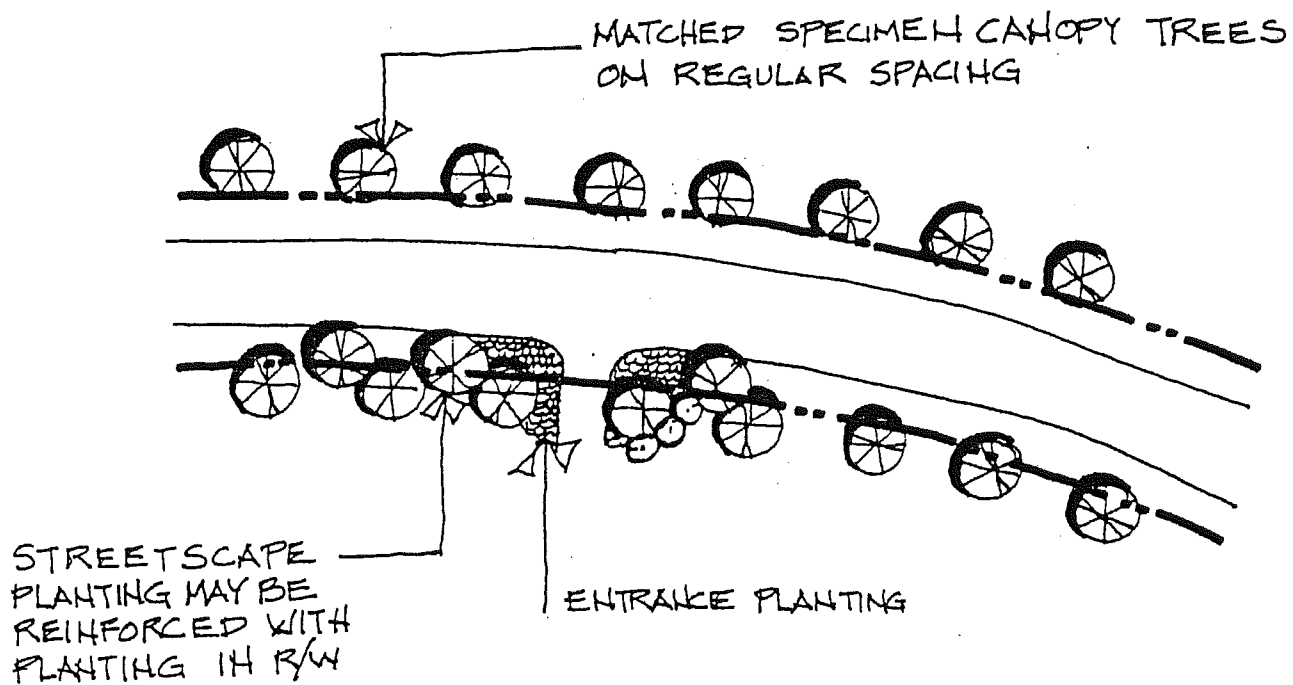


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EXHIBIT "D.4"
Vehicle Use Area Planning (Option 4)

No Scale
 SLACK Alost Miremont and Associates

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EXHIBIT "E"
Streetscape Zone

No Scale
SLACK Alost Miremont and Associates

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MEDIANS PROVIDE OPPORTUNITY FOR GRADE CHANGE BETWEEN PARKING AREAS AND SPACE FOR PEDESTRIAN CORRIDORS TO BUILDING.

ENTRY SHOULD REFLECT SPECIAL QUALITY

LARGE PARKING TERMINALS SHOULD BE BROKEN INTO SMALLER UNITS BY USE OF PLANTING ISLANDS AND MEDIANS.

TURF

PLANTING ISLANDS

MEDIAN EVERY 3-4 BAYS

STREET PLANTING

INFORMAL DRIFTS OF EVERGREEN & MINOR DECIDUOUS TREES

3' HIGH EARTH BERM

"STREETSCAPE" ZONE 20' MIN.

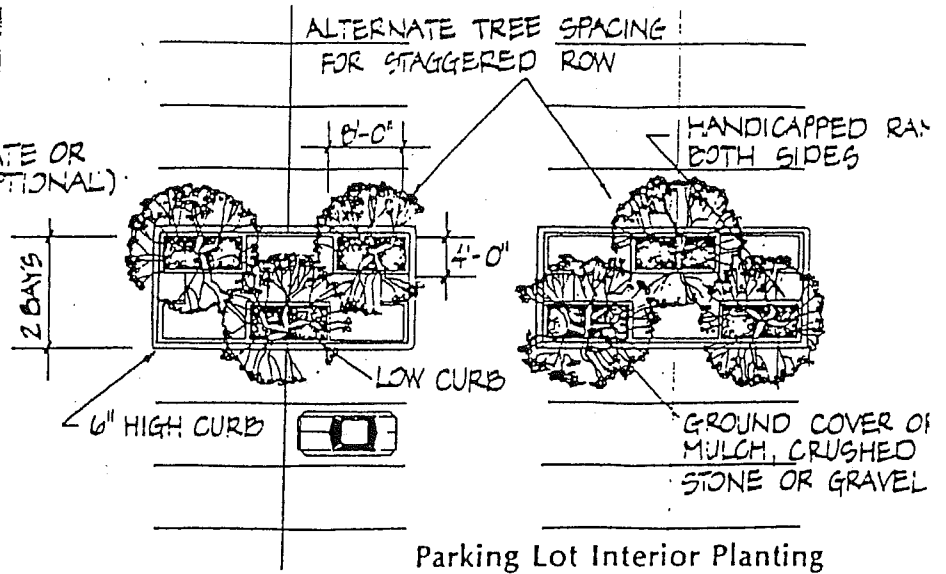
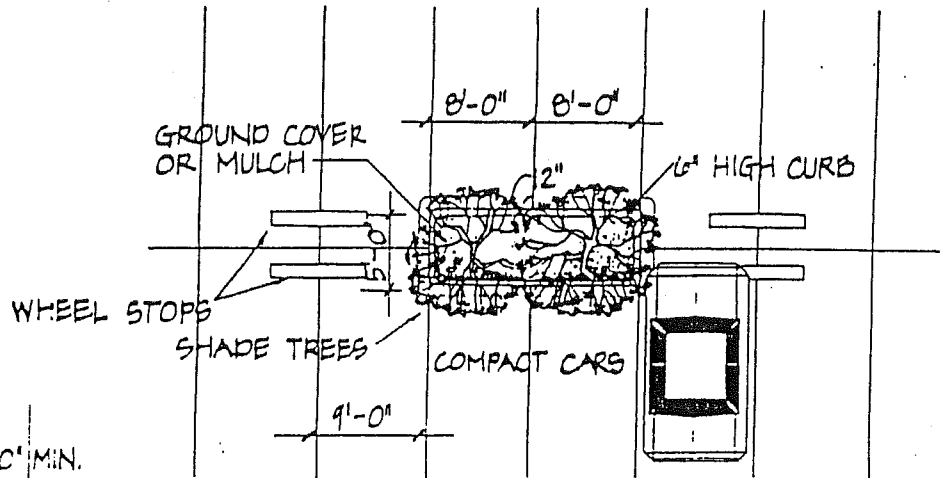
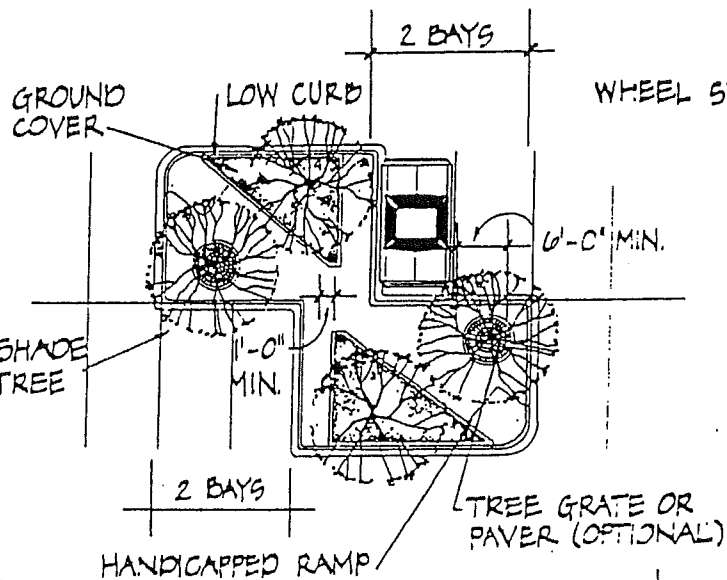
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EXHIBIT "F" Vehicle Use Area Planting Recommendations

