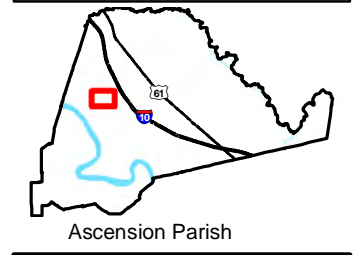


Exhibit B. Grezaffi North Site Zoning Documents

Current Zoning Map
Grezaffi North Site
Ascension Parish, LA



LEGEND

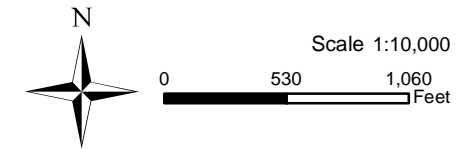
- Site Boundary (171.53 Acres +/-)
- Ascension Parish Zoning**
- Light Industry (LI)
- Conservation (C)
- Heavy Industry (HI)
- Medium Intensity (RM)
- Medium Industry (MI)
- Existing Roadway
- Urban State Highway
- Rural State Highway
- Local Roads

P:\213084\Certified Sites\SC_02_Grezaffi North\CAD\GIS_templates\GIS\Exhibit B. Grezaffi North Site Zoning Documents.mxd

General Notes:

- 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.
- Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <http://ftp2.census.gov/geo/tiger/TIGER2013>.
- Ascension Parish Zoning layer from Ascension Parish.

No attempt has been made by CSRS, Inc. to verify zoning depicted and there are no guarantees of accuracy. User is encouraged to contact Ascension Parish Zoning for official determination.



Date: 11/18/2014
Project Number: 213084.20.002
Drawn By: MAT
Checked By: TMG

CSRS
IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsonline.com

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



APPENDIX II DEVELOPMENT CODE

Contents:

17-201.	General Provisions of Development and zoning	5
17-2010.	Zoning Districts	13
17-2011.	Map of Zoning and Overlay Guidelines	14
17-2012.	Mixed Use Corridors (MU) and (MU2)	15
17-2013.	Heavy Industrial (HI).....	16
17-2014.	Crossroad Commercial District (CC)	16
17-2015.	Medium Intensity Residential District (RM).....	16
17-2016.	Medium Industrial (MI).....	17
17-2017.	Light Industrial (LI).....	18
17-2018.	Airport District (A).....	21
17-2019.	Rural District (R)	21
17-2020.	Conservation District (C).....	21
17-2030.	Overlay Zones	23
17-2031.	Flood Hazard Overlay Zone	24
17-2032.	Designation of Waste Sites.....	24
17-2033.	Historic Site Overlay Zone	25
17-2034.	Scenic Rural Highways Overlay Zone	29
17-2035.	Neighborhood Business Overlay Zone.....	30
17-2036.	Airport Overlay Zone	35
17-2037.	Chemical Emergency overlay zone - reserved	44
17-2038.	Reserved	44
17-2039.	Industrial Designation overlay zone - reserved	44
17-2040.	Specific Use Criteria	47
17-2041.	Secondary Family Residences	47
17-2042.	Bed & Breakfast	47
17-2043.	Tall Structures.....	47
17-2044.	Commercial and Industrial Storage Standards	57
17-2045.	Apartments.....	58
17-2046.	Manufactured Housing and Mobile Home Standards	58
17-2047.	Group Home Standards	60
17-2048.	Home Occupation Standards	62
17-2049.	Adult Business Standards	64
17-2050.	Alcohol Beverage Business Standards	66
17-2060.	Drainage and Traffic	69

17-2013. Heavy Industrial (HI)

- A.** Heavy Industrial is characterized as high-impact manufacturing, compounding, processing, treatment and other uses that by their very nature create a certain real or potential nuisance and which are not compatible with nearby residential and commercial developments. Among the uses anticipated in the Heavy Industrial Zone are processing and storage, refineries, tank farms, foundries, primary metals and other enterprises whose raw materials, goods-in-process or finished products could be characterized as toxic, noxious, hazardous, odiferous, explosive, radioactive or otherwise potentially harmful to nearby neighbors if improperly handled. Heavy Industrial anticipates a requirement for the development of extensive on-site and off-site transportation infrastructure such as liquid and break-bulk river terminals, rail access and storage yards, tanker truck loading and unloading and other infrastructure. Limited retail sales are permitted in Heavy Industrial zones.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC12-07, 8/16/12;)

