

Exhibit A – Zoning Map

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Sec. 113-383. - Purpose and intent.

The Industrial District Two (I2) is intended to provide for the location and grouping of uses of a medium industrial nature while at the same time reducing the impact to those districts and uses to adjacent nonindustrial uses.

(Code 1988, § 33:72A)

Sec. 113-384. - Permitted uses.

The following are permitted uses in the Industrial District Two (I2):

- (1) Manufacturing assembly, etc., of the following and similar uses:
 - a. Assembly plants;
 - b. Book binderies;
 - c. Cellophonic products manufacturing;
 - d. Ceramic products;
 - e. Confectionery manufacturing;
 - f. Dairy products manufacturing;
 - g. Electrical parts, assembly and manufacturing electronics;
 - h. Fiber products and manufacturing;
 - i. Food products, manufacturing, except fish and meat products, sauerkraut, vinegar, yeast and rendering or refining of fats and oils;
 - j. Fruit or vegetable canneries;
 - k. Furniture manufacturing;
 - l. Garment manufacturing;
 - m. Glass products manufacturing;
 - n. Pharmaceutical manufacturing;
 - o. Tire retreading, recapping, or rebuilding;
 - p. Tool manufacturing; and
 - q. Toy manufacturing.

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- (2) Miscellaneous uses, of the following and similar uses:
 - a. Cleaning and dyeing works;
 - b. Cold storage or refrigerating plants;
 - c. Foundry casting lightweight nonferrous metal;
 - d. Ironworks, ornamental;
 - e. Millwork;
 - f. Paint mixing and treatment;
 - g. Sheet metal products;
 - h. Ship building and repair; and
 - i. Open storage of building material, lumber, coal, machinery and pipe.
- (3) Wholesale business;
- (4) Well drilling service; and
- (5) Uses allowed in Industrial District One (I1).

(Code 1988, § 33:72A.1)

Sec. 113-385. - Accessory uses.

The following are accessory uses in the Industrial District Two (I2):

- (1) Uses, including retail sales, and structures that are customarily accessory and clearly incidental and subordinate to principal uses and structures.
- (2) No residential facilities shall be permitted in this district except for watchmen or caretakers whose work required residence on the premises.
- (3) Storage of petroleum products and gases that are clearly incidental and secondary to the principal use of the property, provided that all aboveground tanks contain a maximum of 500 gallons or less and are located no closer than 300 feet from all property lines. All storage tanks below ground shall contain a maximum of 12,000 gallons or less and shall locate no closer to any property line than the greatest dimension (diameter, length, height) to the buried tanks.

(Code 1988, § 33:72A.2)

Sec. 113-386. - Prohibited uses.

The following are prohibited uses in the Industrial District Two (I2):

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- (1) Commercial uses not incidental to the principle industrial use;
- (2) Schools, churches, or public or private institutions;
- (3) No other residential uses except as provided for in section 113-385
- (4) Land uses for the disposal of solid wastes, hazardous and/or toxic substances;
- (5) Explosive manufacturing and storage;
- (6) Petroleum refining;
- (7) Paper or pulp manufacturing;
- (8) Cement or lime manufacturing;
- (9) Chlorine manufacturing;
- (10) Creosote manufacturing;
- (11) Glue or gelatin manufacturing;
- (12) Rolling or blooming mills;
- (13) Acid manufacturing;
- (14) Melting of ore;
- (15) Asphalt batch plants;
- (16) All other uses not permitted herein;
- (17) Electric generating plants and facilities; and
- (18) Medical waste storage, treatment, or disposal facilities. Except that this provision shall not apply to any person that has obtained a certificate of zoning compliance from the parish, and has applied for any necessary permit from the state department of environmental quality prior to August 9, 1990.

(Code 1988, § 33:72A.3; Ord. No. 90-69, 8-9-1990; Ord. No. 91-80, 10-10-1991)

Sec. 113-387. - Area requirements.