No Scale

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10/31/94

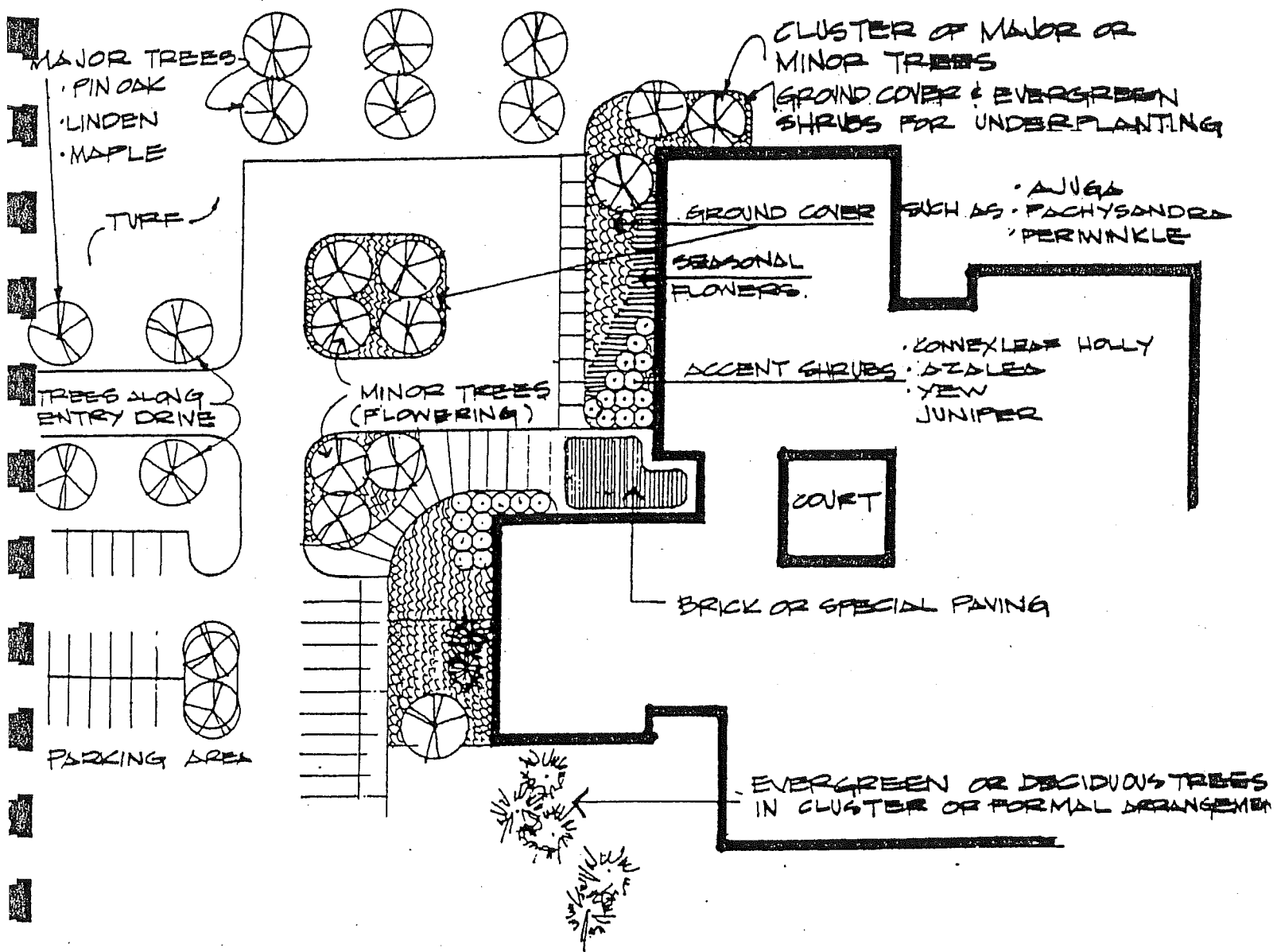


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EXHIBIT "G" Vehicle Use Area Planting Recommendations

No Scale
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10/31/94



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EXHIBIT "H.1"
Site Planning Recommendations

No Scale

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10/31/94

ENTRY WALKS / PLAZA
BECOMES IMPORTANT
IMAGE ZONE - SHOULD BE
WELL PLANNED & DETAILED

FOREGROUND ZONE

- 12'-15' • MINOR TREES
- SHRUBS
- GROUND COVER

BUILDING AS SINGLE
STRUCTURE OR WITH
EXPANSION POTENTIAL
WITH MODULAR UNITS

VISITOR PARKING

OPPORTUNITIES FOR
SPECIAL PAVING AT ENTRY

COURT

WALK - MINIMUM 6' WIDE
TO ALLOW FOR BUMPER OVERHANG

EARTH BERM FOR SCREEN
OF AUTO PARKING FROM
ENTRY APPROACH

PLANTING
ISLANDS

PARKING
AREA

THE PORT
SHREVEPORT
BOSSIER

EXHIBIT "H.2" Site Planning Recommendations

No Scale
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10/31/94

MAJOR OR
MINOR TREES

DEPENDING ON SITUATION, STRUCTURE
MAY NOT NEED PLANTING REFINEMENT
IN THIS ZONE. SOD
MAY BE APPROPRIATE.

