

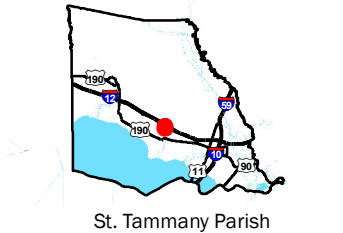
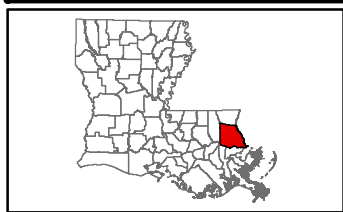
# Exhibit H. Lacombe Business Park Zoning Map & Documents



# Lacombe Business Park Zoning Map & Documents

Lacombe Business Park  
St. Tammany Parish, LA

St. Tammany Corporation

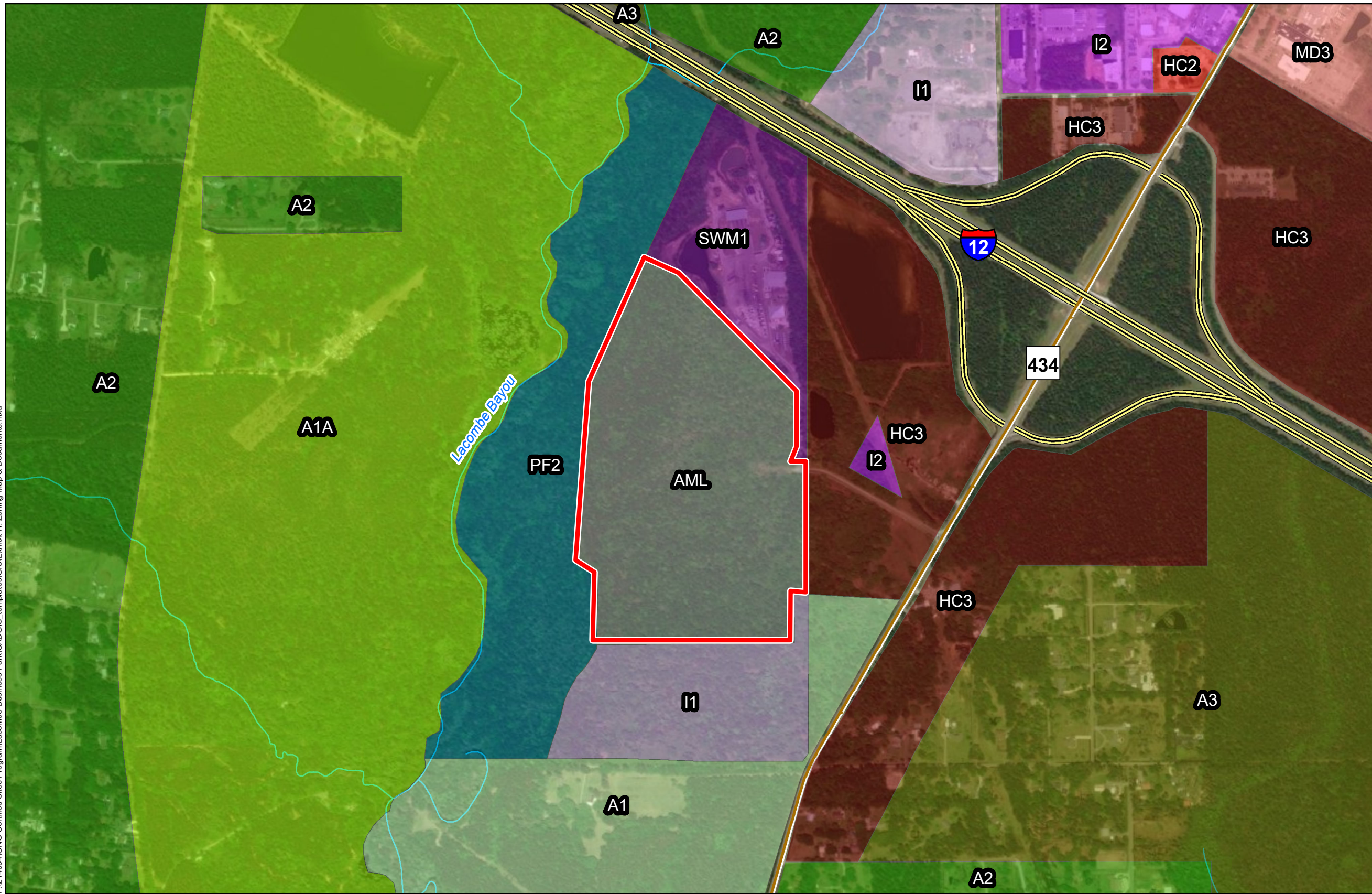


### LEGEND

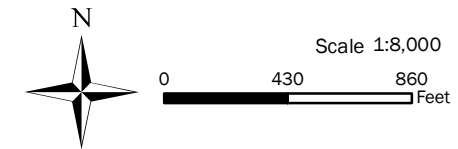
- Site Boundary (69.33± ac.)
- Stream
- St. Tammany Parish Zoning**
- A1 - Suburban
- A1A - Suburban
- A2 - Suburban
- A3 - Suburban
- AML - Advanced Manufacturing & Logistics
- HC2 - Highway Commercial
- HC3 - Highway Commercial
- I1 - Industrial
- I2 - Industrial
- MD3 - Medical Facility
- PF2 - Public Facilities
- SWM1 - Solid Waste Management
- Existing Roadway**
- Interstate
- Rural State Highway



Date: 1/23/2024  
Project Number: 214094  
Drawn By: BMS  
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 <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.  
 3. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.  
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.  
 5. Zoning data was derived from St. Tammany Parish Online Zoning Map. The website is <https://stp-gis.maps.arcgis.com/apps/webappviewer/index.html?id=65b831e403f640e0ad0016d89a358447>.



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# Lacombe Business Park Zoning Map & Documents

## *DIVISION 49. AML ADVANCED MANUFACTURING AND LOGISTICS DISTRICT*

### **Sec. 130-1620. Purpose.**

The purpose of the AML Advanced Manufacturing and Logistics District is to provide for the location of very large scale facilities for the research and development, advanced manufacturing and transportation/logistics industries. Such facilities should be located in close proximity to major high capacity transportation routes, with the ideal location allowing for multi-modal opportunities. Advanced manufacturing shall mean manufacturing that uses innovative technologies and does not create air pollution and other harmful environmental impacts.

(Ord. No. 14-3117, exh. A(5.3801), 4-3-2014; Ord. No. 22-5029 , 12-1-2022)

### **Sec. 130-1621. Permitted uses.**

Use by right subject to any minimum standards as listed in section 130-2213:

- (1) Aeronautics and aerospace research, development and manufacturing.
- (2) Automotive research, development and manufacturing.
- (3) Computer, electrical and electronics research, development and manufacturing.
- (4) Data centers and data warehousing.
- (5) Distribution and warehousing facilities.
- (6) Durable goods manufacturing.
- (7) Garment manufacturing.
- (8) Glass, plastic and paint research and development.
- (9) Hydraulics and robotics research, development and manufacturing.
- (10) Pharmaceutical and medical research, development and manufacturing.
- (11) Software development and programming.
- (12) Scientific research and development services.
- (13) General offices and services which provide support to any of the permitted uses.

