

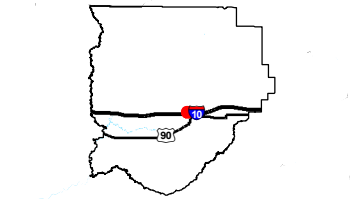
Exhibit C. Bratton Family Farms Zoning Map & Documents



Bratton Family Farms Zoning Map & Documents

Bratton Family Farms
Site
Acadia Parish, LA

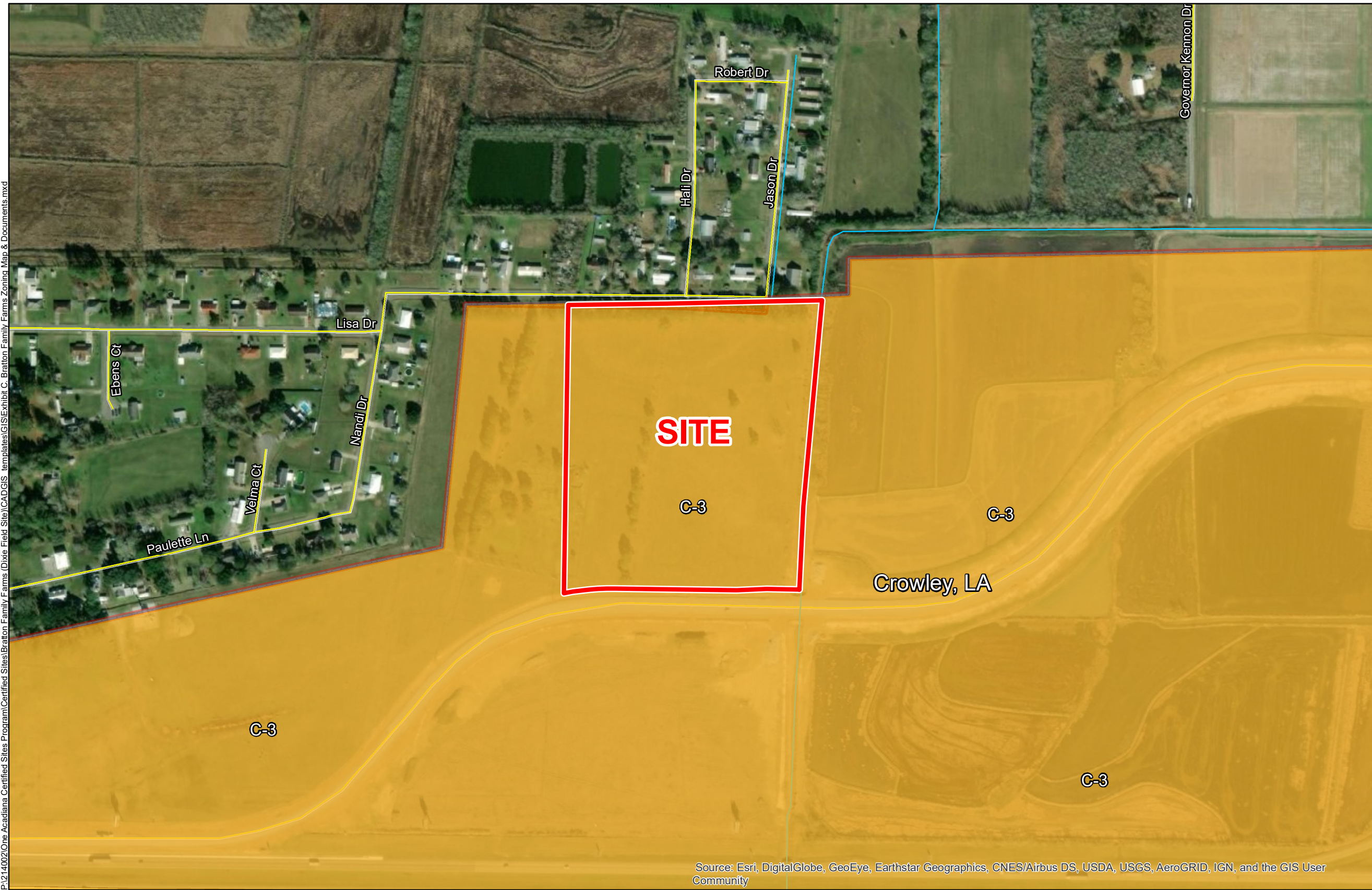
One Acadiana



Acadia Parish

LEGEND

- Site Boundary
- City of Crowley Zoning (2012)**
- C-3 : Highway Commercial District
- City Limits
- Existing Roadway**
- Interstate
- Local Roads
- Stream



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

General Notes:

1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
4. Zoning data derived from map found at <https://www.crowley-la.com/wp-content/uploads/2017/02/Composite-Map-February-2012.pdf>



Date:	6/7/2018
Project Number:	214002
Drawn By:	EEB
Checked By:	TMK



P:\214002\One Acadiana Certified Sites Program\Certified Sites\Bratton Family Farms (Dixie Field Site)\CADGIS templates\GIS\Exhibit C. Bratton Family Farms Zoning Map & Documents.mxd

Bratton Family Farms Zoning Map & Documents

Sec. 3.9. - C-3 highway commercial districts.