ZONE FOR EVERGREEN
SHRUBS & GROUND COVER
AND SELECTED MINOR
TREES.

ENTRANCE

12'
MIN.
6'

TREES AT CORNER TO
SOFTEN & ENFRAME BUILDING

SPECIMEN TREE IN
BRICK PAVING

OMIT PARKING IN ENTRY ZONE
WHEN APPROPRIATE

- PROVIDES DEFINITION TO MAJOR ENTRANCE
- PROVIDES DROP OFF POINT
- GIVES OPPORTUNITIES FOR FLEXING
FOREGROUND TO BUILDING FACADE.

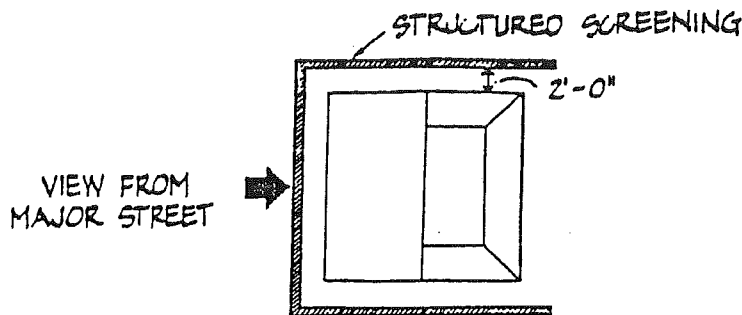
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SHREVEPORT
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EXHIBIT "H.3" Site Planning Recommendations

No Scale

SLACK Alost Miremont and Associates

10/31/94

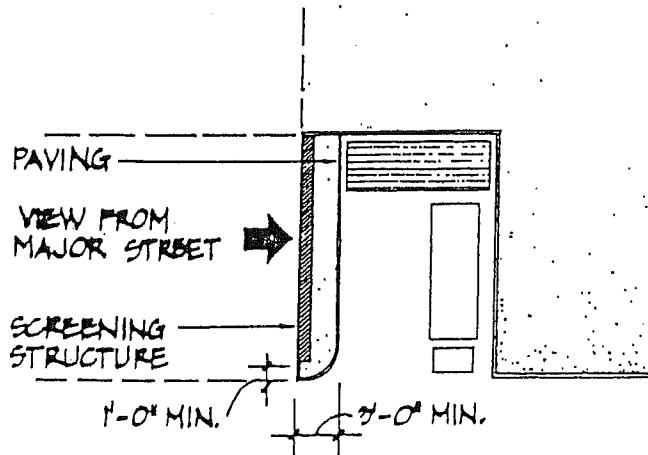


Off-Street: Each site development shall include on-site loading facilities as well as adequate space for loading and service movement and turn-around.

Visibility: Loading areas shall be located and screened in a manner to minimize views of such areas from adjacent buildings and roadways.

Screening: Screening of service area may consist of an approved combination of earth mounding, landscaping and walls.

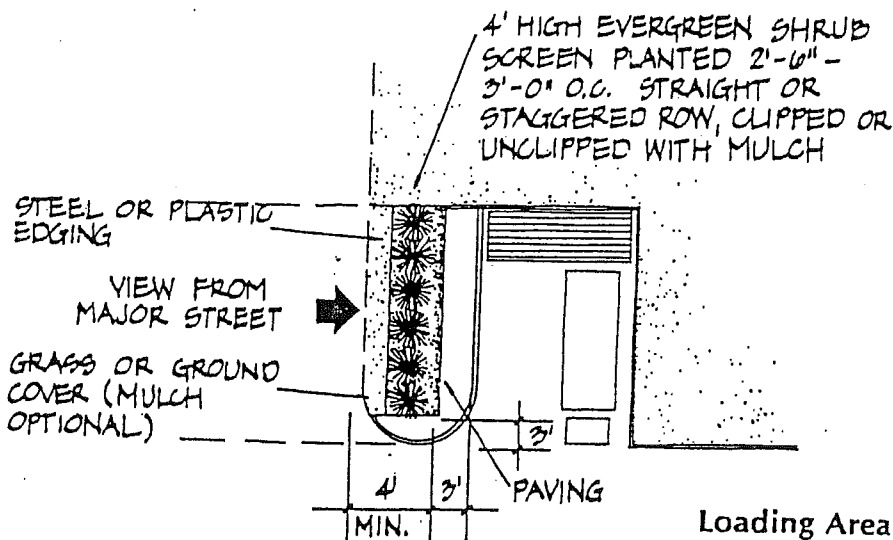
Screening of On-Site Equipment



Outside Storage: All materials, supplies, and equipment shall either be stored in an enclosed building or stored behind an approved visual barrier or screening.

Rubbish and Garbage: All garbage and refuse containers shall be concealed from the view of all adjoining properties and from public streets.

Loading Area With Structured Screen



Loading Area With Planting Screen

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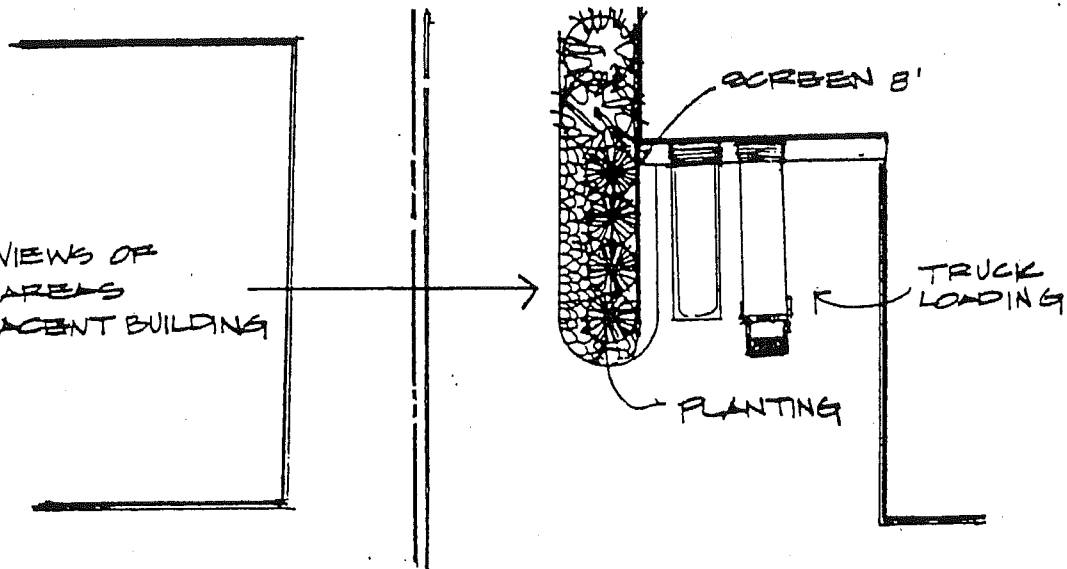
EXHIBIT "I.1" Screening Requirements

