

Exhibit C. Sinclair Site Zoning Documents & Map



Sinclair Site Zoning Documents

Chapter 22 - ZONING [\[1\]](#)

Sec. 22-1. - Purpose and authority.

An ordinance prepared under the authority of Act 527 of the Legislature of Louisiana, 1962, and passed by the St. Bernard Parish Parish council June 1, 1965:

- To regulate and restrict the height, number of stories, and size of all buildings, and other structures;
- The percentage of lot that may be occupied; the size of yards and other open spaces; the density of population;
- And the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- And for said purposes divide the parish into zoning districts;
- To regulate and restrict the erection, structural alteration or use of buildings or land therein;
- To provide for the change of such regulations, restrictions and boundaries of zones; to provide for enforcement and to provide for the removal of nonconforming uses and to provide penalties for the violation of its provisions;

22-1-3. Establishment of districts.

22-1-3.1. District and land-use regulations. For the purpose of promoting the public health, safety, morals and general welfare of the Parish of St. Bernard, Louisiana, said parish is hereby divided into the following types of districts:

A-1 Rural District

R-1 Single-Family Residential District

R-1(MS) Mobile Home Subdivision Residential District

R-1(M) Single-Family Dwelling and Mobile Home Residential District

R-2 Two-Family Residential District

R-3 Multiple-Family Residential District

R-4 Mobile Home Trailer Parks

RO Residential Office

C-1 Neighborhood Commercial District

C-2 General Commercial District

C-3 Highway Commercial District

I-1 Light Industrial District

I-2 Heavy Industrial District

G-1 Government 1 (Temporary holding zone for properties acquired through the Louisiana Land Trust (LLT) program)

22-1-3.2. Boundaries of districts. The boundaries of the various districts are shown upon maps entitled "Official Zoning Maps, St. Bernard Parish, Louisiana." The zoning district maps, contained herein, together with all the notations, references and other information thereon, are made a part of this chapter and have the same force and effect as if fully set forth or described herein. The official zoning maps cover the entire jurisdictional area of the Parish of St. Bernard, Louisiana, and shall be properly attested and placed on file in the office of the Clerk of Court of the Parish of St. Bernard.

Sec. 22-6. - Commercial and industrial zoning districts.

22-6-1. Purpose. These business and industrial zoning districts are established to provide for a diversity of commercial and industrial areas, including mixed use development, that are in harmony with the natural features of the land and the needs of St. Bernard Parish residents, both present and future. The aim is to promote economic development, provide job opportunities, generate tax revenue, and to protect the public health, safety, and general welfare of the community.

22-6-2. General provisions.

22-6-2.1. Schedule of zoning district regulations. The schedule of regulations and the notes appended thereto, applying to the uses of land and buildings, the height, the coverage of lots, the yards and other open spaces to be provided contiguous to or in connection with buildings, the area of lots, off-street parking space, and all other matters contained therein, as indicated for the various districts established by this chapter, are hereby adopted and declared to be a part of this chapter and may be amended in the same manner as any other part of this chapter. The regulations listed for each district as designated reading from left to right across the schedule, and in all notes appended thereto, are hereby adopted and prescribed for such district, subject to the provisions of sections 22-5-2 and 22-6-2 of this chapter and, unless otherwise indicated, shall be deemed to be the minimum requirements in every instance of their application.

22-6-3. Bulk and area requirements. In business and industrial zones no building hereafter erected, reconstructed, remodeled or altered shall exceed the height, be located on a lot of less width and area, have smaller yards, or ground floor area than the minimum requirements listed below. The following table provides the general requirements for each zone; additional requirements may exist in the zoning district section or other portions of the regulations.