- B.** Commentary: Industrial development will be concentrated in areas which are already providing a site for industry. This district is adequately served by infrastructure. Concentrating industrial development in this district also minimizes the public safety risks from production and transportation. In addition, concentrating truck traffic will reduce the maintenance costs on parish roads. This zone incorporates all property set forth as industrial property in **Section 17-10**, Industrial Areas.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

17-2014. Crossroad Commercial District (CC)

- A.** This district serves the commercial needs of the outlying residents in the parish. The purpose of this district is to disperse commercial development opportunities throughout the parish, while minimizing the adverse impact on traffic flows.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

- B.** Commentary. Most of the commercial development in the parish should be focused on mixed use corridors, where the roads can handle traffic volumes. At the same time, residents in the outlying areas of the parish need convenience retail of standalone stores or smaller neighborhood convenience centers. To reduce congestion on rural roads and improve road access, these commercial buildings should be located at intersections.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

17-2015. Medium Intensity Residential District (RM)

- A.** This district is designated for residential development, including multifamily dwellings and subSections. This district exists largely outside the 100 year flood

17-2017. Light Industrial (LI)

A. Light Industrial is intended to accommodate light manufacturing, assembly, fabrication, processing, small scale warehousing & distribution, repair facilities and similar operations utilizing previously prepared materials. Light Industrial operation should be operated in a clean and quiet manner in compatibility with surrounding commercial and residential users. Generally, operations in Light Industrial zones should be contained wholly within a structure. Where it is necessary to have exterior storage areas for raw materials, finished products, goods-in-process, lay down yards, etc., these should be screened from view via vegetation or opaque fencing. Retail sales would be allowed in Light Industrial zones where they are incidental to the operation.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC12/07, 8/16/12;)

B. Commentary: This district enables the parish to expand its economic base without encroaching on residential development. By establishing high development standards for this district, the parish reduces the impact of business development on surrounding residential development, while at the same time encouraging investment in high income employment.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

C. Light Industrial Development Standards

1. The development standards for the Light Industrial (LI) District include the following:

a. Site plan review. Development within the Light Industrial district requires a site plan review by the Planning and Development Staff to insure that the development meets the development standards set forth in this Section. The site plan that shall include:

- i Vicinity map;
- ii Boundaries and dimensions of the property;
- iii Location of buildings and structures with existing and proposed location and layout of off-street parking.
- iv Loading and unloading areas and location, design and height of walls and fencing;
- v Location of storage areas and refuse containers;
- vi Location and size of signs;
- vii Landscaping plan;
- viii Outdoor lighting plan;
- ix Proposed architectural treatment of buildings;
- x Location and size of all existing and proposed utilities;
- xi Site drainage;
- xii Access to public streets;

- xiii Interior circulation pattern, including truck circulation for loading and unloading;
 - xiv Adjacent public streets and the latest available traffic counts of those streets;
 - xv Indications of adjoining uses.
- b. Building Plan review and building standards: Development within the Light Industrial district requires a building plan review by the Planning and Development Staff to insure that the development meets the development standards set forth in this Section. The building standards include:
- i All buildings shall be designed by a certified architect or engineer
 - ii All sides, elevations or facades shall be visually pleasing and architecturally comparable with these standards.
- c. The majority of exterior and externally visible opaque surfaces shall be constructed of the following materials:
- i Brick;
 - ii Architectural precast concrete panels;
 - iii Decorative concrete block;
 - iv Cut stone;
 - v Wood; or
 - vi Other building materials that the Planning and Development Staff determine will present a visual statement of a building structure's strength, permanence and attractiveness. The building materials used shall be harmonious with the natural environment and with the general character of a high quality business park.
- d. No loading dock shall face the street, unless the site configuration is such that it is unavoidable. In that event, the Planning and Development Staff shall specifically review and approve the location of the loading dock.
- e. Ancillary structures shall be approved by the Planning and Development Staff. Approval shall be granted only if:
- i The ancillary building is essential to the principal use of the building site
 - ii The structure of the ancillary building conforms to the architectural standards of other buildings on the site

iii The ancillary building is properly screened to minimize adverse visual impacts, if any

iv Conform to the overall objectives of this Section, as determined by the Planning and Development Staff.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC09-10, 12/17/09; DC12-07, 8/16/12; DC13-15, 2/20/14)

f. Landscaping Plan review and landscaping standards. The landscaping on the site shall follow a Landscaping Plan that has been reviewed and approved by the Planning and Development Staff. The Landscaping Plan shall include the location, name, size and quantity of plant materials. The plan shall show all ground cover and mulch areas; landscape and construction materials; and construction details. The Planning and Development Staff shall approve landscaping plans that substantially enhance the property value of the building site and maintain the rural character of the parish. In making this determination, the Planning and Development Staff shall consider:

i The extent of landscaping, including the use of seeding, sodding, raised planters, architectural decorative walls or fencing, earth berms, trees and shrubs, ground cover, and lighting.

