

Exhibit H.

North Schaefer Site

Zoning Map & Documents

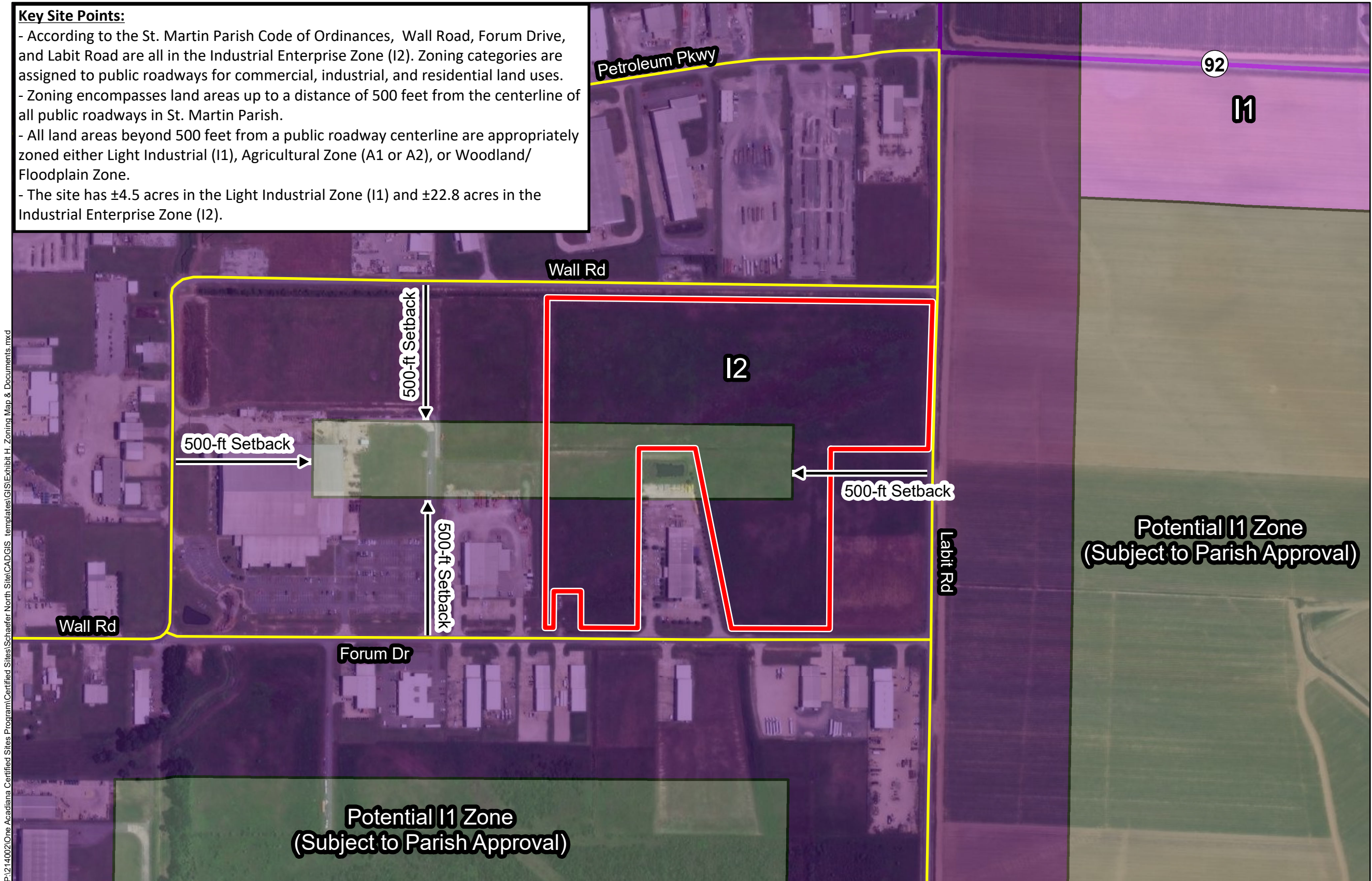


North Schaefer Site Zoning Map & Documents

Key Site Points:

- According to the St. Martin Parish Code of Ordinances, Wall Road, Forum Drive, and Labit Road are all in the Industrial Enterprise Zone (I2). Zoning categories are assigned to public roadways for commercial, industrial, and residential land uses.
- Zoning encompasses land areas up to a distance of 500 feet from the centerline of all public roadways in St. Martin Parish.
- All land areas beyond 500 feet from a public roadway centerline are appropriately zoned either Light Industrial (I1), Agricultural Zone (A1 or A2), or Woodland/ Floodplain Zone.
- The site has ± 4.5 acres in the Light Industrial Zone (I1) and ± 22.8 acres in the Industrial Enterprise Zone (I2).

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North Schaefer Site
St. Martin Parish, LA

One Acadiana



St. Martin Parish

LEGEND

Site Boundary (27.32 $\pm$ ac.)