Zoning District	Minimum Lot Area	Maximum Building Height	Required Front Yard	Total Side Yards	Per Side	Rear Yard
A-1 Rural	6,500 sq. ft. (1)	35 ft.	20 ft. (2)	(2)	3 ft. (2)	20% of lot depth not required to exceed 25 ft. (2)
C-1 Neighborhood Commercial	Same as R-3 for Dwellings	35 ft.	(2)	(3)	(3)	(3)
C-2 General Commercial	Same as R-3 for Dwellings	(4)	None (2)	(3)	(3)	(3)
C-3 Highway Commercial	Same as C-2	Same as C-2	Same as C-2	(3)	(3)	(3)
I-1 Light Industrial	Same as R-3 for Dwellings	150 ft.	None (2)	(3)	(3)	(3)

I-2 Heavy Industrial		Unlimited	(5)	(5)	(5)	(5)
G-1 Government	(6)	(6)	(6)	(6)	(6)	(6)

Notes to commercial and industrial bulk and area requirements:

- (1) See R-3 Multiple Family District for multiple family square feet requirements with a minimum lot frontage of sixty (60) feet.
- (2) See exceptions and modifications section 22-4-3.3.
- (3) Dwelling same as R-3. None for commercial or industrial uses except as required under exceptions and modifications.
- (4) Two (2) times the width of street it abuts, the wider street in case of corner lots, but not to exceed one hundred (100) feet.
- (5) None for commercial or industrial uses except as required under exceptions and modifications.

22-6-4. Permitted uses in business and industrial districts. The following table identifies those uses permitted by zoning district. All business and industrial uses, developments, and new construction, except for minor changes in use, require site plan approval by the commission, subject to the site development standards of section 22-6-7. Any use not expressly permitted by the commission shall be prohibited unless the commission determines that a use fits into the established use groups. In addition, the commission has the right to determine if any use meets the intent of the regulations.

Retail and Service Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Retail establishments		P	P	P	P			P(1)	P(1)
Service establishments, personal/professional		P	P	P	P			P	P
Retail/service establishments - Over 30,000 sq. ft.		P	P	P	P			P	P
Day care centers and nursery schools		P	P	P	P			P	
Grocery stores (Under 18,000 sq. ft.)		P	CU	P	P				
Dry cleaning and laundromat establishments		P	P	P	P			P	
Restaurants (4)		P	P	P	P				P
Hotel		P	P	P	P				

Funeral home, mortuaries, morgues		P		P	P				
Parking lots		P	CU	P					CU
Truck stops (3)		CU		CU					
Financial institutions and banks		P	P	P	P				
Bed and breakfast (≤10 guests)		CU						CU	CU

P = Permitted Use - CU = Conditional Use

General Office Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Office - general business and professional	P	P	P	P		P	P	P	P
Business and professional office buildings			P	P				P	P
Office (4)	P		P						
Contractor's office and storage yard		P				P	P		
Data processing centers	P								
Medical offices and laboratories			P	P				P	P
Hospitals				P				P	
Pain management clinics					CU				
Urgent care clinics				CU					

P = Permitted Use - CU = Conditional Use

General Industrial Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
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Wholesale establishments		P		P		P	P		
Warehouse storage		P		P		P	P		
Warehousing and distribution		P				P	P		
Manufacturing - Light		P				P	P		
Manufacturing - Heavy							P		
Research and experimental laboratories						P	P		
Light industrial						P	P		
Heavy industrial							CU		
Scrap or salvage yard		CU				CU	P		
Explosives, ammunitions, fireworks, and storage							CU		
Refining and storage - Petroleum							CU		
Pharmaceutical products							CU		
Stockyards							CU		
Contractor Storage Yard		CU		CU		P	P		

P = Permitted Use - CU = Conditional Use

Automotive Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Car Wash		CU		P		P	P		
Motor Vehicle Service and Repair, Minor		P	CU(7)	P		P	P		
Motor Vehicle Service and Repair, Major		CU		CU		P	P		

Truck Repair				CU		P	P		
Motor Vehicle Dealerships (new or used)		P		P					
Junk Yard (Automotive)		CU				CU	CU		
Gas Station		P	CU	P		P	P	P	CU
Truck Marshalling						CU	P		
Parking Structure			CU	P					
Vehicle Impound Lot		CU		CU		P	P		
Vehicle Storage Lot		CU		CU		P	P	CU	
Vehicle Operations Facility		CU		CU		P	P		

