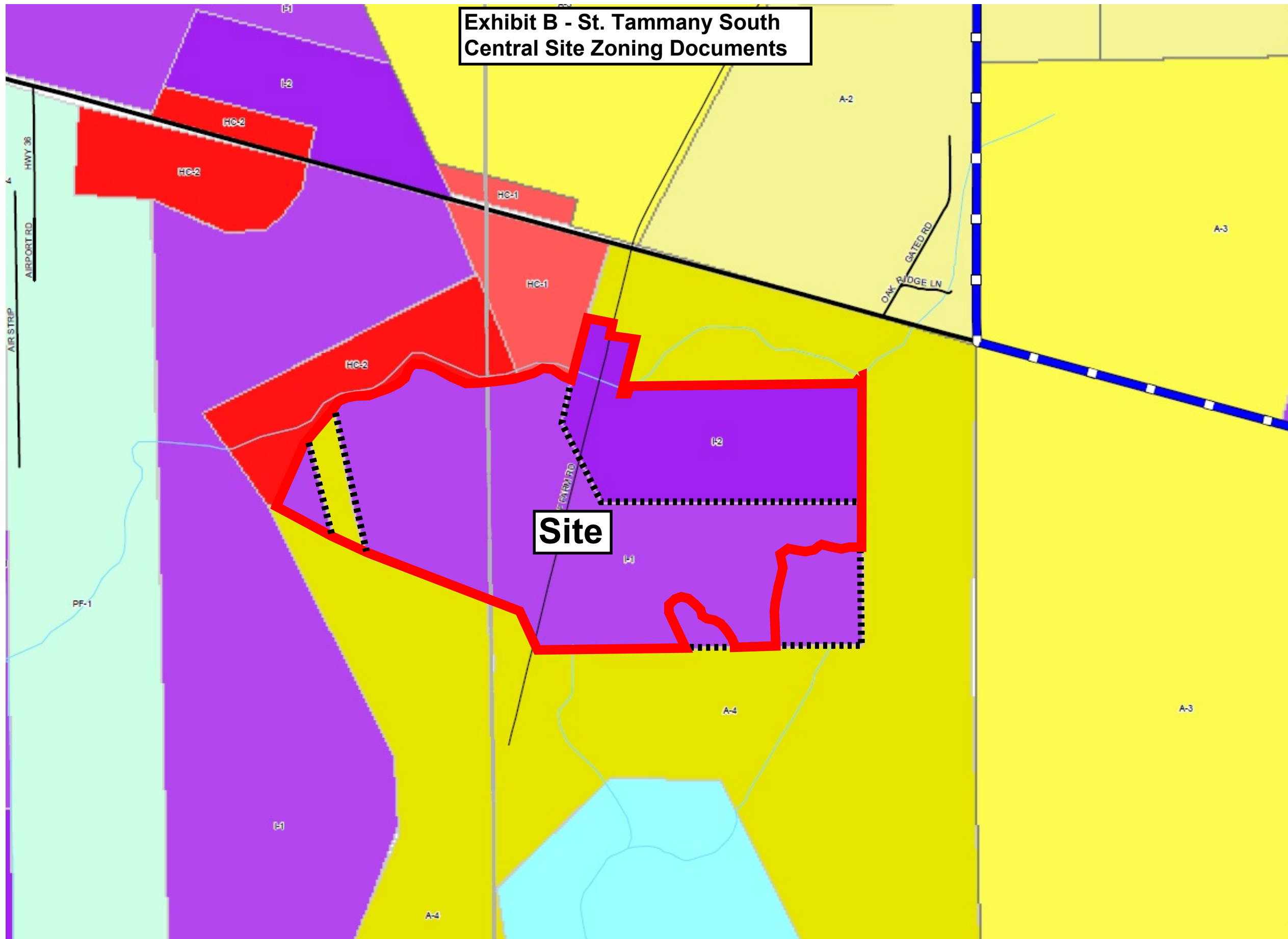


Exhibit B - St. Tammany South Central Site Zoning Documents



St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

Pat Brister
Parish President

Ward 6 Zoning - January 2016

Legend

- Site Boundary
- Parcel Boundary
- Urban Growth Boundary

- Ward Boundary
- Streams
- Municipalities
- E-1 Estate
- E-2 Estate
- E-3 Estate
- E-4 Estate
- A-1 Suburban
- A-1A Suburban
- A-2 Suburban
- A-3 Suburban