St. Martin Parish Zoning

I1 - Light Industrial Zone

Potential Light Industrial
Zone (Subject to Parish
Approval)

I2 - Industrial Enterprise
Zone

Existing Roadway

Urban State Highway

Local Road

Potential I1 Zone
(Subject to Parish Approval)

Potential I1 Zone
(Subject to Parish Approval)

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 <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 data derived by CSRS based on St. Martin Parish provided zoning map index. Exact zoning districts/boundary subject to Parish approval.



Scale 1:4,250
0 230 460 Feet



Date: 4/17/2024
Project Number: 214002
Drawn By: BMS
Checked By: EEB



North Schaefer Site Zoning Map & Documents

Zoning District I-2 (Industrial Enterprise Zone).

Permitted uses:

Commercial and industrial land uses allowed in C-3 (Central Business District), I-1 (Light Industrial), as those commercial or industrial activities are defined as appropriate by federal, state, and parish regulations and guidelines for Economic Zone (EZ) designations. Dwellings are not permitted.

Permitted as Exceptions by Board of Adjustment:

Commercial or industrial enterprises that are compatible with existing local Enterprise Zone land uses, and provide direct economic benefits to the intended Enterprise Zone service area.

Permitted Signs:

Business signs not over 120 square feet.

Maximum Floor Area:

None.

Maximum Height of Main Building:

100 feet.

Lot Requirements (subject to Louisiana State Sanitary Code, Chapter 13):

Minimum Lot Area: 10,000 square feet.

Front yard: 30 feet.

Side yard: None.

Rear yard: None.

Zoning District C-3 (Central Business Commercial) Permitted Uses.

Permitted Uses:

Retail manufacturing; filling stations; parking garages and lots; residential appliance sales and service; business and professional offices; retail and wholesale uses; neighborhood shopping; light manufacturing; storage and public garages; barrooms; nightclubs; lounges; radio and television studios; hotels and motels; theaters (including drive-ins); farmers markets; printing and engraving; passenger terminals; kennels and animal hospitals; motor and/or mobile home sales, service, and rental; janitorial services (wholesale and retail); farm equipment sales, service, and rental; boat sales and service (wholesale and retail); auto/truck sales, service, and rental; auditoriums and convention centers; amusement centers; business schools; commercial recreation (including bowling alleys, skating rinks, skateboard parks, etc.); off-site advertising (billboards); car washes; personal service shops; restaurants; studios; fix-it shops; laundromats; drugstores; catering and delicatessen services; cleaning and dyeing of garments; convenience stores (with or without gasoline); fire and police stations; funeral homes; nurseries (horticultural); bakeries; retail stores for the convenience of neighboring residents; community-based recycling facilities; shopping centers and shopping malls; large food stores; large department stores; large business parks; dwelling for resident watchman or caretaker employed on premises.

Permitted as Exceptions by Board of Adjustment:

Railroads; temporary commercial amusements or recreational developments; temporary buildings used in connection with construction; institutions; airports; radio and television broadcasting towers; parking lots for business uses within 300 feet of district boundary; single-family dwellings; single-family mobile homes; and all other uses permitted in R-3 (Multifamily Residential).

Zoning District I-1 (Light Industrial) Permitted Uses.

Permitted Uses:

Those allowed in zoning district C-3; plus animal hospitals and kennels; business and commercial offices (mobile homes for office purposes allowed); airport/airstrips, heliports/helipads; truck, automobile, trailer, motorcycle, bicycle repair and assembly; bakery products; wholesale manufacturing; bedding manufacture (mattress, pillow, and quilt); beverage blending and bottling (excluding distilling); candy wholesale (manufacturing permitted); carbon paper, ink (blending only), and inked ribbon manufacture; carpet, rug, and mat manufacturing and cleaning; cemetery (mausoleum); cigar and cigarette manufacture; coffee roasting and blending; cold storage; dairy product processing and packaging; exterminating establishments; agricultural related industries (farm equipment manufacture, sales, and service); feed and seed dryer/storage locker; fruit and vegetable processing and packaging (including sugar production, storage, and accessory uses); fertilizer, insecticides, fungicides, disinfectants, and related industrial and household chemical compound sales, storage and production (blending only)); fire and police station; fruit and vegetable processing and packaging; ice manufacture (including dry ice; no gases to be manufactured on premises); industrial vocational training school (including internal combustion engines); iron (ornamental) fabrication or storage; garment factory, knitting, weaving, printing and finishing of textiles and fibers into fabric goods; laboratories (research or experimental); laundry and linen service; leather goods manufacture (excluding wholesale/bulk tanning); meat products processing and packaging (except wholesale/bulk slaughtering); monument processing and shaping, including sales; perfume and perfumed soaps (blending only); pipe fabrication; plating, electrolytic process; radio, television, and microwave transmission and relay towers; wood products: sawmill, mill work, and similar wood work manufacture; shopping container, basket, and hamper manufacture (including corrugated board, fiber, steel, wood, rattan, etc.); transit vehicle storage and servicing; warehouses; concrete and concrete products manufacture; contractor shop and storage yard; petroleum bulk storage; oil well drilling and service company; water tower and above-ground water storage tanks; water well service and drilling company; welding and soldering shops; wholesale distributors; truck terminals; railroads; public and private utilities; all seafood and seafood related industries; [and] class III landfills (nonhazardous construction debris).