(A) C-3-R Highway Commercial. Within all "C-3-R Highway Commercial District — Restricted" as shown on the official zoning map, the following restrictions shall apply:

(3.901) *Permitted uses.*

- (1) Any use permitted in the C-1 and C-2 Districts.
- (2) Bus depots.
- (3) Drive-in theaters.
- (4) Dry cleaners.
- (5) Wholesales and warehouses.
- (6) Contractor's office and storage yard.
- (7) Lumber yards.
- (8) Animal clinics and animal hospitals.
- (9) New and used car sales lots.
- (10) Funeral homes.
- (11) Hotels and motels.
- (12) Banks.
- (13) Amusement centers.
- (14) Restaurants.
- (15) Medical treatment facilities for outpatient services, including surgical, oncology, physical therapy and other medical specialties and subspecialties.

(3.902) *Prohibited uses.*

- (1) Any use not permitted herein.

(3.903) *Height regulations.*

- (1) No building or structure shall exceed forty-five (45) feet in height.

(3.904) *Area regulations.*

Yards:

- (1) Front, rear and side yards: Not required except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for R-4 Residential Districts. When a side yard is provided, but not required, and said side yard shall not be less than three (3) feet.
- (2) Whenever a C-3-R Commercial District abuts on a residential district, which requires front, side and rear yards, these requirements shall apply for the C-3-R district for the side on which the abutment occurs only.

(3.905) *Parking requirements.* See Article VI.

(3.906) *Limitation on signs.* See Article VII.

(B) C-3 Highway Commercial District. Within all "C-3 Highway Commercial Districts", as shown on the official zoning map, the following regulations shall apply:

(3.921) *Permitted uses.*

- (1) Any use permitted in the C-3-R Highway Commercial Districts — Restricted.
- (2) Motor truck terminals.

- (3) Auto repair shops.
- (4) Barrooms, nightclubs and lounges.

(3.922) *Prohibited uses.*

- (1) Any use not permitted herein.

(3.923) *Height regulations.*

- (1) No building or structure shall exceed forty-five (45) feet in height.

(3.924) *Area regulations.*

- (1) Front, rear and side yards: Not required except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for R-4 Residential districts. When a side yard is provided, but not required, said side yard shall not be less than three (3) feet.
- (2) Whenever a C-3 Commercial district abuts on a residential district, which requires front, side and rear yards, these requirements shall apply for the C-3 district for the side on which the abutment occurs only.

(3.925) *Area regulations for property currently used for mobile homes or trailer parks.* When used for mobile homes or trailer spaces currently in use, the owner of the property must maintain the design of the park and all improvements thereon. The following regulations shall apply:

Yards:

- (1) Front yard: Mobile homes, trailers and structures shall be set back from the front lines of the part a minimum distance of twenty (20) feet.
- (2) Side yard: There shall be two (2) side yards, one on each side of the park having a minimum width of fifteen (15) feet.
- (3) Rear yard: There shall be a rear yard having a minimum depth of fifteen (15) feet at the rear of the park.

Lot area per unit:

- (1) Unit spaces shall be a minimum depth of one hundred (100) feet and a minimum width of thirty-five (35) feet at the parking line of each space.
- (2) There shall be a minimum of two (2) rental units per mobile home park.
- (3) Mobile homes and trailers shall be parked not less than fifteen (15) feet apart in all directions when used as living units and this shall include exterior storage units or wings.

(3.926) *Prohibition for expansion of property currently used for mobile homes or trailers parks and applicability of area regulations for property currently used for same.*

- (1) No additional property may be acquired or incorporated as part of property currently used as a mobile home or trailer park.
- (2) No owner of a mobile home or trailer park may construct additional spaces for units on property currently used as a mobile home or trailer park unless said spaces comply with the area regulations for yards and lot area specified in Section 3.925 herein.

