

# Exhibit H.

## Cenac Park

### Zoning Map & Documents

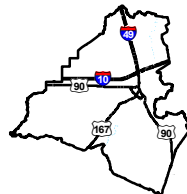




# Cenac Park Zoning Map & Documents

Cenac Park  
Lafayette Parish, LA

One Acadiana



Lafayette Parish

## LEGEND

Site Boundary (38.45 ± Ac.)

Required Green Belt

## Apparent City of Carencro Land Use

Existing Industrial (ID)

Existing General Business (GB)

Existing Residential (R1)

TaxParcel

City Limits

## Major Roads

Interstate

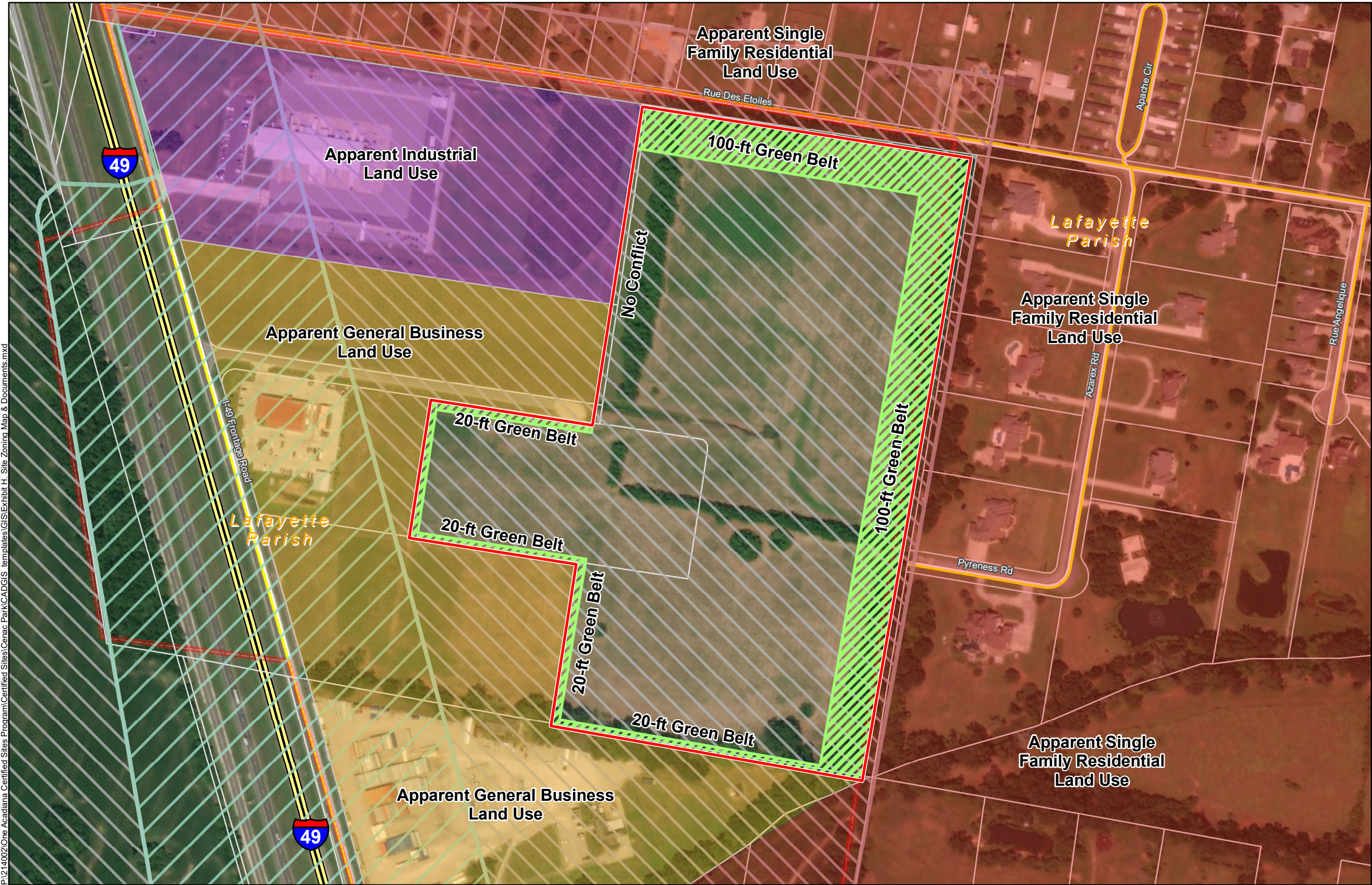
Local Roads

City of Carencro Zoning - Interstate Highway District

City of Carencro Zoning - Suburban District



Date: 6/30/2020  
Project Number: 214002  
Drawn By: KPH  
Checked By: EEB



General Notes:  
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.  
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at [ftp2.census.gov/geo/tiger/TIGER2013](http://ftp2.census.gov/geo/tiger/TIGER2013).  
3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.  
4. Zoning layer digitized in house based on available Zoning Map of the City of Carencro.



Scale 1:3,250  
0 170 340 Feet



# Exhibit H. Cenac Park Zoning Map & Documents

## Sec. 54-213. - Land governed.

- (a) All land within the city limits of Carencro, Louisiana, is governed by this article.
- (b) The following districts are hereby established:
  - (1) *Interstate highway district.* The "interstate highway district" is defined as any land within 400 feet of an interstate highway right-of-way.
  - (2) *Major thoroughfare district.*
    - a. The "major thoroughfare district" is defined as any land within 200 feet of any major thoroughfare right-of-way.
    - b. Major thoroughfares are determined on the major thoroughfare plan as prepared by the Lafayette Consolidated Government's Department of Planning, or as determined by the City of Carencro.
  - (3) *Major collector district.*
    - a. The "major collector district" is defined as any land within 100 feet of any major collector right-of-way.
    - b. Major collectors are determined on the major thoroughfare plan as prepared by the Lafayette Consolidated Government's Department of Planning, or as determined by the City of Carencro.
  - (4) *Nodal district.*