P = Permitted Use - CU = Conditional Use

Agriculture and Residential Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Farming and agriculture		P				P	P	P	P
Convalescent and nursing homes				P	P			P	
Roadside Stand (Produce) (9)		P	P	P				P	P
Dockside Stand (Seafood) (10)		P							
Itinerant Market (Seasonal) (11)		CU	CU	CU				CU	CU
Trailer courts and parks		P							
Bed and breakfast (for not more than ten (10) people)		CU						CU	CU
Dwellings - Resident watchman and caretakers		P				P	P		

Farm dwellings and accessory farm buildings		P				P	P	P	P
Agriculture and farm implements		P				P	P	P	
Animal, poultry, and bird raising -Commercial		P				P	P		
Single-family dwelling	P	P			P	P		P	P
Mobile home dwelling		P			P	P		P	
Two-family dwelling	P	P	P	P	P	P		P	P
Garage apartment or guest house (6)								P	P
Multi-family dwelling units	P	P	P	P	P	P			
Agricultural ponds, fish or shellfish ponds								CU	

P = Permitted Use - CU = Conditional Use

Other Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Libraries and museums		P	P	P	P			P	P
Golf courses		P						P	P
Barrooms					P				
Nightclubs					P				
Lounges					P				
Drive-in theaters		P		P	P				
Amusement places		P		P	P	P	P		
Kennel, boarding, or otherwise		P				P	P	P	P

Business schools			P	P	P				CU
Mini-warehouses		P	P	P	P	P	P		
Animal pound		P				P	P		
Riverboat gaming						CU	CU		
Heliports and private landing strips		P				P	P	CU	
Borrows or excavation pits		CU						CU	
Oil and gas exploration and development		CU					CU	CU	
Private utilities and rail roads		P	P	P		P	P		
Temporary commercial amusements		P	P	P		P	P		
Recreation developments		P	P	P		P	P		
Airports		P	P	P		P	P		
Transmitter towers		CU	CU	CU	CU	CU	CU	CU	
Cemeteries, crematories, and mausoleums		P							CU
Outdoor commercial recreation (2)									CU
Kindergartens and nursery schools		P	P	P	P			P	CU
Child care centers (3)		P	P						CU
Community centers		P	P	P	P				CU
Clubs and lodges		P						CU	CU
Churches, temples, Sunday schools, parish house		P	P	P	P	P	P	P	P
Public/private schools, academic institutions		P	P	P	P			CU	CU

Pain management/urgent care clinics					CU				
Sound stage/movie studio				CU(8)	CU(8)	CU(8)	CU(8)		
Micro-brewery		CU		CU	P	P	P		
Food Truck (Accessory) (12)	CU	CU	CU	CU	CU	CU	CU	CU	CU

P = Permitted Use - CU = Conditional Use

Notes to business and industrial district uses:

- (1) Individual retail stores under nine thousand (9,000) square feet.
- (2) Retail stores limited to one thousand five hundred (1,500) square feet of retail floor area, but no pawn shops or package liquor stores or sales of any alcoholic beverages.
- (3) See section 22-6-7.1 below for additional requirements.
- (4) An office containing an area of not more than five (5) percent of the gross floor area of the development located in a main building for administration of a multiple-family development.
- (5) See section 22-6-8.3 below for additional requirements.
- (6) One (1) garage apartment or guest home under one thousand (1,000) square feet of habitable floor space on lots of at least twelve thousand (12,000) square feet.
- (7) Gasoline service stations, lubricating and oil change services, convenience markets, services centers or functions:
 - a. Shall not include the following:
 - Any outdoor service operations (other than the dispensing or installation of gasoline, oil, antifreeze, headlights, wiper blades and other similar products and the performance of minor services for customers as related to such dispensing or installation);
 - The sale, rental, display or storage of vehicles, trailers, tractors, machinery or other similar equipment;
 - Commercial parking of vehicles;
 - Major servicing or motor or body repair such as, but not limited to, body or fender work, motor overhaul, major transmission repair, auto glass work, tire recapping, muffler repair or installation, auto body painting or trim shops; or
 - Dismantling or wrecking of any vehicles, or the storage of inoperable, damaged or wrecked vehicles, other than those awaiting immediate repair.
 - b. Shall have a maximum of three (3) indoor service bays.
 - c. The exterior display, sale or storage of antifreeze, batteries, tires, oil, and other merchandise or products is permitted, provided such display or storage is:
 - Accessory to the primary use;
 - Located immediately adjacent to the primary structure, but not within any required yard or required transitional yard;

