

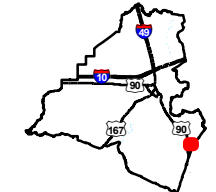
Exhibit H. Martial Farms Zoning Map & Documents



Martial Farms Zoning Map & Documents

Martial Farms
Lafayette Parish, LA

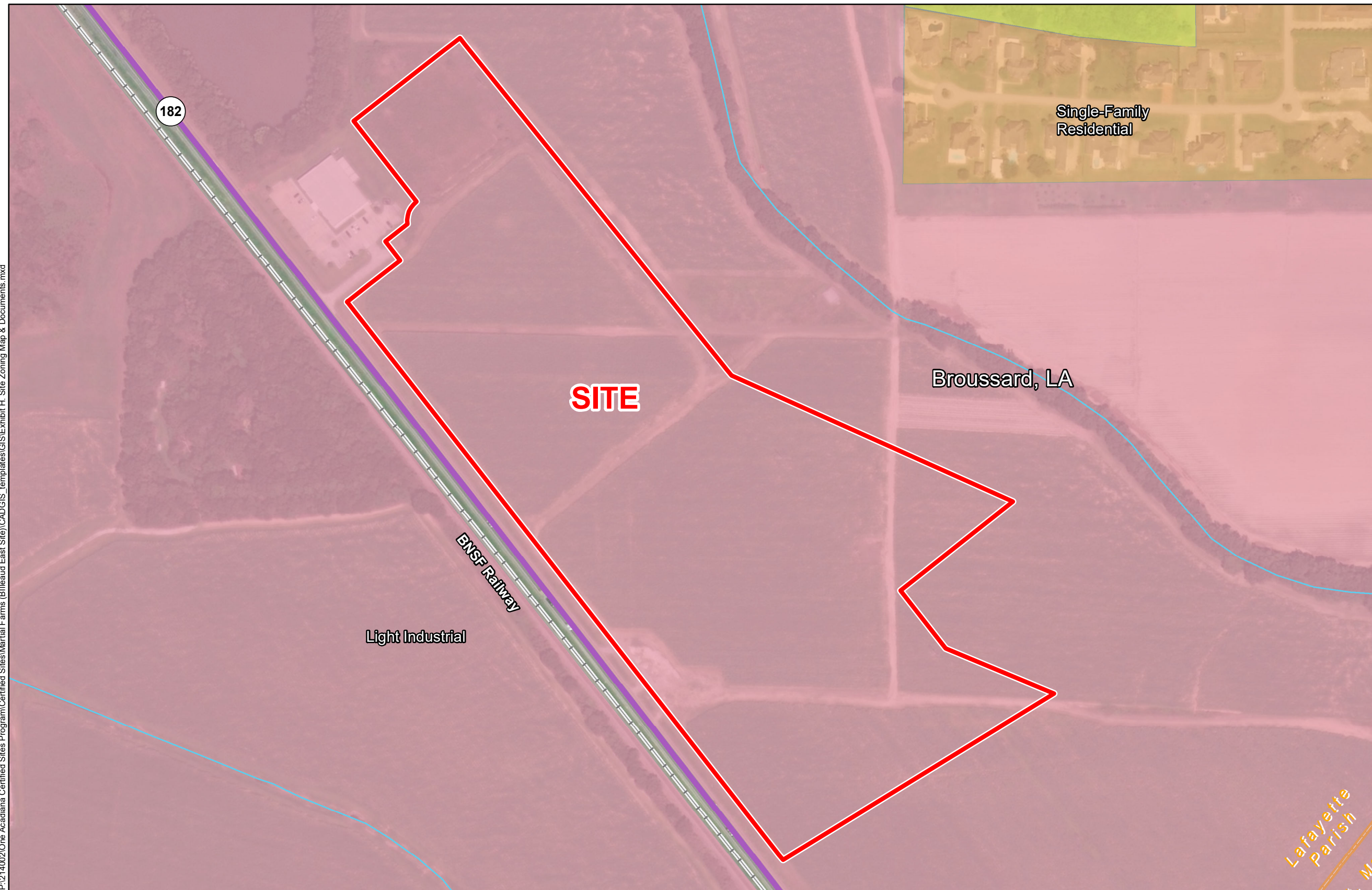
One Acadiana



Lafayette Parish

LEGEND

- Site Boundary (32.55 Ac.±)
- Parish Boundary
- Stream
- City of Broussard Zoning**
- CC (Community Commercial District)
- Light Industrial
- Single-Family Residential
- Existing Roadway**
- Urban State
- Railroad



P:\214002\One Acadiana Certified Sites Program\Certified Sites\Martial Farms (Billeaud East Site)\CADGIS_templates\GIS\Exhibit H. Site Zoning Map & Documents.mxd

General Notes:

1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
2. 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.
3. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
5. Zoning information derived from City of Broussard Zoning Department.