    - a. A "nodal district" is defined as the intersection of the "interstate highway district", a "major thoroughfare district", and/or a "major collector district", as defined in this article.
    - b. At the intersection of an "interstate highway district" and a "major thoroughfare district", the nodal district is the area within 600 feet of the interstate highway right-of-way, and within 400 feet of the major thoroughfare right-of-way.
    - c. At the intersection of two "major thoroughfare districts", the nodal district is the area within 400 feet of the two major thoroughfare rights-of-way.
    - d. At the intersection of a "major thoroughfare district", and a "major collector district", the nodal district is the area within 400 feet of the major thoroughfare right-of-way, and within 200 feet of the major collector right-of-way.
    - e. At the intersection of two "major collector districts", the nodal district is the area within 200 feet of the two major collector rights-of-way.
  - (5) *Urban district.*
    - a. The "urban district" is defined as any land inside of and within 100 feet of the area surrounded by North University Avenue, St. Anne Street, South and North Church Streets and Jack Street.
    - b. The "urban district" may be expanded by ordinance, by the City of Carencro.
    - c. Where the urban district overlaps with a major thoroughfare district, a major collector district, or a nodal district, the land will be governed by the urban district standards.
  - (6) ***Suburban district. The "suburban district" is any land that does not fall in one of the other districts and is not primarily agricultural in use.***

(Ord. No. 2008-018, § 3, 1-20-2009; Ord. No. [2015-003](#), § 2, 3-16-2015)

## Sec. 54-214. - Land use types.

- (a) All land within the city limits of Carencro has an existing land use type, as defined in this article.
- (b) For the purpose of this article, the following land use types are established:
  - (1) *Single-family residential land use (R-1).* The primary intended land use is single-family residential units. Also permitted are one accessory apartment, accessory use buildings (e.g., detached garage), and bed and breakfast (as long as the facility has no more than two guest rooms).