No Scale

SLACK Alost Miremont and Associates

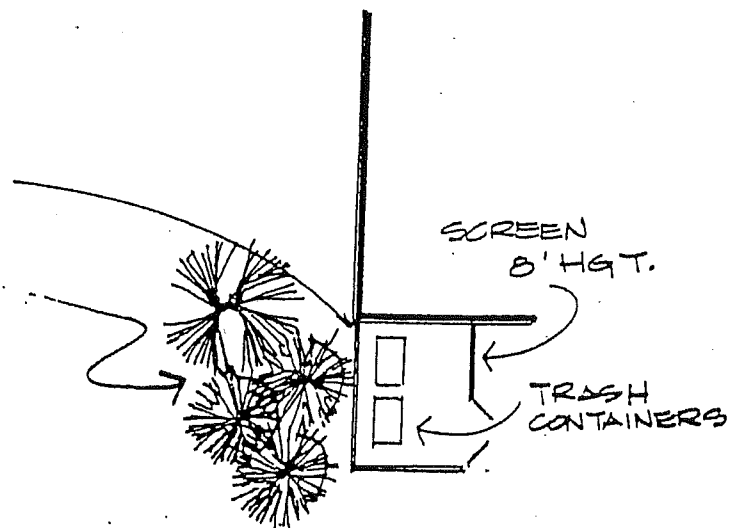
10/31/94

SCREEN VIEWS OF
SERVICE AREAS
FROM ADJACENT BUILDING



WALL TO SCREEN
ALL TRASH HOLDING AREAS

PLANTING TO SOFTEN -



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EXHIBIT "1.2" Screening Requirements

No Scale

SLACK Alost Miremont and Associates

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Utilities and Services

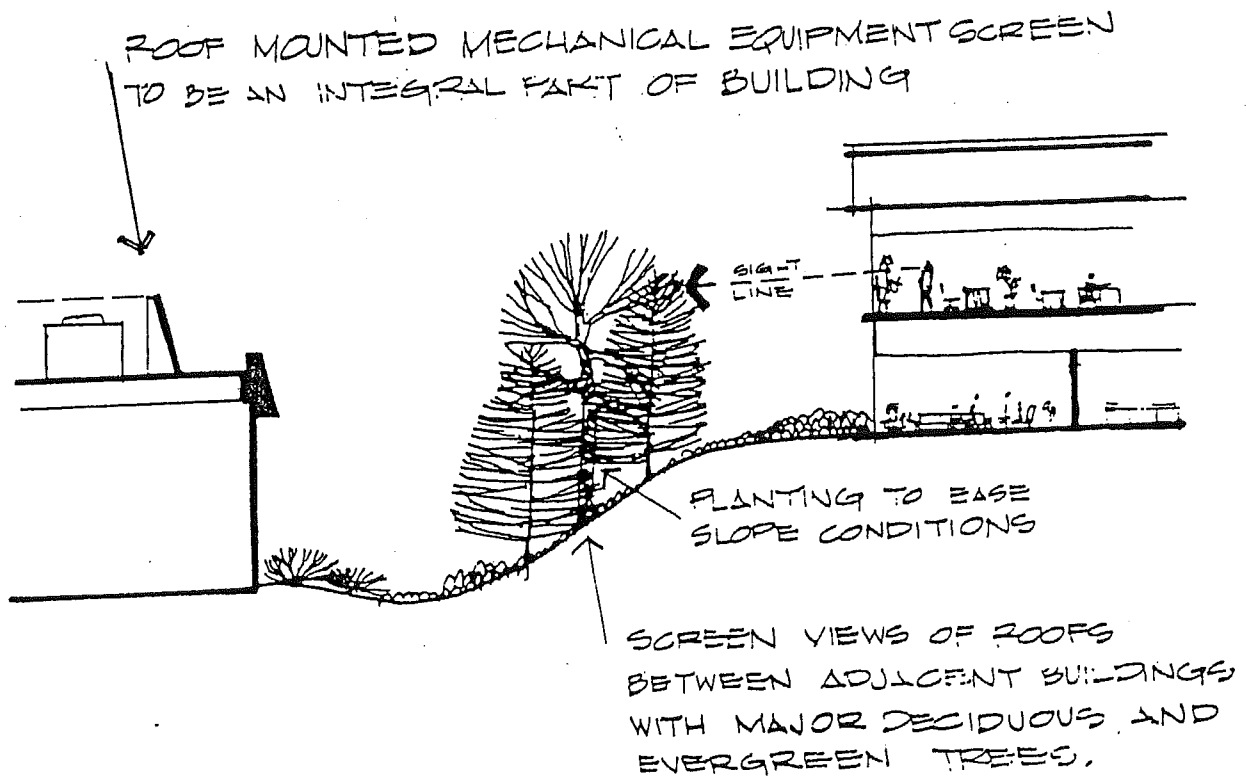
Antennas: Unless approved, no antennas or other forms of electro-magnetic radiation equipment shall be placed on the property unless contained within the building or buildings.

Utility Service: All lines of utility service, for communication, transmission of electric current or power, or other types of utility service shall be either underground or concealed in, on, or under buildings or other improvements. Electrical transformers shall be permitted on the property as long as they meet all requirements for screening.

Mail Boxes: All mail boxes and delivery boxes shall be placed *within the buildings*.

Mechanical Equipment: All mechanical equipment whether ground or roof-mounted, shall be screened in a manner visually compatible with the building's design and materials.

Other Equipment: Hoods, vents, hatches and other roof-mounted equipment shall blend with the color of the exposed roofing material to maintain a unified visual appearance on the roof.