- (a) *Lot area.* The minimum lot area shall be 10,000 square feet.
- (b) *Lot width.* There shall be a minimum lot width of 50 feet.
- (c) *Front yard.* There shall be a minimum front yard of 25 feet. On corner and through lots, the required front yard requirements will be provided on both streets.

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(d) *Side and rear yard.* No side and rear yard is required where an industrial district two use abuts an approved adjoining industrial use or district. Where an industrial district two use or district abuts a rural or residential or commercial district or use, side and rear yard are to be provided as follows:

- (1) Fifteen feet for the first 100 feet of lot depth or width; and
- (2) An additional ten feet for each additional 100 feet of depth or width.

(Code 1988, § 33:72A.4)

Sec. 113-388. - Buffer requirements.

Where an Industrial District Two (I2) or use abuts an existing residential, commercial, rural use or district, buffer zones shall be provided in the applicable abutting side or rear yard as follows:

- (1) A 100 percent sight-obscuring fence, a minimum of eight feet in height.
- (2) One large tree for each 15 feet of lot depth or width to be put in place in the side and rear yards for the purpose of screening.

(Code 1988, § 33:72A.5)

Sec. 113-389. - Locational criteria; performance standards.

In reaching recommendations and decisions as to rezoning land to an Industrial District Two (I2) or issuance of a use permit within a rural district, the planning commission and parish council shall apply the following locational criteria and performance standards:

- (1) *Locational criteria.*
 - a. *Relation to major transportation facilities.* An industrial district two or use area shall be so located with respect to major parish roadways, state or federal highways and other transportation facilities such as rail lines and river access as to provide direct access to such I2 district or use area without creating or generating traffic along a minor street or residential collector roadway in areas outside of the Industrial District Two (I2) or use area. An Industrial District Two (I2) or use area shall be so located a minimum of 1,000 feet away from a concentration of one dwelling unit per acre (du/ac) of gross land area.
 - b. *Relation to utilities, public facilities and services.* The Industrial District Two (I2) or use shall not adversely impact sanitary sewers, water lines, structural surface drainage systems, and other utility systems. Any extension or enlargement of such systems shall be at the expense of the user, or where applicable, the user shall provide adequate utility systems on site.
- (2) *Performance standards.* An Industrial District Two (I2) or use area is provided to ensure protection of the environment and surrounding use areas by regulating air and water resources and the regulation of pollution thereof, radiation hazards, noise pollution and fire and explosive hazards.

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- a. *Exhaust emission.* No industry in an Industrial District Two (I2) shall emit from any exhaust pipe, fire, chimney, or whatever, an emission that shall be deemed harmful by the state office of environmental affairs.
- b. *Odor.* The emission of obnoxious odors of any kind beyond the property boundaries shall not be permitted; and, particular industries may be required to present comprehensive statements of measures to be taken for the elimination of obnoxious odors, for planning commission and parish council approval, before the required building permits are granted. Odorous matter released from any operation or activity in an Industrial District Two (I2) shall not exceed the odor threshold concentration established by applicable state agencies beyond lot lines, measured at ground level or habitable level.
- c. *Water quality.* No industry shall emit harmful substances into a waterway or water disposal system in compliance with the Federal Water Pollution Control Act and the state water control law.
- d. *Noise.* No industry shall emit a noise level above 70 decibels (dBA) at the lot boundary line measured at ground level or habitable elevation. Applicable measurement standards shall be taken by an independent lab institute at the expense of the applicant or legal property owner. The parish council shall be the discretionary governing body to determine the frequency of decibel measurements taken annually.
- e. *Radiation.* No operation involving radiation hazards shall be conducted in an industrial district two (I2) that violates the standards of the Nuclear Energy and Radiation Control Law regulated by the state office of environmental affairs.
- f. *Fire and explosive hazards.* All uses in an Industrial District Two (I2) shall comply with applicable standards set forth in the rules and regulations of the state fire marshal.
- g. *Administration and enforcement.* As required by state law, the department of natural resources will administer, monitor and enforce the requirements of this subsection (2) exclusive of subsections (2)c, d and h of this section.
- h. *If additional buffers required.* Prior to issuance of a building permit by the parish council, additional buffer requirements may be necessary if noise, sight, sound and public safety factors relating to the proposed use warrant greater buffer requirements than is normally necessary and section 113-388. The secretary shall notify the applicant in writing if the proposed use may possibly warrant additional buffer requirements.
1. The secretary shall arrange for a public hearing before the planning commission on the possible need for additional buffer. The planning commission may request additional information on the proposed use of the property. Necessary studies by an independent consultant or institute at the expense of the applicant or legal property owner may be requested by the planning commission.
 2. At the public hearing, the planning commission must decide if additional buffer