(3.927) *Regulations.* It shall be unlawful for any person to operate or maintain upon any property owned or controlled by him a mobile home park without having registered the mobile home park with the city inspector's office. Mobile home parks are to be registered each year by December 31. Each mobile home park shall be inspected by the city inspector or his authorized designee.

(3.928) *Maintenance of mobile homes.*

- (1) Skirting requirements. All mobile/manufactured homes placed in the City of Crowley shall be required to have a manufacturer approved, vented skirting, completely enclosing the

area between the bottom of the mobile home and the natural ground. The skirting material must be pre-approved by the city inspector at the time the moving permit is issued and shall be installed within thirty (30) days of placement. A fee of ten dollars (\$10.00) a day not to exceed five hundred dollars (\$500.00) will be charged after the thirtieth day period if not in compliance.

- (2) A mobile home being located in the City of Crowley may not be older than ten (10) years in age and must possess the seal or label issued by the United States Department of Housing and Urban Development.

(Ord. No. 1204, § 1, 10-14-97; Ord. No. 1342, § 2, 7-11-06; Ord. No. 1415, § 3,4, 11-9-10)

CITY OF CROWLEY
OFFICIAL ZONING MAP

CITY OF CROWLEY
COMPOSITE BLOCK, ZONING AND FLOOD ZONE MAP
(CITY OFFICIAL USE ONLY)

LEGEND

- R-1 RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT
- R-3 RESIDENTIAL DISTRICT
- R-4 RESIDENTIAL DISTRICT
- M-1 MEDICAL SERVICES DISTRICT
- C-1 TRANSITIONAL BUSINESS DISTRICT
- C-2 NEIGHBORHOOD BUSINESS DISTRICT
- C-3 HIGHWAY COMMERCIAL DISTRICT
- C-3-R HIGHWAY COMMERCIAL DISTRICT - RESTRICTED
- C-4 CENTRAL BUSINESS DISTRICT
- I-1 LIGHT INDUSTRIAL DISTRICT
- I-2 HEAVY INDUSTRIAL DISTRICT
- DISTRICT BOUNDARY
- CORPORATE LIMITS LINE

THIS IS A COMPUTERIZED MAP WHICH HAS BEEN PREPARED BASED ON THE ORIGINAL OFFICIAL ZONING MAP OF MAY 1980 AND REVISIONS OF ALL KNOWN ZONING CHANGES SINCE MAY 1980. THIS MAP IS SUBJECT TO LEGAL INTERPRETATION BY THE CITY CLERK. THIS MAP IS SUBJECT TO CHANGE ZONING. THE ORIGINAL OFFICIAL ZONING MAP PREPARED BY THE ECONOMIC AND PLANNING DISTRICT, LOUISIANA CARRIED THE FOLLOWING NOTE:

"THIS MAP HAS BEEN PREPARED AND ADOPTED IN ACCORDANCE WITH LOUISIANA REVENUE STATUTES 53:272 THROUGH 53:422 AND THE PROVISIONS OF THE ZONING ORDINANCE OF CROWLEY, LOUISIANA. ANY CHANGES BY ANY NATURE EXCEPT IN CONFORMANCE WITH THE PROCEDURES SET FORTH IN THIS ORDINANCE AND ANY UNAUTHORIZED CHANGES, WHETHER MADE BY ANY PERSON OR PERSONS, SHALL BE CONSIDERED A VIOLATION OF THIS ORDINANCE AND PUNISHABLE AS PROVIDED IN SECTION 11.5 OF THE ORDINANCE. NO AMENDMENT TO THIS ORDINANCE WHICH INVOLVES MATTER PORTRAYED ON THIS OFFICIAL ZONING MAP SHALL BECOME EFFECTIVE UNTIL SUCH CHANGE AND ENTRY HAS BEEN MADE ON THIS MAP BY THE OFFICE OF THE ZONING ADMINISTRATOR FOR THE TOWN OF CROWLEY, LOUISIANA."