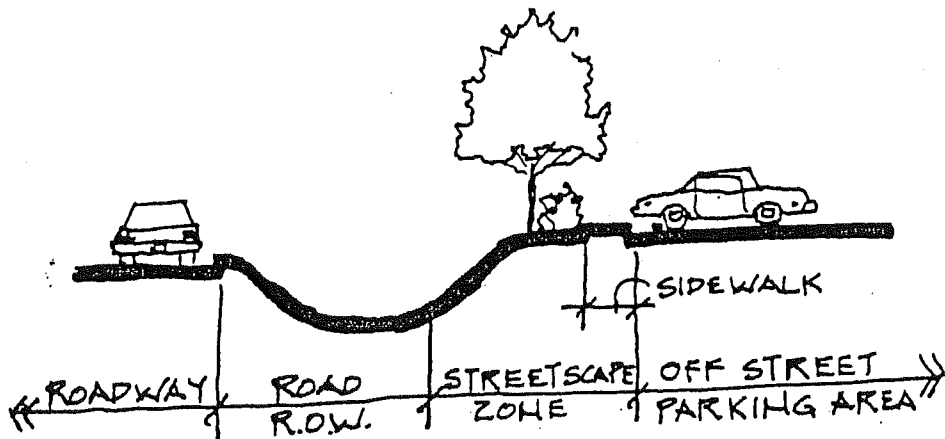
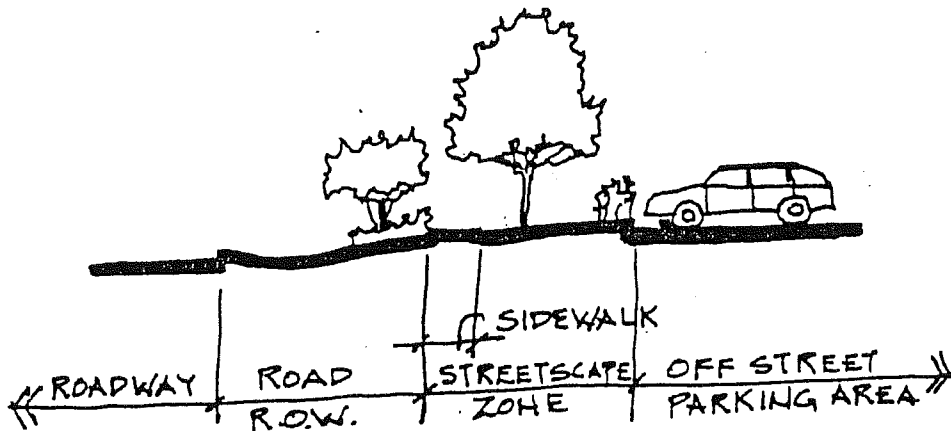
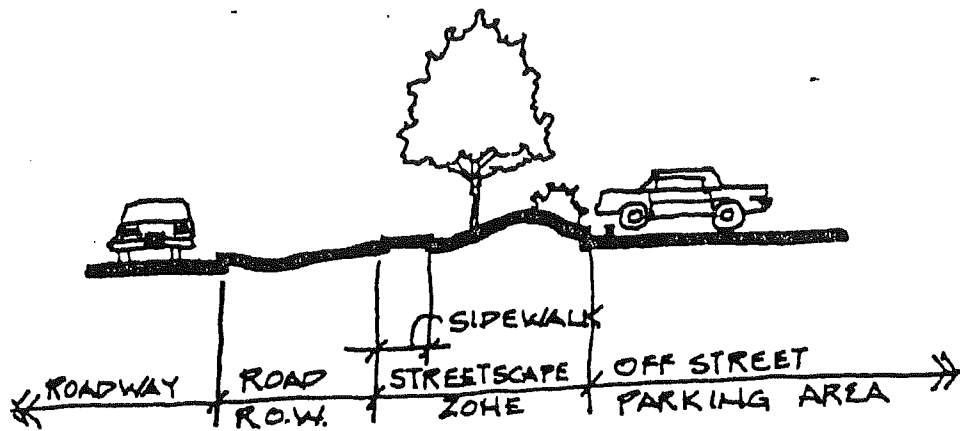
THE PORT
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BOSSIER

EXHIBIT "I.3" Screening Requirements

No Scale

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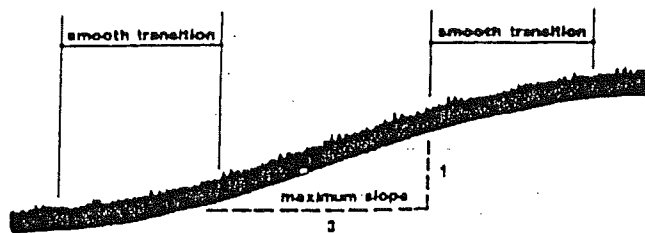
THE PORT
SHREVEPORT
BOSSIER

EXHIBIT "1.4" Screening Requirements

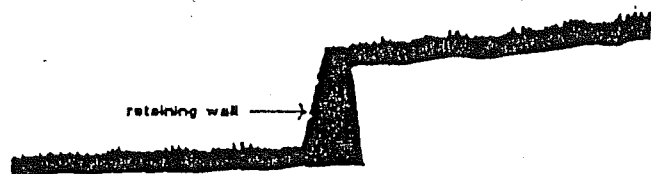
No Scale

SLACK Alost Miremont and Associates

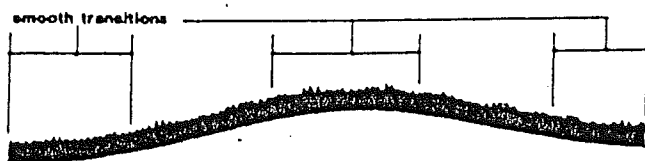
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Maximum Cut or Fill Slopes



Terracing



Smooth Transitions Between Changes in Slope

	Minimum Slope	Maximum Slope
planting areas	2%	3:1
parking lot pavement	2%	4%
driveways, access drives	2%	5%
pedestrian pavements (large "plaza" areas)	1%	2%
pedestrian pavements (sidewalks)	1%	8%