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requirements are necessary for the proposed use. The parish council shall consider the recommendations of the planning commission and make a final recommendation as to additional buffer requirements. Recommendations of the planning commission must be affirmed or denied in the same manner as any planning recommendation is denied or affirmed by the parish council. Additional buffer requirements, if any, shall become a part of the public record and the conditions under which the permit is issued; they must be indicated on the plans submitted as part of the permit application records. The permit may be issued only after a final decision on the requirement for an additional buffer is made by the parish council.

(Code 1988, § 33:72A.6)

Sec. 113-390. - Building permit acquisition.

Prior to issuance of a building permit, it is the responsibility of the applicant or owner of the property to provide written approval for the construction or written verification that no such approval is required from each of the following agencies:

- (1) Office of coastal zone management;
- (2) Department of environmental quality;
- (3) U.S. Army Corps of Engineers;
- (4) State wildlife and fisheries; and
- (5) State fire marshal.

(Code 1988, § 33:72A.7)

Sec. 113-391. - Parking/loading requirements.

The parking requirements are as provided for in article V, division 2 of this chapter.

(Code 1988, § 33:72A.8)

Sec. 113-392. - Height requirements.

There is no height regulation in the district except when a structure or building exceeds 45 feet in height, in which case there shall be an additional one-foot setback for every one foot of height over 45 feet from the nearest property line.

(Code 1988, § 33:72A.9)

Sec. 113-393. - Fire marshal approval.

A certificate attesting to the state fire marshal's approval of plans for all construction and improvements pursuant to the state fire code must be provided prior to the issuance of a building permit.

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(Code 1988, § 33:72A.10)

Sec. 113-394. - Special permit uses; temporary residential housing.

Temporary residential housing may be permitted as a special permit use with approval of the planning commission and a supporting resolution by the parish council. An application for a temporary residential housing shall follow the special permit process. The application shall be subject to the following requirements:

- (1) *Required application submissions.* The applicant for a temporary residential housing development shall submit the following documents:
 - a. Completed application endorsed by the applicant and also by the current property owner.
 - b. When the applicant is a corporation, a resolution authorizing a person to act on behalf of the corporation shall accompany the application.
 - c. Copy of the recorded deed or act of sale for the property.
 - d. Names and addresses of abutting property owners as listed in assessor's records.
 - e. Site plan. Five copies of the site plan, stamped by an architect, signed and dated by the applicant, and drawn to scale to meet requirements/restrictions listed in subsection (2) of this section.
 - f. Driveway permit from the department of planning and zoning or the LA DOTD, where applicable.
 - g. Permit or letter of no objection from the state department of health and hospitals for sanitary issues.
 - h. Permit or letter of no objection from the state fire marshal, where applicable.
 - i. A security contract to satisfy the requirements of subsection (3)b of this section.
 - j. A solid waste contract to satisfy the requirements of subsection (3)c of this section.
 - k. Security bond/irrevocable letter of credit. The developer shall provide for a surety bond, letter of credit, or other parish-approved security instrument executed in favor of the parish department of finance. The total amount of the bond, letter of credit, or other parish-approved security instrument shall be based on the cost of maintaining the required contracts for services required by the developer for a 36-month period. An additional percentage, to be determined at the time of application, may be included to cover administrative and legal expenses that may be incurred in having the units removed by court action. If all units are not removed within 90 days after the permit expires, the parish will collect the total amount of the bond money, letter of credit or whatever parish-approved security instrument is accepted to help assist in paying expenses involved in having the remaining units removed as well as to