- (2) **Multifamily residential land use (R-2).** The primary intended land use is multifamily residential units including apartments, dwellings intended for two or more families, boarding house, college or university dormitory, fraternity or sorority house, mobile home park, townhouses, bed and breakfast (with three or more guest rooms), and zero lot line homes.
- (3) **Neighborhood business land use (NB).**
- The primary intended land use is light commercial businesses, including art gallery, barber shop, beauty shop, bookstore, business or professional office, camera and photographic supply store, candy store, coffee and/or pastry shop, commercial child care facility, convenience store (excluding gasoline and diesel sales), cosmetic store, drug store (with drive-thru for pharmaceutical products only), floral shop, gift shop, hamburger and/or sandwich shop, hobby supply store, ice cream parlor, laundry (self-service), music store, newsstand, picture framing store, pick-up station (laundry and/or dry cleaning), lodge (private) and shoe repair.
  - Open outside storage of goods and/or supplies is prohibited in this district.
  - Drive-in and drive-through establishments are prohibited, except as noted above.
- (4) **General business land use (GB).** The primary intended land use is business, including air conditioning sales and service, amusements (commercial), animal hospital, auditorium, automotive parts sales, automotive sales, automotive rentals, automotive repairs, automotive service station, car wash, drive-in establishment, electric contractor and wholesaler, electric repair, exterminator, glass store, hotel and motel, laundry, lounge or barroom, marine store, motorcycle sales and service, off-site signs, pawn shop, pet store, plumbing shop, printing and publishing, radio and television broadcasting studio and transmitter, radio and television repair, restaurant supply sales, retail manufacturing, seafood market, sign shop, storage units, taxidermist, trailer sales, travel trailer park, antique shop, apparel and accessory shop, dance studio, interior decorator, jewelry manufacturing, jewelry store, personal service shop, seamstress or dressmaker or tailor, and stationery store, bakery, bank, business and/or professional college, catering shop, clinic, dairy product sales, delicatessen, diaper service, drive-thru establishment, dry goods store, tobacco store, woodworking shop, window and door sales, sheet metal shop, recreational artistic painting, fix-it shop, fruit and/or vegetable stand, funeral home, furniture repair, gasoline or diesel fuel sales (retail), grocery store, gymnasium, haberdashery, hardware store (retail), hospital and/or sanitarium, leather store, liquor sales (package), loan office, nursing or convalescent home, office supply, optical and/or surgical supply store, parking garage or lot, printing and graphics, reducing salon and/or health club, restaurant, self-service storage facility (individual scale, not warehouse scale), shoe store, sporting goods store, studio for professional work or teaching, tailor shop, theater, toy store, uniform sales, variety sales, YMCA/YWCA, appliance store, automobile dealership (franchised, with related services) department store, dry cleaners, garden supply store, paint store, post office, and public office (state, local and federal).
- (5) **Parks and recreational land use (PR).** The primary intended land use is recreational. Also permitted are library or reading room, parks and playgrounds and recreational facility (privately owned and operated, including individual and community swimming pools, tennis clubs, noncommercial community centers and similar uses).
- (6) **Institutional land use (IT).** The primary intended land use is civic, religious, cultural and educational, including art galleries or museums, public buildings (city, parish, state and federal), church and associated uses, cemetery/mausoleum, kindergarten, library or reading room, schools (elementary, secondary, public and private, including associated uses and structures), and water storage facilities.
- (7) **Industrial land use (ID).** The primary intended land use is industrial in nature, including electric substation, pipeline or electric transmission line, railroad right-of way, railroad facilities, telephone exchange, warehousing, water pumping station, and water storage facilities, wastewater facility/treatment plant, electronic manufacturing, airport and/or dusting service, archery range, armory, bakery (wholesale), battery manufacturing, beverage manufacturing, gasoline or diesel bulk plant (petroleum), canvas products manufacturing, carting (including express, crating, hauling and storage), clothing manufacturing, bulk coffee roasting, cold