Scale 1:3,000
0 160 320 Feet



Date:	6/28/2021
Project Number:	213151
Drawn By:	SEW
Checked By:	EEB



Martial Farms Zoning Map & Documents

demolition debris) or oil field wastes as defined by LSA-R.S. 30:73 et seq.

(b) "Environmental laws" means any and all federal, state and local laws, statutes, Ordinances, rules, regulations, permits, licenses, approvals, guidance, interpretations, orders of courts and governmental agencies or authorities and all other legal requirements relating to, regulating, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or materials or the protection of human health or the environment, as now or at any time hereafter in effect, including, but not limited to, requirements pertaining to the manufacture, processing, distribution, use, treatment, storage, disposal, transportation, handling, reporting, licensing, permitting investigation or remediation of hazardous material. Environmental laws include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act [42 U.S.C. §9601, et seq., "CERCLA"], the Hazardous Materials Transportation Act [49 U.S.C. §1801 et seq.], the Resource Conservation and Recovery Act [42 U.S.C. §6901 et seq.], the Clean Water Act [33 U.S.C. § 1251 et seq.], the Clean Air Act [42 U.S.C. §7401 et seq.], the Toxic Substances Control Act [15 U.S.C. §2601 et seq.], the Safe Drinking Water Act [42 U.S.C. §300 et seq.], the Environmental Protection Agency's regulations appearing under title 40, Code of Federal Regulations, the Occupational Safety and Health Act [29 U.S.C. §651 et seq.], and any "Superfund", "Superlien" or environmental liability act, as such laws have been amended or supplemented and any analogous future federal, or coextensive, correlative or analogous present or future applicable state or local statutes or Ordinances and the rules and regulations promulgated thereunder.

(c) *"Appendix A, Zoning Definitions" is attached hereto and made a part hereof;*

11.1 LIGHT INDUSTRIAL- LI INDUSTRIAL DISTRICTS

11.1.1 Purposes

The "Light Industrial District" is intended to provide locations for certain industries, manufacturing firms or other industrial related businesses and enterprises in areas near residential or commercial development that will not significantly detract from the residential or commercial

desirability of the area. Permissible uses within the Light Industrial Districts include facilities which store, sell or distribute unopened containerized hazardous substances entirely within completely enclosed buildings or containment areas meeting applicable state or federal laws and regulations.

11.1.2 Permitted Uses

Table 10 establishes all uses permitted within Light Industrial Districts.

11.1.4 Uses Prohibited

All uses except those listed in Table 10 are specifically prohibited in Light Industrial Districts.

11.2 GENERAL INDUSTRIAL - GI GENERAL INDUSTRIAL DISTRICTS

11.2.1 Purposes

A. The "General Industrial District," is intended to provide areas for manufacturing, industrial and general wholesale and warehousing uses.

B. Permissible uses within the General Industrial District include facilities which store, sell or distribute unopened containerized hazardous materials or substances entirely within completely enclosed buildings or containment areas meeting applicable state or federal laws or regulations, and any site which uses or stores any hazardous materials or substances or which temporarily (less than 90 days) stores hazardous waste generated in conjunction with onsite industrial processes.

11.2.2 Permitted Uses

A. Table 10 establishes all uses permitted within General Industrial Districts.

11.2.3 Uses Prohibited

All uses except those listed in Table 10 are specifically prohibited in General Industrial Districts

Table 10 Commercial and Industrial Districts – Permitted Land Use

P = permitted use - = not permitted

GENERAL SERVICES

USE	CN	CC	CA	CO	LI	GI	NOTES
Auction (indoor)	-	P	P	-	P	P	
Auction (outdoor)	-	P	-	-	P	P	
Bed and Breakfast	P	P	P	P	P	-	
Hotel/Motel	-	P	P	P	P	-	
Business Support Services	P	P	P	P	P	P	
Equipment Rental (indoor)	P	P	P	-	P	P	
Equipment Rental (outdoor)	-	P	P	-	P	P	CC = Hwy 90 only
Oilfield Services Rental	-	P	-	-	P	P	CC = Hwy 90 only
Maintenance/Repair/Small Engine	-	P	P	-	P	P	
Antenna or communication facility	-	P	-	-	P	P	See Section 14
Mini-warehouse/Storage	-	P	-	-	P	P	
Contractor/Construction Equip. Sales	-	P	P	-	P	P	CC = Hwy 90 only
Handicraft Shop	P	P	P	-	P	P	
Light Industrial Services	-	-	-	-	P	P	
Laboratory	-	P	-	-	P	P	
Electrical Substations	-	-	-	-	P	P	Variance required
	CN	CC	CA	CO	LI	GI	

CN – Neighborhood Commercial
 CC – Community Commercial
 CA – Ambassador Cafferey Commercial

CO – Office Commercial
 LI – Light industrial
 GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use