ii The use of trees and shrubs that enhance the rural character of the parish.

iii The extent to which the landscaping plan represents a long term improvement to the rural character of the parish.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC09-10, 12/17/09; DC12-07, 8/16/12; DC13-15, 2/20/14)

g. Failure to complete or maintain landscaping. All landscaping shall be completed within 90 days following occupancy. The owner of the building site shall be responsible for maintaining all landscaping approved in the original plan. If the owner does not complete the approved landscaping plan within 90 days of occupancy, the Planning and Development Staff may direct the Building Official to revoke the owner's Certificate of Occupancy. If the owner or the owner's assigns do not maintain the landscaping as set forth in the approved plan, the Parish of Ascension or its agent, at the direction of the Planning and Development Staff, shall enter the site and conduct such maintenance. The Parish of Ascension may seek full reimbursement for these maintenance services.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC09-10, 12/17/09; DC12-07, 8/16/12; DC13-15, 2/20/14)

(Y = Permitted)
(CA = Contract Agreement)

**TABLE A
PERMITTED USES BY DISTRICT**

		MU	MU2	CC	MH/ RV	RM	R	C	LI	MI	HI	A
Agricultural Uses (Light)												
	Farming & Livestock related activities					Y	Y	Y	Y	Y	Y	
Agricultural Uses (Heavy)												
	Commercial Type Animal Facility						Y	Y		Y		
Residential Uses												
	Single family residential	Y	Y	Y		Y	Y	Y	Y ₁	Y ₁		
	Town houses	Y	Y	Y								
	Multi-family residential, apartments	CA		CA								
	Mobile home parks				CA							
	Mobile home subdivisions				CA							
	RV Park				CA							
Recreational and Institutional Uses												
	Airports											Y
	Camps						Y	Y				
	Cemeteries	CA		CA		CA	CA	CA				
	Churches, clubs and fraternal organizations	CA	CA	CA		CA	CA	CA				
	Community buildings, police and fire stations	CA	CA	CA		CA	CA	CA	CA	CA	CA	CA
	Educational facilities - public elementary and high schools and private schools with a curriculum similar to public kindergartens, elementary and high school	CA	CA	CA		CA	CA	CA				
	Education facilities – commercial schools	CA	CA	CA					CA			
	Medical facility (hospitals, nursing homes)	CA	CA	CA		CA	CA	CA	CA	CA	CA	

(1) Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions.

**TABLE A
PERMITTED USES BY DISTRICT**

(Y = Permitted)
(CA = Contract Agreement)
(CU = Conditional Uses)

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Recreational & Institutional Uses (cont.)											
	Medical and Dental Clinic	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA
	Indoor amusement and entertainment facilities including, such as bowling alleys, gaming devices, billiard parlors, movie theaters	CA		CA							
	Outdoor amusement and entertainment facilities	CA		CA							
	Post offices	CA	CA	CA	CA	CA	CA				
	Public utilities including equipment and supply storage	Y		Y	Y	Y	Y	Y	Y	Y	Y
	Public utility stations and public services	Y		Y	Y	Y	Y	Y	Y	Y	Y
	Recreational facilities, public & Private	CA		CA	CA	CA	CA				
	Transmission towers (2)	CU		CU	CU	CU	CU	CU	CU	Y	CU
Commercial Uses											
	Adult businesses	Y									
	Animal hospital and veterinarian offices, provided animals are kept inside, otherwise see "Kennels"	Y	Y	Y							
	Auto and truck major repairs including such services as repair, reconditioning, painting, body and fender work, upholstering and seat covering.	Y		Y				Y	Y		

(2) No conditional use on property owned by the Parish

(Y = Permitted)
(CA = Contract Agreement)

