

## Exhibit B. Record Industrial Park Zoning & Land Use Requirements

**2.10.100 District: Designation and Intent:**  
Heavy Industry. Any type of industry.

**2.10.101 Permitted Principal Uses and Structures:**  
Heavy industry.

**2.10.102 Permitted Accessory Uses and Structures:**  
Any use related to principal use.

**2.10.103 Special Exception Uses and Structures:**  
None.

**2.10.104 Special Permit Uses and Structures:**  
None.

**2.10.105 Minimum Lot Requirements  
(Area and Width):**  
6000 sq. ft., width 100 ft.  
See Figure 2.10.105.

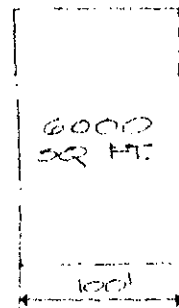


Fig. 2.10.105

**2.10.106 Minimum Yard Requirements:**  
Front 20 ft., sides 10 ft., rear 20 ft.  
See Figure 2.10.106

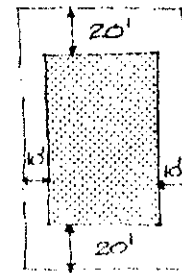


Fig. 2.10.106

**2.10.107 Maximum Height:**  
None.

**2.10.109 Table of the above**  
For information concerning lot and structure requirements, see Table "A".

### ARTICLE III

#### 1. GENERAL REQUIREMENTS

1. It is possible, with certain modifying criteria, to mix housing densities.
2. Preference should be given to higher density residential (apartments, mobile home parks, town houses, etc.) on major streets (arterial or collector).
3. Single family residential lots should be served by local streets. Normally, they should be discouraged on collector and arterial streets.
4. Non-farm strip residential development should not be allowed along major roads and highways in rural areas.
5. No urban or suburban residential developments should be allowed unless there is an acceptable supply of potable water, sewerage collection and treatment, solid waste collection and disposal, and fire and police protection.
6. All urban and suburban residential development should have immediate access to community recreation facilities.

7. No residential development should be allowed in flood ways. Development in flood plains should be in conformity with flood plain controls.
8. No commercial uses should be allowed in residential areas except as part of a Planned Unit Development.
9. High density residential should have access to mass transportation.
10. No residential Development should be allowed within the 100 d.b.a. curve of an airport.
11. Residential uses are compatible with such uses as: recreation, education, fire and police substations, some agriculture, some institutions.
12. Residential uses are incompatible with: commercial and industrial uses, all transportation facilities.
13. Land use planning affects every structure. No structure or land shall hereinafter be used, no structure erected and no grading, and clearing, filling or excavating or otherwise alteration of landform shall be permitted except in conformity with the provisions specified in this ordinance for the districts in which located.
14. Sewage, rubbish and other liquid and solid waste. In all districts no discharge at any point into any private sewage disposal system, into the ground into any stream, pond, lake ditch, canal, bayou, creek or river of any materials of such nature or temperature as can contaminate any water supply, or otherwise create a harmful effect on ground or surface waters shall be allowed except in accordance with the most restrictive of parish, state or federal health standards of applicable stream pollution control standards. No garbage, rubbish or other solid waste shall be stored outdoors or allowed to accumulate on any lot or in streets or alleys adjoining the lot for periods in excess of the regular or contracted waste collection services. All solid waste so stored outdoors shall be kept in tightly covered metal containers located in suitably developed or screened areas.
15. Air emissions, In all districts, no discharge of any particles, emissions, gases and other substances or noxious fumes so as to contaminate or otherwise create harmful effects on the air except in accordance with the most restrictive of parish, state or federal health standards or applicable air pollution control standards.
16. Modification of building setbacks for existing developments. District requirements for building line setbacks from the street center line may be modified where the majority of the frontage with two hundred (200) feet on each side of a lot within the same block and district and fronting on the same street with such lot is developed with less than the required setback. In such case the required building setback shall be the average of existing setbacks, counting any undeveloped frontage as if it were developed at the required setback distance from the street, but shall not be less than fifteen (15) feet. This modification shall not apply in case such existing development is located with and scheduled for acquisition along any proposed right-of-way of a major street and road improvement included as part of any applicable parish or state development plan.

17. Exemptions top height restrictions. The following structures or parts thereof are hereby exempt from the height limitations as set forth in the land use planning districts:
- (a) Agricultural buildings, barn, silo, windmill, grain elevators and other farm structures but not include dwelling.
  - (b) Cooling towers, gas holders or other industrial structures where required by the manufacturing process.
  - (c) Church spires, belfries, cupolas, domes, monuments, water towers, observation towers, transmission towers, windmills, chimneys, smokestacks, derricks, conveyors, flagpoles, radio towers, aerials and antennas.
  - (d) Additional building height may be approved in C-1, C-2, I-1 and I-2 districts by the Planning and Zoning Commission as authorized by the state and parish fire marshal.

## 2. COMMERCIAL

- 1. All commercial activities should be in enclaves varying in size to suit their function and located convenient to their market. Strip commercial should be prohibited on all streets.
- 2. Commercial activities should have access to arterial and collector streets only.
- 3. Commercial uses should be given prime consideration at the intersection of two arterial streets.
- 4. Commercial, along with some industrial and transportation uses, should be given prime considerations at all four-way major interchanges on freeways.
- 5. Only small convenience stores and some offices should be allowed on collector streets.
- 6. Offices generating continuing traffic (doctors and dentists, banks, etc.) should be allowed on arterial streets only.
- 7. Auto oriented commercial (with the possible exception of convenience food stores) should be allowed only on arterial and at freeway interchanges.
- 8. Uses compatible with commercial are: medium and high density housing; institutions such as hospitals, colleges and universities, research organizations; high schools; administrative community facilities; agriculture.
- 9. Uses incompatible with commercial: heavy and most light industry; low density housing; community facilities such as correctional and industrial types; elementary and junior high schools.
- 10. Wholesale and warehouse uses are more compatible with industrial and transportation uses than with other forms of commercial.