- Not more than two hundred (200) square feet in total area;
 - Maintained in an orderly manner; and
 - Not illuminated.
- d. A maximum of two hundred (200) square feet of inoperable vehicles that can be stored on site. All vehicles to be left overnight must be in a fenced in perimeter.
- (8) Movie studios must meet the following conditions:
- a. Sound stages shall be soundproofed.
 - b. Sound stages shall total more than twenty thousand (20,000) square feet of gross floor area.
 - c. Movie studios shall be located on at least one (1) acre of land.
 - d. All buildings shall have a related design in terms of exterior materials, style, and color.
 - e. Fences and walls may be up to ten (10) feet in height with conditional use approval.
- (9) Roadside stand (produce) shall meet the following conditions:
- a. Roadside stands shall be located on private property. Stand locations and parking within public rights-of-way shall be strictly prohibited.
 - b. Permits/business licenses issued on a one (1) calendar year basis.
 - c. Shall designate one thousand (1,000) square feet of off-street parking area.
 - d. In no event shall the permittee or anyone else be allowed to sell produce within one thousand (1,000) feet of an established roadside stand or retail entity (grocery) with produce sales.
 - e. Any person with a farmer's license or employee of a licensed farmer shall be exempt from these restrictions.
- (10) Dockside stand (seafood) shall meet the following conditions:
- a. Dockside stands shall be located on the dock for which the marine vessel is moored. Stand locations within public rights-of-way shall be strictly prohibited.
 - b. Permits/business licenses issued on a one (1) calendar year basis.
 - c. Required off-street parking areas shall not apply to this use.
 - d. In no event shall the permittee or anyone else be allowed to sell seafood within one thousand (1,000) feet of an established Seafood Market, restaurant or retail entity (grocery) with fresh seafood sales.
- (11) Itinerant market (seasonal) shall meet the following conditions:
- a. Itinerant markets shall be located on private property. Market or stand locations and parking within public rights-of-way shall be strictly prohibited.
 - b. Permits/business licenses issued on a one (1) calendar year basis.
 - c. Shall designate one thousand (1,000) square feet of off-street parking area.
 - d. In no event shall the permittee or anyone else be allowed to sell any products within one thousand (1,000) feet of an established retail entity with sales of similar goods or other itinerant markets.
 - e. An itinerant market must be approved per conditional use by parish council.
- (12) Food trucks shall meet the following conditions:
- a. A food truck shall be located on private property with a primary use (no vacant lots), subject to permission from the property's owner. A food truck shall be strictly prohibited from parking within public rights-of-way, except for the Old Arabi Mixed Use and Riverfront Districts.

- b. Permits/business licenses shall be issued to each individual food truck on a one (1) calendar year basis.
- c. Food trucks shall only operate on Monday thru Saturday from 7:00 a.m. to 9:00 p.m. and must vacate premises during non-hours of operation.
- d. In no event shall the permittee or anyone else be allowed to operate a food truck within one thousand (1,000) feet of an established restaurant or other food truck (excluding special events).
- e. Each individual food truck may petition to use multiple locations and allowed to operate within all non-residentially zoned districts, per conditional use approval by parish council.
- f. A food truck permit shall be issued only to vendors operating in conjunction with a St. Bernard Parish licensed food establishment for state mobile vendor permit purposes in accordance with applicable state statutes. Vendors in Old Arabi Mixed Use and Riverfront Districts are exempt from this requirement.

22-6-5. Permitted accessory uses.