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pay for any additional parish expenses incurred because of the nonremoval of the units. The parish may immediately redeem the bond, letter of credit or other parish-approved security instrument if the permit is revoked due to the developer's failure to maintain required contracts or to meet other obligations required by the planning commission and/or the parish council as stipulated during the approval process. The security instrument shall be submitted and approved by the parish legal services department before occupation of the development is permitted.

l. A special permit application fee in the amount established in section 14-113(1)f and all applicable building code fees will apply.

(2) *Zoning/site, restrictions/density and spatial requirements.* The developer shall submit a site plan, drawn to scale, that meets the following restrictions:

- a. Proposed site shall be a minimum of five acres.
- b. No unit shall be placed in required front, side, or rear yards of its respective zoning district.
- c. A minimum of 25 feet of open space shall be maintained between each unit in all direction and delineated explicitly on the site plan.
- d. Each unit site shall have an address assigned by 911 and shall be a minimum 35 feet wide, shall indicate a parking area for at least one vehicle, and shall abut an access drive. Sites may provide a pad improved with a porous, aggregate-type material; however, pads are not required.
- e. Owners are responsible for maintaining streets.
- f. Each unit shall be no further than 500 feet from a fire hydrant.
- g. Access roads shall be a minimum of 24 feet in width and shall be constructed with a porous, aggregate-type material.
- h. Location of streetlights.
- i. The location of all service, maintenance, utility and security structures shall be clearly indicated.
- j. In no case shall a site exceed 200 units.
- k. Where a permanent sewer system is not available a private sewer and disposal system shall be provided.

(3) *Parish review process; fee assessment.* The department of planning and zoning shall submit site plans to the following departments/agencies for review, request for revisions, and/or calculation of fees:

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- a. Department of public works for drainage review and sewer development calculations.
 - b. Department of waterworks for water availability and fees.
 - c. Department of recreation.
 - d. Local fire district.
 - e. The parish sheriff's office.
 - f. 911 emergency services.
- (4) *Operational requirements.*
- a. *Fees.* All fees assessed under subsection (1) of this section shall be submitted to the department of planning and zoning before the site is permitted to operate.
 - b. *24-hour security.* 24-hour security shall be provided by the developer. The developer must contract with the parish sheriff's office or a licensed security service to provide service approved by the sheriff's office. A letter from the sheriff's office will suffice as proof that this obligation has been addressed. Occupancy of the site will not be allowed until the security obligation has commenced. Termination of the security contract prior to expiration of the permit shall result in the permit being revoked.
 - c. *Solid waste removal.* Dumpsters and disposal service shall be provided by the developer. The parish may request a review of the agreement. Occupancy of the site will not be allowed until the garbage/trash contract has commenced and the required dumpsters are located on site. Termination of the garbage service prior to expiration of the permit shall result in the permit being revoked.
 - d. *Time limit.* A special permit use for temporary housing development shall be issued for an initial period of up to 36 months. The department of planning and zoning shall send notices by certified mail to the applicant 60 days prior to the expiration date.
 - e. *Exception to the three-year limit.* This can be done by the planning commission's approval and a supporting resolution by the parish council. All extensions shall be for a six-month or less period. The planning commission and the parish council will determine the number of extensions allowed. All required contracts for security and garbage must be maintained and the surety bond/letter of credit must be maintained during subsequent disaster extensions.

(Code 1988, § 33:72A.11; Ord. No. 08-34, 6-24-2008)

Secs. 113-395-113-403. - Reserved.