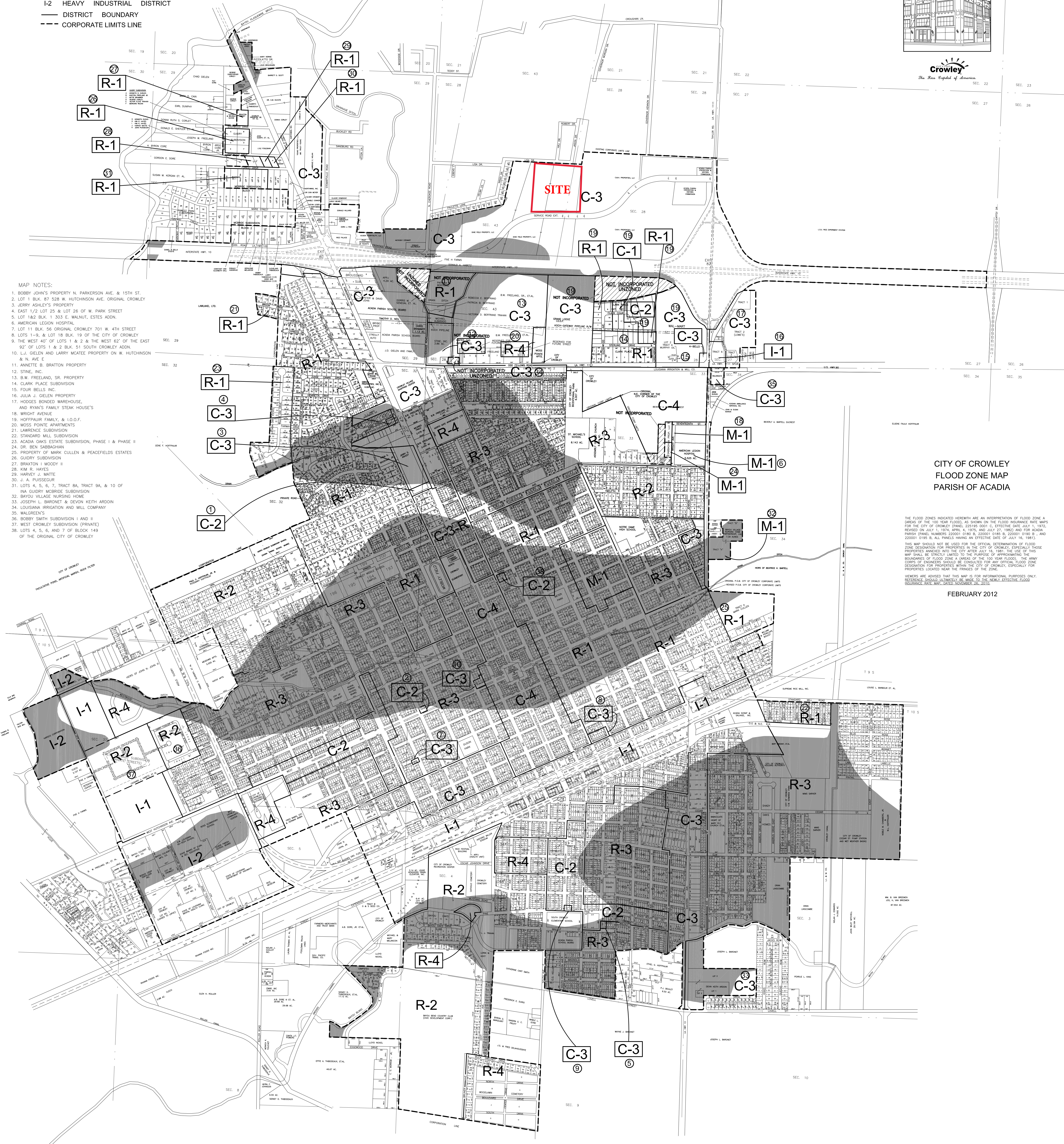
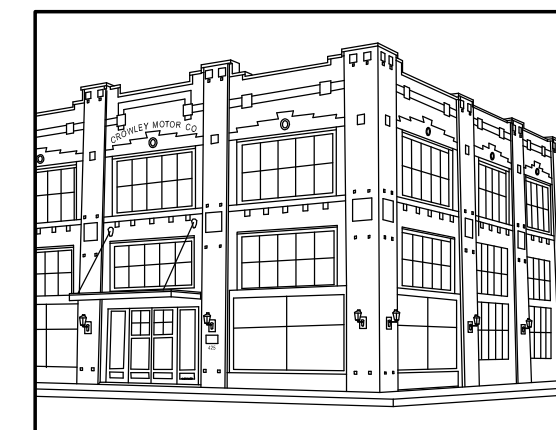
FEBRUARY 2012

SCALE IN FEET
0 1 2 3 4 5 650 1300 1950

SCALE IN FEET
0 1 2 3 4 5 650 1300 1950

THIS MAP IS PUBLISHED AS A STREET MAP ONLY. DIMENSIONS AND DIMENSIONS SHOWN ARE SUBJECT TO REVISION. THIS MAP IS BASED ON A MAP PREPARED BY LETS ENGINEERS IN SEPTEMBER OF 1986, UPDATED AND COMPUTERIZED BY MADER ENGINEERING, INC.