22-6-5.1. Outdoor storage. Outdoor storage may be permitted in business and industrial zones under the following conditions:

- a. Materials.
 - 1. All outdoor bulk storage items, including recyclable materials, shall be in approved, enclosed containers.
 - 2. No outside storage shall be placed outdoors that will attract animals or insects.
 - 3. No perishable merchandise shall be stored outdoors.
- b. Location requirements.
 - 1. Any outdoor storage and all structures required for stored materials shall have been shown and designated on an approved site plan as outdoor storage.
 - 2. No outdoor storage shall be allowed in the required front, side, or rear yards, or buffers.
 - 3. No outdoor storage shall be allowed such as will reduce the amount of parking in parking areas below the minimum required for the site.
 - 4. All outdoor storage shall be buffered from residential zones and uses with a twenty-foot-wide landscaped buffer.
 - 5. Outdoor storage shall be screened by a minimum six-foot privacy fence so as not to be visible from any street, residential, or municipal property.
 - 6. Maximum height of stored material shall be six (6) feet.
- c. **Industrial zone requirements.** In the industrial zones, outside storage of materials shall be subject to the following additional provisions:
 - 1. Outside storage shall be located to the rear of the principal building;
 - 2. A landscape buffer shall be provided surrounding all storage areas;
 - 3. Box trailers are permitted provided such storage is screened; and
 - 4. Outside storage may include storage of vehicles and storage of materials. Vehicles shall not be stacked and storage of materials shall not exceed a maximum height of twenty-five (25) feet.

22-6-5.2 Outdoor merchandise display.

- a. Merchandise.
 - 1. No perishable items shall be displayed outside, except for farm stands.

2. No merchandise shall be displayed outdoors that will attract animals or insects.
 3. No leaching or goods with broken packaging shall be displayed.
- b. Location requirements.
1. Any area used for outdoor merchandise display shall have been designated on an approved site plan.
 2. No merchandise display shall be allowed if it will reduce the amount of parking in parking areas below the minimum required for the site.
 3. Displayed merchandise shall not be stacked higher than five (5) feet.
 4. All lighting and signs shall meet regulations specified in section 22-7.
 5. No outdoor merchandise display shall be allowed within the front yard setback with the following exceptions:
 - As part of a permitted roadside stand; or
 - At least twenty-five (25) feet from the established street line providing the total area in square footage is no more than three (3) times the lineal feet of principal road frontage.
- c. Christmas tree sales. The sale of Christmas trees may be permitted, at the discretion of the director of community development, as an exception to the above requirements provided that:
1. An application for a building permit is submitted;
 2. Adequate parking and traffic control is provided; and
 3. All unsold trees shall be removed by December 31st of the year in which they were for sale.
- d. Temporary out-door sales (novelty items). Existing retail and service facilities may request a permit for temporary out-door sales, no more than two (2) times per year. Said sales cannot exceed a total of twenty-one (21) days in a twelve-month period. The director of the department of community development may issue a permit for an application that meets the following requirements:
1. An application for a zoning permit is submitted;
 2. Adequate parking and traffic control is provided; and
 3. The layout of the sale does not create any danger to the public health, safety and general welfare of the community.
 4. Approval from sheriff's office, fire and building official is obtained.

22-6-9. **I-2 Heavy Industrial District.** In order to provide for certain uses which, because of their unique characteristics, cannot be properly classified in a particular zoning district, the council, under the provisions of section 22-8, shall authorize conditional uses.

22-6-9.1. Principal permitted uses.

- (a) General industry, warehousing and storage uses, including certain open or enclosed storage of products, materials and vehicles.
- (b) Those uses and similar other uses contained in the list below, including wholesale establishments, service industries and industries that manufacture, process, store and distribute material refined elsewhere.
- (c) Manufacturing, compounding, processing, packaging or treatment, unless otherwise stipulated, of the products or similar products contained in the list above.

22-6-9.2. Permitted accessory uses. Any accessory use permitted in the I-1 Light Industrial District.