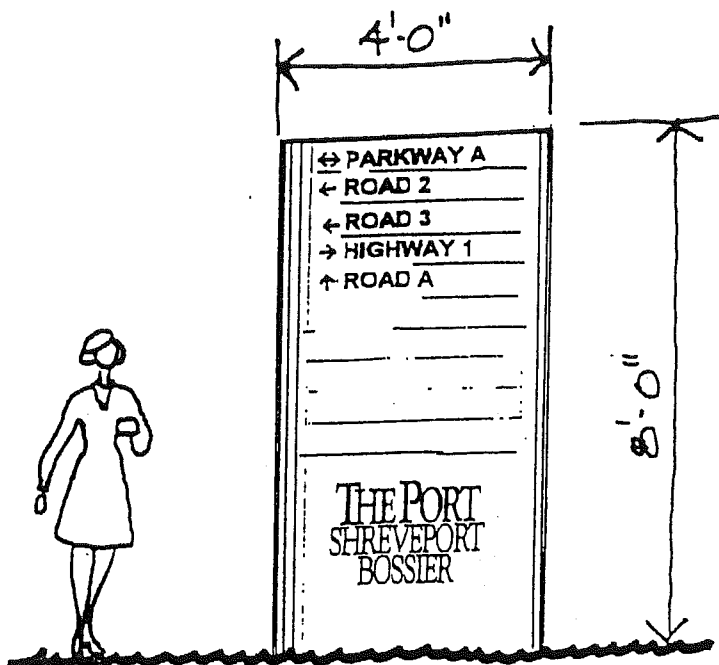
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EXHIBIT "J" Grade Transitions

No Scale

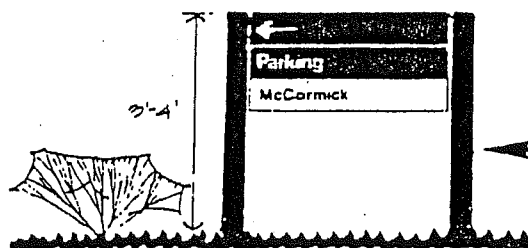
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← Advance direction

Nonilluminated Pylon, Radius Edge, Changeable Faces both sides
ASI #883R, Dark Bronze Anodized and White Enamel



← Building identification.

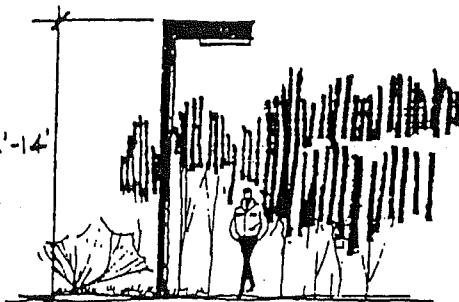
Nonilluminated Sign, Radius Posts, Changeable Faces both sides
ASI #870 series, Dark Bronze Anodized and White Enamel

**THE PORT
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BOSSIER**

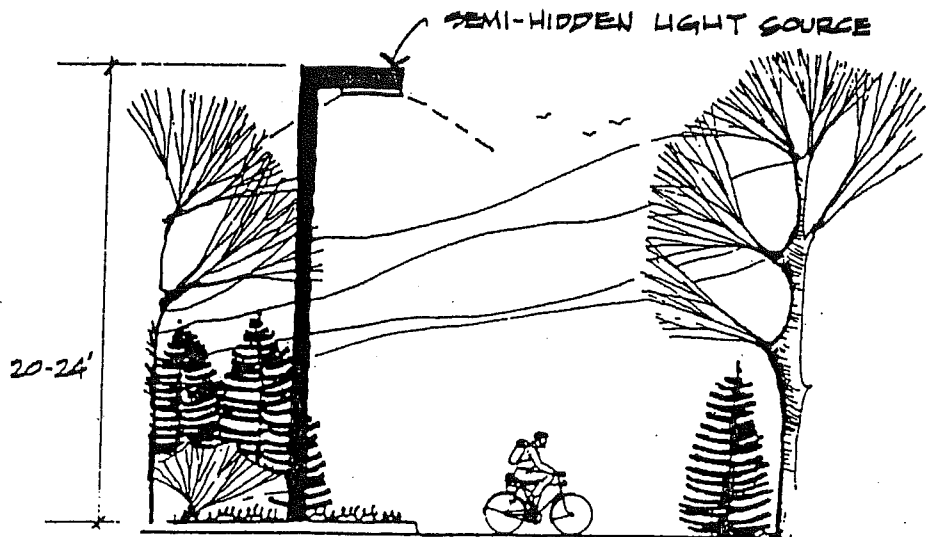
EXHIBIT "K" Port Roadway Signage

No Scale
SLACK Alost Miremont and Associates

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WALKWAY

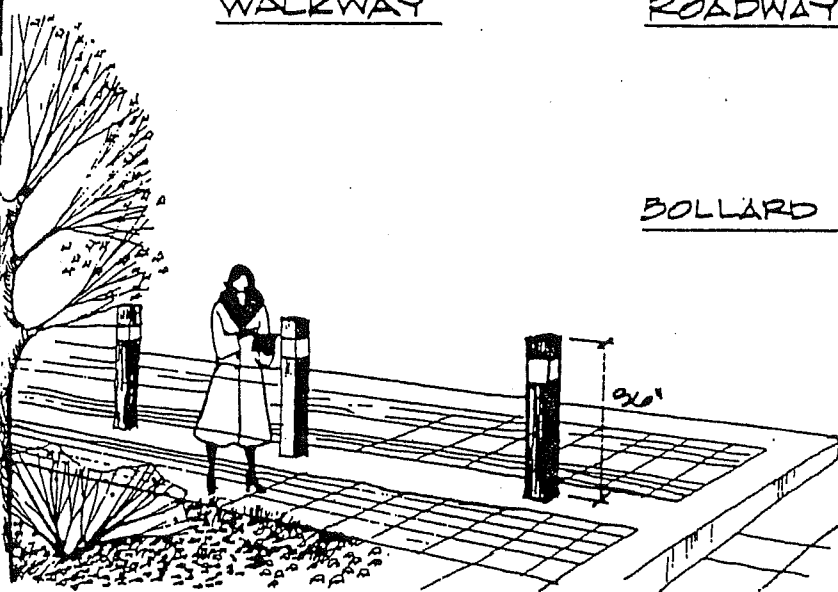


ROADWAY/PARKING

LIGHT FIXTURE (SHARP CUT-OFF TYPE)
BLACK DURONODIC FINISH

BOLLARD LIGHTS

- 6"x6" BLACK DURONODIC FINISH
- USED TO SEPARATE & DEFINE SPACE
- BARRIER BETWEEN VEHICULAR AND PEDESTRIAN TRAFFIC
- SHOULD RELATE TO PAVING PATTERN



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EXHIBIT "L.1"
Lighting Standards