P = permitted use - = not permitted

OFFICES, MEETING HALLS AND PUBLIC BUILDINGS

USE	CN	CC	CA	CO	LI	GI	NOTES
Banks/Financial/Investment services	P	P	P	P	-	-	
Bail bond services	-	P	-	P	-	-	
Cash Checking services	P	P	-	P	P	-	
Offices-administrative/professional	P	P	P	P	P	P	
Offices - government	P	P	P	P	P	-	
Offices - Medical/dental	P	P	P	P	-	-	
Auditorium/exhibition hall (enclosed)	-	P	P	P	-	-	
Church	P	P	P	P	-	-	
Club/lodge/meeting hall	P	P	P	P	-	-	
Conference Center	P	P	P	P	-	-	
COB Community Center							no zoning required
COB Police or Fire Station							no zoning required
Post Office/Federal Buildings							no zoning required
COB POTW Lift Station/ Sewage Treatment Facility							no zoning required
COB Public Water Supply Facility							no zoning required
COB Public Buildings							no zoning required
COB Rights-of-Way							no zoning required
School - elementary/secondary (public)							School Board lands
Pipelines, conduits, transmission lines, utilities or any other lateral facility							Variance required
	CN	CC	CA	CO	LI	GI	

CN – Neighborhood Commercial
 CC – Community Commercial
 CA – Ambassador Cafferey Commercial
 COB = City of Broussard

CO – Office Commercial
 LI – Light industrial
 GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use

P = permitted use - = not permitted

VEHICLE SALES/SERVICE

USE	CN	CC	CA	CO	LI	GI	NOTES
Auto and truck rental	P	P	P	-	P	P	
Auto and truck repair	-	P	-	-	P	P	
Large truck/machinery sales	-	P	P	-	P	P	CC = Hwy 90 only
Recreation vehicle sales	-	P	P	-	P	P	CC = Hwy 90 only
Boat sales	-	P	P	-	P	P	CC = Hwy 90 only
Manufactured homes sales	-	P	-	-	P	P	CC = Hwy 90 only
Trailer/flatbed sales	-	P	P	-	P	P	
Service station	-	P	P	-	P	P	
Oil Change/Fluid Maintenance	-	P	P	-	P	P	
Truck Stop	-	P	-	-	P	P	CC = Hwy 90 only
Vehicle accessory sales	-	P	P	-	P	P	
Vehicle sales and service <3 acres	-	P	-	-	P	P	
Vehicle sales and service > 3 acres	-	P	P	-	P	P	
Vehicle storage or impound yard	-	P	-	-	P	P	CC = Hwy 90 only
Parking facility, commercial	-	P	P	P	P	P	
Private transportation service	P	P	P	-	P	P	
Wrecker/Towing Service	-	P	-	-	P	P	CC = Hwy 90 only
Salvage/Junk Yard	-	-	-	-	-	P	Screening required
	CN	CC	CA	CO	LI	GI	

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Table 10 Commercial and Industrial Districts – Permitted Land Use

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AGRICULTURAL/LIVESTOCK/STABLES

USE	CN	CC	CA	CO	LI	GI	NOTES
Farm (3 acres or less)	P	P	P	-	P	P	
Farm (> 3 acres)	P	P	P	-	P	P	
Shooting Range (indoor)	-	P	P	-	-	-	
Zoo	-	P	P	-	P	P	
Stable	P	P	P	-	P	P	
Rodeo Rink	-	P	P	-	P	P	
Rodeo Rink (non-commercial)	-	P	P	-	P	P	
Race Track	-	-	-	-	-	-	Variance required
Dairy Farm	-	-	-	-	-	-	Variance required
Livestock Facilities	-	P	-	-	P	P	
Chicken Coops (commercial)	-	-	-	-	-	-	
Slaughter House/Processing Plant	-	-	-	-	-	-	
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Table 10 Commercial and Industrial Districts – Permitted Land Use

P = permitted use - = not permitted

MANUFACTURING/RECYCLING

USE	CN	CC	CA	CO	LI	GI	NOTES
Manufacturing Plant/Facility (heavy)	-	-	-	-	-	P	
Manufacturing/assembly (light)	-	P	-	-	P	P	
Cement Plant	-	P	-	-	P	P	CC = Hwy 90 only
Pipeyard/Pipe Cleaning	-	-	-	-	P	P	
Oilfield Equipment Sales/Storage	-	P	-	-	P	P	CC = Hwy 90 only
Metal Working/Welding	-	P	-	-	P	P	
General Metal Fabrication	-	P	-	-	P	P	CC = Hwy 90 only
Recycling collection facility (small)	-	-	-	-	P	P	
Recycling collection/processing facility	-	-	-	-	P	P	
Waste Treatment, Storage, Disposal	-	-	-	-	-	-	Variance required – available in GI only
Sandblasting	-	-	-	-	P	P	Screening required
	CN	CC	CA	CO	LI	GI	

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