Any manufacturing, industrial or storage use not in conflict with any ordinance of St. Bernard Parish regulating nuisances and not similar to the I-2 permitted uses and not specifically listed as permitted heavy industrial uses or a permitted conditional use shall be considered as an I-2 conditional use.

Sec. 11-132. - Unnecessary noise prohibited.

- (a) It shall be unlawful for any person to make or continue, or cause to be made or continued, any unnecessary noise within the parish.
- (b) Except as otherwise permitted herein, the maximum permissible sound pressure levels of any source of sound shall be as herein established for the time period and district listed in Table A of this section. This includes, but is not limited to, sound from such activities as production, processing, cleaning, servicing, testing, operating, or repairing either vehicles, materials, goods, products or devices. This subsection (b) shall not apply to any source of sound proscribed or restricted by subsection (c) of this section. Sound pressure levels in excess of those established for the districts of the parish, at times

herewith listed, shall constitute *prima facie* evidence that such sound is an unnecessary noise.

Sound

pressure levels shall be measured at the approximate location of the property line or the boundary of the public way, at a height of at least four (4) feet above the immediate surrounding surface, on a sound level meter of standard design and operated on the "A" weighting network.

When a noise source can be identified and its noise measured in more than one district, the sound pressure level limits of the most restrictive district shall apply.

The sound pressure level limits, and provisions hereof, applicable to commercial districts, shall also apply to any parcel of land zoned agricultural district under the zoning ordinance of the parish.

TABLE "A"

	Sound Pressure Level Limit dB(A)	
	Day	Night
District	(7 a.m.- 10 p.m.)	(10 p.m.-7 a.m.)
Residential	65	60
Commercial	70	65
Industrial	85	80

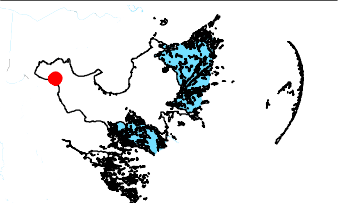
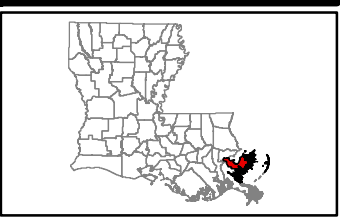
- (c) Except as otherwise permitted herein, it shall be unlawful for any person to make or continue, or cause to be made or continued, any unnecessary noise within the parish which can be heard by any person at a distance of more than fifty (50) feet. This subsection (c) shall apply to televisions, radios, stereos, CD players, phonographs, or tape players which are being used or played while in transit including, but not limited to, transit by means of carriage by a pedestrian, animal, bicycle, or any motor vehicle, whether private or commercial.

(Ord. No. SBPC-1256-07-11, § 1(11.5-2), 7-5-11)

Sinclair Site Zoning Map

Land Use Exhibit
Sinclair Site
St. Bernard Parish, LA

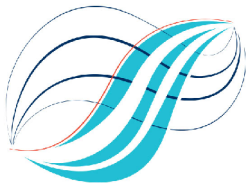
St. Bernard EDF



St. Bernard Parish

LEGEND

- Sinclair Site Boundary (285.64 Ac ±)
- St. Bernard Parish Zoning**
 - A-1 - Rural District
 - C-1 - Neighborhood Commercial District
 - C-2 - General Commercial District
 - C-3 - Highway Commercial District
 - I-1 - Light Industrial District
 - I-2 - Heavy Industrial District
 - R-1 - Single Family Residential District
 - R-2 - Two-Family Residential District
- Existing Roadway**
 - 4-Lane State Highway
 - Urban State Highway
 - Local Roads
 - Railroad



Date:	10/18/2016
Project Number:	214094
Drawn By:	TMK
Checked By:	JAY

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

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SITE

Mississippi River

River Rd

- 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 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. St. Bernard Parish zoning shape file provided by Geographic Computer Technologies at <http://atlas.geoportalmaps.com/stbernard> dated April 2016.



Scale 1:10,000
0 530 1,060 Feet