No Scale

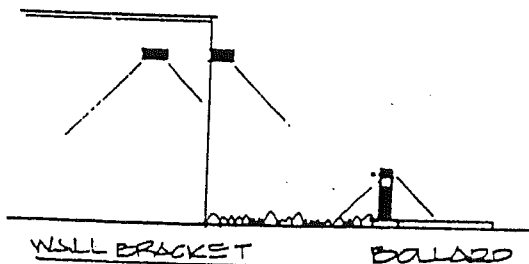
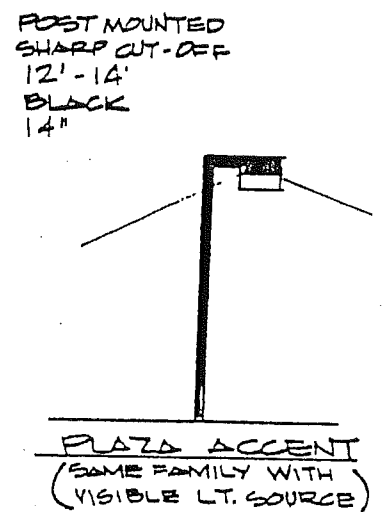
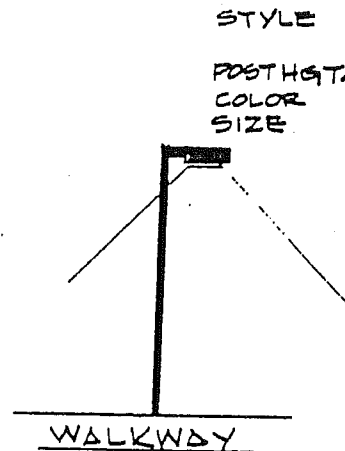
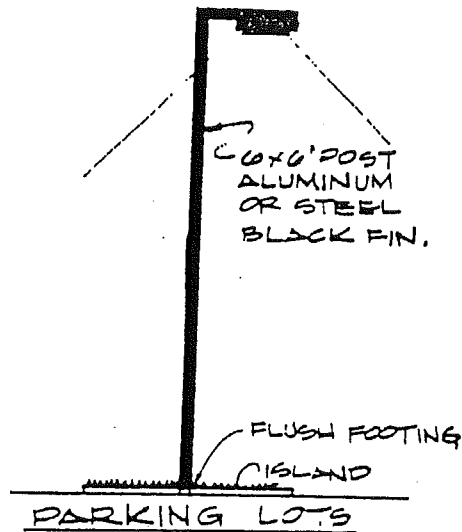
SLACK Alost Miremont and Associates

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STYLE
POST HEIGHT
COLOR
SIZE (LUMINAIRE)

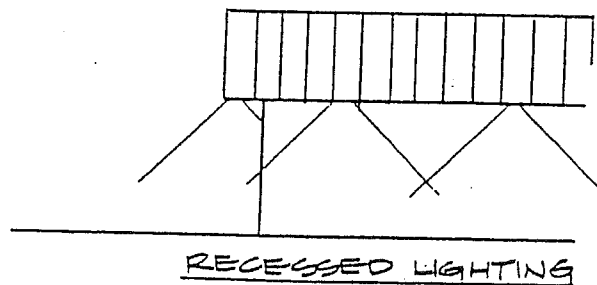
POLE MOUNTED
SHARP CUT-OFF
20-24'
BLACK
14"

LUMINAIRE
POST
SINGLE
TWIN
PLAN VIEW POST LIGHTS



WALL BRACKET
STYLE: WH
SIZE: AS REQD.
LAMP: MERCURY
COLOR: BLACK

BALLARD
BALLARD
40" HGT. 6" x 6"
INCANDESCENT
BLACK



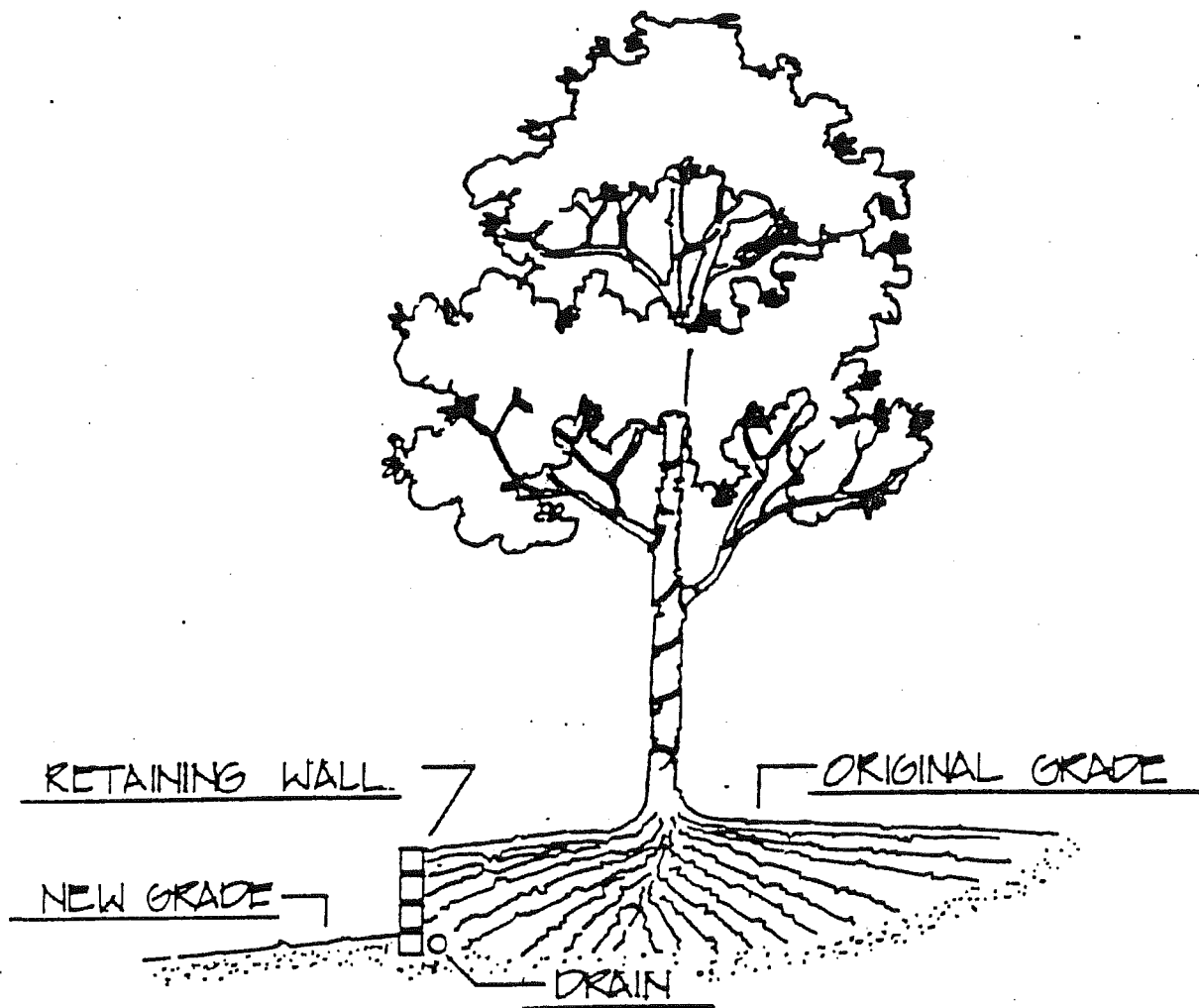
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EXHIBIT "L.2" Lighting Standards