FEBRUARY 2012



- MAP NOTES:
1. BOBBY JOHN'S PROPERTY N. PARKERSON AVE. & 15TH ST.
 2. LOT 1 BLK. 87 528 W. HUTCHINSON AVE. ORIGINAL CROWLEY
 3. JERRY ASHLEY'S PROPERTY
 4. EAST 1/2 LOT 25 & LOT 26 OF W. PARK STREET
 5. LOT 1&2 BLK. 1 303 E. WALNUT, ESTES ADDN.
 6. AMERICAN LEGION HOSPITAL
 7. LOT 11 BLK. 56 ORIGINAL CROWLEY 701 W. 4TH STREET
 8. LOTS 1-9, & LOT 18 BLK. 19 OF THE CITY OF CROWLEY
 9. THE WEST 40' OF LOTS 1 & 2 & THE WEST 62' OF THE EAST 92' OF LOTS 1 & 2 BLK. 51 SOUTH CROWLEY ADDN.
 10. L.J. GIelen AND LARRY MCATEE PROPERTY ON W. HUTCHINSON & N. AVE. E
 11. ANNETTE E. BRATTON PROPERTY
 12. STINE, INC.
 13. B.W. FREELAND, SR. PROPERTY
 14. CLARK PLACE SUBDIVISION
 15. FOUR BELLS INC.
 16. JULIA J. GIelen PROPERTY
 17. HODGES BONDED WAREHOUSE AND FRAY'S FAMILY STEAK HOUSE'S WRIGHT AVENUE
 18. HOFFPAUR FAMILY, & I.O.F.
 19. MOSS POINTE APARTMENTS
 20. LAWRENCE SUBDIVISION
 21. STANDARD MILL SUBDIVISION
 22. ACADIA OAKS ESTATE SUBDIVISION, PHASE I & PHASE II
 23. DR. BEN SABRINGHAN
 24. PROPERTY OF MARK CULLEN & PEACEFIELDS ESTATES
 25. GUDRY SUBDIVISION
 26. BRATTON I. MOODY II
 27. KIM R. HAYES
 28. HARVEY J. MATTE
 29. J. A. FURSEBUR
 30. LOTS 4, 5, 6, 7, TRACT BA, TRACT 9A, & 10 OF IMA GUDRY MCBRIDE SUBDIVISION
 31. BAYOU VILLAGE NURSING HOME
 32. JOSEPH L. BARONET & DEVON KEITH ARDON
 33. LOUISIANA IRRIGATION AND MILL COMPANY
 34. WALDRENS
 35. BOBBY SMITH SUBDIVISION I AND II
 36. WEST CROWLEY SUBDIVISION (PRIVATE)
 37. LOTS 4, 5, 6, AND 7 OF BLOCK 149 OF THE ORIGINAL CITY OF CROWLEY

CITY OF CROWLEY
FLOOD ZONE MAP
PARISH OF ACADIA

THE FLOOD ZONES INDICATED HEREWITH ARE AN INTERPRETATION OF FLOOD ZONE A (BASED ON THE 100 YEAR FLOOD), AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF CROWLEY (PANEL 225195 0001 C, EFFECTIVE DATE JULY 1, 1972; REVISED ON JULY 1, 1974; APRIL 4, 1975; AND JULY 27, 1982) AND FOR ACADIA PARISH (PANEL NUMBERS 220001 0180 B, 220001 0185 B, 220001 0190 B, AND 220001 0195 B ALL PANELS HAVING AN EFFECTIVE DATE OF JULY 16, 1983).

THIS MAP SHOULD NOT BE USED FOR THE OFFICIAL DETERMINATION OF FLOOD ZONE DESIGNATION FOR PROPERTIES IN THE CITY OF CROWLEY, ESPECIALLY THOSE PROPERTIES ANNEXED INTO THE CITY AFTER JULY 16, 1981. THE USE OF THIS MAP SHALL BE STRICTLY LIMITED TO THE PURPOSE OF APPROXIMATING THE BOUNDARIES OF FLOOD ZONE A (AREAS OF THE 100 YEAR FLOOD). THE ANNY CORPS OF ENGINEERS SHOULD BE CONSULTED FOR ANY OFFICIAL FLOOD ZONE DESIGNATION FOR PROPERTIES WITHIN THE CITY OF CROWLEY, ESPECIALLY FOR PROPERTIES LOCATED NEAR THE FRINGES OF THE ZONE.

VIEWERS ARE ADVISED THAT THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE ANNUALLY EFFECTIVE FLOOD INSURANCE RATE MAP, DATED NOVEMBER 26, 2010.

FEBRUARY 2012