**TABLE A
PERMITTED USES BY DISTRICT**

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Commercial Uses (cont.)											
	Auto and truck sales, rental	Y		Y					Y		
	Enclosed car wash	Y	Y	Y					Y		
	Auto service stations and car wash	Y		Y					Y		
	Office Activity	Y	Y	Y				Y	Y		
	Barber and beauty shops	Y	Y	Y							
	Bars and lounges	Y		Y							
	Boat sales	Y		Y				Y			
	Bed and breakfast	Y	Y	Y							
	Daycare	Y	Y	Y							
	Dry cleaning pick-up stations	Y	Y	Y							
	Exterminating, fumigating, septic tank pumping, furnace cleaning	Y							Y	Y	
	Florists, greenhouses	Y	Y	Y							
	Funeral establishments	Y	Y	Y							
	Funeral establishments/Crematorium	Y		Y							
	Kennels	Y				Y	Y				
	Mini-warehouses	Y		Y				Y	Y		
	Minor Repair & Maintenance of Personal Vehicles including such services as brake part replacement, minor tune up, change of oil and filter, repair of flat tire, lubrication and other similar operations. No activities shall be conducted outside a fully enclosed garage or result in any vehicle being inoperable for a period in excess of twenty-four (24) hours.	Y	Y	Y				Y	Y		
	Mobile home and trailer sales	Y		Y				Y	Y		
	Monument sales	Y		Y							
	Motels and hotels	Y		Y							
	Service & Goods Oriented shopping	Y	Y	Y				CA			
	Restaurants	Y	Y	Y				CA			
	Sales and service of commercial and industrial supplies and equipment	Y		Y				Y	Y	Y	
	Sales and storage of construction materials	Y		Y				Y	Y	Y	

(Y = Permitted)
 (CA = Contract Agreement)

**TABLE A
 PERMITTED USES BY DISTRICT**

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Commercial Uses (Cont.)											
	Self service laundries	Y		Y							
	Signs, on-site use advertising	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Signs, off-site signs including billboards, panels and other advertising signs	Y		Y					Y	Y	
	Truck stops, including servicing and minor repairs, but excluding truck terminals and their storage warehouse	Y							Y	Y	
Industrial Uses											
	Light industrial Structures & Facilities	Y						Y	Y	Y	
	Dry cleaning plants	Y						Y	Y	Y	
	Printing Plants	Y						Y	Y		
	Warehouses	Y						Y	Y	Y	Y
	Wholesale business and storage	Y						Y	Y	Y	
	Heavy industrial uses									Y	
	Bulk material storage								Y	Y	
	Chemical plants									Y	
	Concrete mixing								Y	Y	
	Rail terminals								Y	Y	
	Resource recovery plants									Y	
	Unenclosed automobile or heavy equipment storage								Y	Y	
	Outdoor storage lots and yards								Y	Y	
	Wrecking and salvage yards								Y	Y	

(Y = Permitted)
 (CA = Contract Agreement)

TABLE A
PERMITTED USES BY DISTRICT

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Industrial Uses (Cont.)											
	Ponds or dirt pits				Y	Y	Y	Y	Y	Y	
	Recycling collection centers	Y							Y	Y	
	Recycling operations centers								Y	Y	
	Truck terminals and storage yards								Y	Y	

**TABLE B
SITE REQUIREMENTS BY DISTRICT
RESIDENTIAL**

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER (4)	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER (4)	MINIMUM FRONT SETBACK (FEET) (2) (3)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (2)	MINIMUM SIDE SETBACK (FEET) (2)	MAXIMUM BLDG HEIGHT (FEET)
MU Mix Use Corridors	Single Family 8 Duplex, Zero lot line 10 Townhouses– Comply with subdivision regulations Mobile Home Park Comply with mobile home regulations Multi family residential 20 (1)	Single Family 7,200 sq. ft. Townhouses – 1,440 sq. ft. Duplex 8,000 sq. ft. Zero lot line– 4,000 sq. ft. Multi family residential 43,560	Single Family 50 ft. Zero lot line 40 ft. Duplex, Multi family residential 80 ft. Townhouses 18 ft.	NA NA NA NA	25 ft. or 20' for TH	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5 ft. Zero lot line 0 one side; 5 opposite Townhouses Comply with subdivision regulations Multi Family/Apart 20	35 ft.
MU2 Mixed Use Corridors	Single Family 4 Townhouses– Comply with subdivision regulations	Single Family 7,200 sq. ft. Townhouses – 1,440 sq. ft.	Single Family 50 ft. Townhouses 18 ft.	NA NA	25 ft or 20' for TH	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5 ft. Townhouses Comply with subdivision regulations	35 ft.
CC Crossroad Commercial	Single Family 8 Duplex, Zero lot line 10 Townhouse–Comply with subdivision regulation Mobile Home Park Comply with mobile home regulation Multi family residential 20 (1)	Single Family 7,200 sq. ft. Zero lot line 4,000 sq. ft. Townhouses– 1,440 sq. ft. Duplex 8,000 sq. ft. Multi family residential – 43,560 sq. ft.	Single Family 50 feet Zero lot line 40 ft. Townhouses 18 ft. Duplex, Multi family residential 80 ft.	NA NA NA NA	25 ft. or 20' for TH	55 ft. or 75 ft. from centerline of any State Hwy	20 ft	Single Family 5 ft. Zero lot line 0 one side; 5 opposite Townhouses Comply with subdivision regulations Multi Family/Apart 20	35 ft