No Scale

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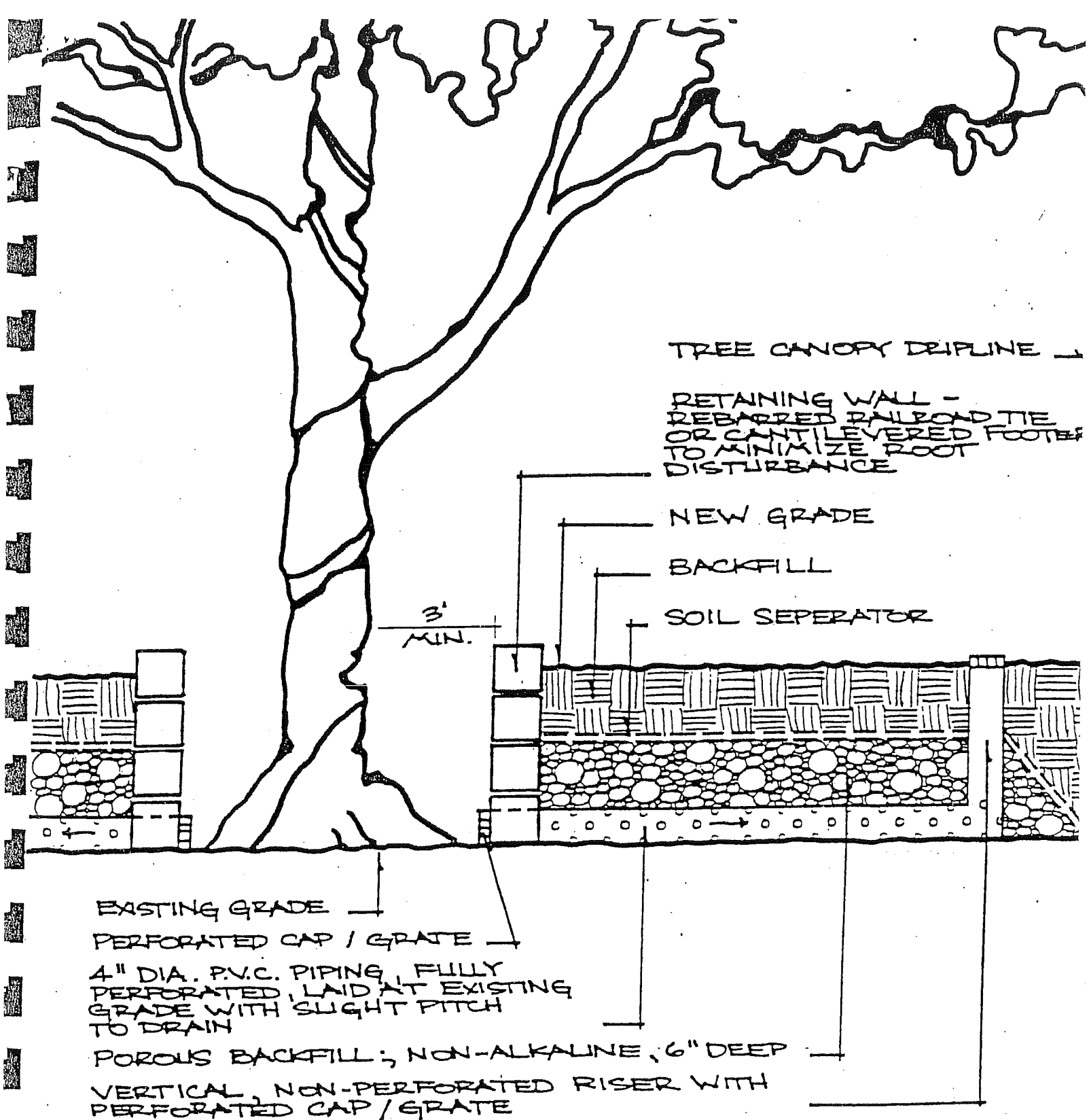
Ⓐ RETAINING WALL

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EXHIBIT "M.1"
Existing Tree Protections

No Scale
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EXHIBIT "M.2"

Existing Tree Protections

No Scale

SLACK Alost Miremont and Associates

10/31/9

**Minimum
Insurance Requirements
for
Prospective Tenants of the
Caddo-Bossier Parishes Port Commission
and for Dredging, Construction, Marina, Shipping
and Passenger Operations Within the Port Area**

1) Liability

\$1,000,000

Comprehensive General Liability

Fire/Legal Liability Insurance

Independent Contractors

Products/Completed Operations

Board Form Comprehensive General Liability Endorsement

Tenants engaged in handling or storage of petroleum products and/or other chemicals will be required to have primary limits of \$10,000,000 on all liability policies.

2) Business Automobile Liability

\$1,000,000 limit of liability

Cover all owned, non owned and hired cars

3) Workers Compensation

Statutory Workers Compensation

Employers Liability Coverage \$100,000/500,000/500,000

United States Longshoremen and Harbor Workers Coverage

Maritime Employers Liability with a limit of \$1,000,000

In Rem Endorsement

Outer Continental Shelf Act Endorsement

4) Protection and Indemnity Coverage

Limit of Liability of \$1,000,000

Include collision coverage

Include crew coverage either here or under the workers compensation policy

5) Miscellaneous

Wharfingers Legal Liability

The limit for this coverage will need to be evaluated in terms of the number and value of the vessels in the care of any one or several wharfingers.

Stevedoring Legal Liability

This coverage should have a limit of liability of \$1,000,000 or \$2,000,000

Warehousemans Legal Liability

This coverage would need to be in line with the value of what is stored in the warehouse.

Towers Liability

This coverage would need to be in line with the value of what is being towed.

6) Property Coverage

Require that all buildings be insured to value.

Require that all property be insured on all risk of physical loss form.

7) Umbrella or Bumbershoot Liability

Depending upon the exposure(s) one or both of the above is required.

A limit of liability of at least \$10,000,000 is required and higher limits would be recommended.

The policy should cover or be excess of all of the above coverages with the exception of the property.

8) All coverages except Workers Compensation and Property (numbers 3 and 6 respectively) should include the Port Commission as an additional Insured.

9) All coverages must include waiver of subrogation in favor of the Port Commission and 90 days notice of cancellation and/or nonrenewal of the Port Commission.

Adopted: May 10, 1985

Revised: January 20, 1994