(Ord. No. 14-3117, exh. A(5.3802), 4-3-2014; Ord. No. 22-5029 , 12-1-2022)

### **Sec. 130-1622. Administrative permits.**

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) Public utility surface structures.
- (2) Electrical substations.

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- (3) Telephone relay facilities.
  - (4) Utility substations.
  - (5) Wastewater treatment facilities.
  - (6) Utility distribution systems.
  - (7) Potable water pumping stations.
  - (8) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.
  - (9) Food products processing and manufacturing.
  - (10) Furniture manufacturing.
  - (11) Any permitted use that requires a Clean Air Act Title V Permit for air emissions.

(Ord. No. 14-3117, exh. A(5.3803), 4-3-2014; Ord. No. 17-3659, exh. A(5.3803), 1-5-2017; Ord. No. 22-5029 , 12-1-2022)

### **Sec. 130-1623. Site and structure provisions.**

- (a) *Maximum building size.* The maximum building footprint in the AML district shall be 1,000,000 square feet.
  - (1) *Building footprint* means the area contained within the exterior walls of the ground floor. It does not include detached structures; covered or uncovered carports, patios, porches, decks, or balconies; cantilevered covers, projections; or ramps and stairways required for access.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
  - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.
  - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
  - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
  - (4) *Transitional yard.* Where an AML district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations, whichever is more restrictive:
    - a. Where an AML district abuts a residential zoning classification, a no-cut buffer of 75 feet shall be imposed along the adjoining lot line.
    - b. Where lots in an AML district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
    - c. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

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- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
  - (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 100 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
  - (f) *Design criteria.*
    - (1) *Landscaping.* All landscaping shall be in compliance with article VI, division 2, of this chapter.
    - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
    - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
    - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.
    - (5) *Engineering report and low impact development.* An engineering report shall be provided to the Department of Planning and Development and the department of engineering detailing low impact development and green infrastructure feasibility on the site.

(Ord. No. 14-3117, exh. A(5.3804), 4-3-2014; Ord. No. 22-5029 , 12-1-2022)

**Secs. 130-1624—130-1644. Reserved.**