storage plant, contractor (including storage yard for equipment, materials, supplies and/or vehicles), cosmetic manufacturing, creamery, dairy equipment sales, dog pound, drug manufacturing, dry goods (wholesale and manufacturing), electric power generating station, electroplating, elevator maintenance and service, farm equipment supplies and sales, feed store, feed locker plant, food manufacturing, food wholesale and storage, freight depot (railway and truck), frozen food plant, fruit and produce (wholesale), fur dyeing (including finishing and storage), glass manufacturing, hardware (manufacturing, storage and wholesale), hatchery, hosiery mill, ice cream manufacturing, lumber yard and building materials, machine shop, machinery tools (construction equipment sales and service), mattress factory, metal sharpening, millinery manufacturing, mill work and woodwork manufacturing, novelty manufacturing, oil company (drilling and exploration), oil field service company, oil field supplies and machinery, packing, painting and decorating contractor, paper product manufacturing, paper supplies (wholesale) passenger depot, pipe storage, plastics fabrication, poultry storage and dressing, printing supplies manufacturing, riding academy, roofing and sheet metal shop, rug cleaning, sand and gravel storage yard, seed and feed store, sewer pumping station, shoe wholesale and manufacturing, sporting goods (wholesale), stone cutting, toy manufacturing, trade school, transit vehicle storage and servicing, truck stop, venetian blind and metal awning (fabrication and cleaning), water distillation, welding shop and well drilling company (water).

- (8) *Obnoxious land use (OB)*. The primary intended land use is obnoxious to adjacent land uses, including asphalt and concrete batching plants, any type of borrow pit (sand, gravel, clay, dirt), disposal facilities, dumping pits, incinerators, landfills, logging, pipe yards, prisons, recycling facilities, scrap and salvage yards, sewer treatment plants, waste transfer stations, waste pick-up stations, wrecker yards, any equipment and/or vehicle auction sites, storage of recreational vehicles/mobile homes/manufactured homes and storage of any motor vehicles and/or storage containers.

- (9) *Agricultural land use (AG)*. The primary intended land use is land designated by the Lafayette Parish Tax Assessor as agricultural in use.

(Ord. No. 2008-018, § 4, 1-20-2009; Ord. No. [2014-017](#), § 2, 10-20-2014; Ord. No. [2016-005](#), § 2, 3-21-2

#### **Sec. 54-215. - Requirements, restrictions and responses.**

- (a) All buildings and developments shall comply with all of the requirements of this article.
- (b) It is the responsibility of the new building or development to minimize the conflict with adjacent property by providing greenbelts, buffers or other amenities as part of its development.
- (c) For the purpose of this article, the following responses to the conflict level types are established:

		Greenbelt (Feet)	Buffer (Feet)	Fence Required
a.	Conflict Level 1:	10	0	No
b.	Conflict Level 2:	15	0	Yes
<b>c.</b>	<b>Conflict Level 3:</b>	<b>20</b>	<b>0</b>	<b>Yes</b>
d.	Conflict Level 4:	25	0	Yes
e.	Conflict Level 5:	50	0	Yes
<b>f.</b>	<b>Conflict Level 6:</b>	<b>100</b>	<b>0</b>	<b>Yes</b>
g.	Conflict Level 7:	150	600	Yes
h.	Conflict Level 8:	200	1,320	Yes
i.	Conflict Level 9:	300	2,640	Yes
j.	Conflict Level 10:	400	5,280	Yes

SUBURBAN DISTRICT										
		EXISTING								
		R-1	R-2	NB	GB	PR	IT	ID	OB	AG
NEW	R-1	N.C.	0	1	2	2	2	4	6	0
	R-2	0	N.C.	0	1	2	2	4	5	0
	NB	2	1	N.C.	0	1	2	3	4	0
	GB	4	3	2	N.C.	1	2	3	4	0
	PR	2	2	2	2	N.C.	0	1	4	0
	IT	5	4	3	2	1	N.C.	0	4	0
	<b>ID</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>N.C.</b>	<b>4</b>	<b>0</b>
	OB	10	10	10	10	10	10	10	N.C.	10
	AG	4	4	3	3	2	2	2	1	N.C.
<b>LEGEND</b> R-1 Single-Family R-2 Multi-Family NB Neighborhood Business GB General Business PR Parks and Recreation IT Institutional ID Industrial OB Obnoxious AG Agricultural N.C. No Conflict #'S Conflict Level						<b>ARCHITECTURAL CODE</b> 1. R-1 Single-Family and R-2 Multi-Family shall have no exposed concrete block or metal wall panels on the exterior wall.				

(Ord. No. [2018-002](#), § 2, 3-19-2018; Ord. No. [2019-007](#), § 2, 10-21-2019)