(1) Maximum number of dwelling units for an entire apartment complex is 48 units; 30 percent of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessory structure being 20'; a six foot fence is required around sides and rear of an apartment development.

(2) The above setbacks are measured from the closest part of a building or structure including but not limited to eaves, overhangs, or cantilevered features to the closest property line or vehicle use corridor(s), whichever is closest to the structure.

(3) On lots fronting on turning circles, t-turnarounds and street corners, the front yard may be reduced to one-half (½) the required front yard.

(4) Measured width at minimum building line.

**TABLE B
SITE REQUIREMENTS BY DISTRICT
RESIDENTIAL**

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER (4)	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER (4)	MINIMUM FRONT SETBACK (FEET) (2) (3)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (2)	MINIMUM SIDE SETBACK (FEET) (2)	MAXIMUM BLDG HEIGHT (FEET)
RM Medium Intensity Residential	Single Family units 3	Single Family *16,000 Open Ditch St. Design **14,000 Curb & Gutter St. Design **10,500	Single Family 90 ft. Open Ditch 90 ft. Curb & Gutter 70 ft.	90 ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5	35 ft.
R Rural	Single Family 2	Single Family 20,000 sq. ft	Single Family 100 ft.	Single Family 100 ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft
C Conservation	Single Family 1	Single Family 43,560 sq. ft.	Single Family 100 ft	Single Family 100 sq. Ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft.
LI Light Industrial	NONE	Single Family 43,560 sq. ft.	NONE	Detached – 80 ft.	25 ft.	55 ft. or 75 ft. from centerline of State Hwy	20 Ft.	10 ft.	NONE
MI Medium Industrial	NONE	Single Family 87,000 sq. ft. (1)	Single Family 100 ft.	Single Family 80 ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 Ft.	10 ft.	NONE
HI Heavy Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

* With Out Central Sewer ** With Central Sewer

(1) Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions.

(2) Maximum number of dwelling units for an entire apartment complex is 48 units; 30 percent of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessory structure being 20'; a six foot solid fence is required around sides and rear of an apartment development.

(3) On lots fronting on turning circles, t-turnarounds and street corners, the front yard may be reduced to one-half (½) the required front yard.

(4) Measured width at minimum building line.

TABLE B
SITE REQUIREMENTS BY DISTRICT
COMMERCIAL

DISTRICT	MAXIMUM FLOOR AREA (SQUARE FEET)	MINIMUM LOT SIZE (SQUARE FEET)	MINIMUM LOT FRONTAGE (FEET)	MINIMUM FRONT SETBACK FROM PROPERTY LINE (FEET)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (FEET)	MINIMUM SIDE SETBACK (FEET)	MAXIMUM BLDG HEIGHT (FEET)
MU Mix Use Corridors	NONE	16,000	80 (1)	25	55	15	10	35
MU2 Mixed Use Corridors	NONE (3)	16,000	80 (1)	25	55	15	10	35
CC Crossroad Commercial	10,000	16,000	80 (1)	25	55	15	10	35
RM Medium Intensity Residential	NA	NA	NA	NA	NA	NA	NA	NA
R Rural	NA	NA	NA	NA	NA	NA	NA	NA
C Conservation	NA	NA	NA	NA	NA	NA	NA	NA
LI Light Industrial	NONE	10,000	100	25	55	15	10	35
MI Medium Industrial	NONE	10,000	100	25	55	15	10	35
HI Heavy Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

(1) Measured width at minimum building line.

(2) Property which has frontage on any state highway shall have a minimum front setback of 75' measured from the centerline of the highway.

(3) 8500 Maximum floor area per building.