Permitted as Exceptions by Board of Adjustment:

Parking lots for business uses within 300 feet of district boundary; hospitals; single-family dwellings; single-family mobile homes; and all R-3 (Multifamily Residential) uses.

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St. Martin Parish

■ Code of Ordinances

■ Appendix C. ZONING ORDINANCE

■ Appendix A. SCHEDULE OF ZONING DISTRICT REGULATIONS; LAND

■ USE/ZONING DEFINITIONS

■ LAND USE—ZONING MAP AND DISTRICT DEFINITIONS

Zoning District Boundaries.

Latest version.

1. Zoning categories are assigned according to land suitability along all public roadways for Commercial (C-1, C-2, C-3, C-4); Industrial (I-1, I-2, I-3, I-4); and Residential (R-1, R-2, R-3, R-4) land uses and include all land areas up to a distance of five hundred (500) feet adjacent to and parallel to the centerline of all public roadways and within St. Martin Parish, State of Louisiana. The road data listing with individual road zoning designations is to indicate the most intense land use allowable (the land use having the highest environmental impact allowable) in the area adjacent to or accessed from that public road and not the absolute zoning for each individual lot or the entire road access area.

e.g., A road designated as C-2 on the road data sheet defines the highest land use intensity allowed (because of land suitability, infrastructure limitations, historic/current area land uses, etc.) is Commercial C-2. (All land uses with lesser intensity/environmental impacts: Commercial C-1, all residential, all agricultural, and all woodland land uses are also allowed.)

2. Site zoning classifications are based on current land use, adjacent property and immediate area land use; air and water quality, and geographical considerations (slope, elevation, water table, etc.); parish development plans (Enterprise Zones, public services availability, proposed infrastructure construction, etc.); and historical, cultural, and social considerations.
3. Land suitability is, in part, as recorded by:
 - (1) The Coastal Resources Atlas—St. Martin Parish (prepared for the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana).
 - (2) Atchafalaya—Bayou Teche Basin, Atlas of Floodplains and Flooding Problems (The U.S. Geological Survey/Federal Insurance Administration, current issue).

4.

Zoning designations apply to both sides (adjacent sides) of the entire length of a roadway except where specific sites zoning (including any required buffer area) designations along that roadway are approved and assigned by the St. Martin Parish [Council] or the council's designated representative. Each lane of a divided roadway is considered a separate roadway.

5. All areas within a designated floodplain or flood zone are zoned as "Woodland/Floodplain" lands and must comply with the appropriate federal, state, or parish regulatory uses and be designated as: W-1 (Conservation Area), W-2 (Recreational/Residential Uses), or W-3 (Commercial/Light Industrial Uses).
6. All land and water areas within the Parish of St. Martin and distanced beyond the five hundred (500) feet adjacent to public roadways zoned as Commercial, Industrial, or Residential uses is designated and zoned as Light Industrial (I-1), Agricultural (A-1, A-2), or Woodland/Floodplain zone area sites (as appropriate).
7. Minimum lot sizes (square footage) and dimensions are in accordance with Louisiana State Sanitary Code, Chapter 13: Minimum residential lot requirements as defined; "13:019-1 Individual Sewage Systems Allowable: . . . For parishes in which the parish governing authority has enacted and enforces a formal sewage permitting system (requiring approval of individual sewage disposal systems by the State Health officer prior to issuance of any parish permits) and when the lots or sites in question meet any of the following criteria:
 - a. Minimum area of 22,500 square feet and a minimum frontage of 80 feet.
 - b. Minimum area of 16,000 square feet and a minimum frontage of 80 feet where an approved individual mechanical plant is to be utilized (Appendix A, Section 6.7 - Individual mechanical plants must be located at least 50 feet from any well or suction line supplying potable water. Appendix A, Section 6.8 - Individual mechanical plants must be located at least 10 feet from the property line.)
 - c. Minimum area of 12,000 square feet and a minimum frontage of 60 feet where an approved individual mechanical plant is utilized and is followed by a modified absorption field (see appendix A, Section 6.9). ["

The minimum lot size requirements for Agricultural, Commercial, Industrial, and Woodland/Floodplain zoned sites must satisfy the appropriate area/dimensions as required for sanitary sewage treatment by the Louisiana State Sanitary Code, Chapter 13.

8. [Reserved.]
9. Discontinuance. Whenever a building or land use in whole or in part for nonconforming purposes becomes and remains vacant for a continuous period of six (6) months, or when the operations normally carried on in such building or on such land have been discontinued for a period of six (6) months, such

nonconforming use shall not thereafter be re-established and any future use shall be in conformity with the provisions of this ordinance.

Exceptions: In case of hardship, whereby the owner or operator of a nonconforming use site is unable to continue normal operations due to physical injury, medical condition or the sale of the business is being negotiated, an automatic six-month extension is granted upon request. An additional six-month extension may be granted provided that lender proof or a court registered letter of intent to purchase is submitted to the [Parish Council] as evidence of a pending sale of the nonconforming use site and nonconforming use activity (business).

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