St. Tammany South Central Site

- A-4 Single Family Residential
- A-4A Single Family Residential
- A-5 Two Family Residential
- A-6 Multiple Family Residential
- A-7 Multiple Family Residential
- A-8 Multiple Family Residential
- NC-1 Professional Office
- NC-2 Indoor Retail Service
- NC-3 Lodging
- NC-4 Neighborhood Institutional
- NC-5 Retail and Service
- NC-6 Public, Cultural and Recreational
- PBC-1 Planned Business Campus
- PBC-2 Planned Business Campus
- HC-1 Highway Commercial
- HC-2 Highway Commercial
- HC-2A Highway Commercial
- HC-3 Highway Commercial
- HC-4 Highway Commercial
- HC-5 Highway Commercial

St. Tammany South Central Site

- I-1 Industrial
- I-2 Industrial
- I-3 Heavy Industrial
- I-4 Heavy Industrial
- Advanced Manufacturing & Logistics
- SWM-1 Solid Waste Management

Section 5.24 I-1 Industrial District

5.2401 PURPOSE

The purpose of this district is to provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

5.2402 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Radio and Television Studios and Broadcasting Stations
2. Auto body Shops {Minimum Standards apply}
3. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation. Minimum standards for contractor's yards apply.
4. Welding shops (greater than 3000 sq. feet)
5. Indoor Recreational Facilities including a Restaurant w/o lounge (Amended 04/07/11 ZC11-03-017 OCS#11-2486)
6. Office Warehouse (Amended 03/04/10 ZC09-12-036 OCS#10-2217)
7. Portable Storage Containers Use for Storage (amended 11/04/10 ZC10-08-098 OCS#10-2366)
8. Outdoor Display Pre-Assembled Building, Pool & Playground Equipment (amended 11/04/10 ZC10-08-098 OCS#10-2366)

5.2403 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 are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30. (Amended 11/05/09 OCS#09-2151)
- B. Christmas Tree Sales between November 1 and January 1. (Amended 11/05/09 OCS#09-2151)
- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- E. Fireworks sales (where allowed) (Amended 11/05/09 OCS#09-2151)
- F. Commercial Excavation, subject to the minimum standards as established in Section 8.01.AV of these regulations. (Amended 03/04/10 ZC09-11-032 OCS#10-2407)
- G. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns. (amended 09/03/15 ZC15-07-055 OCS#15-3393)

- H. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” (amended 09/03/15 ZC15-07-055 OCS#15-3393)

All temporary uses not specifically permitted in these regulations are expressly prohibited.

5.2404 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the I-1 District shall be forty thousand (40,000) square feet.
- B. Minimum Lot Area
No new lot shall be created that is less than twenty thousand (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 eighty (80) feet.
 2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
 3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
 4. Transitional Yard - Where I-1 District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
 - a. Where lots in I-1 District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) 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.
 - b. In I-1 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - c. In I-1 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - d. In I-1 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

- e. 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.
- D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (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 forty-five (45) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.
- F. Design criteria
 - 1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
 - 2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
 - 3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
 - 4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

Section 5.25 I-2 Industrial District

5.2501 PURPOSE

The purpose of this district is to provide for the location of industrial uses of large scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

5.2502 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Any permitted use under I-1 (Amended 08/05/10 ZC10-06-059 OCS#10-2308)
2. Book binderies
3. Cellophane products manufacturing
4. Cleaning and dyeing works
5. Confectionery manufacturing
6. Dairy Products manufacturing
7. Electrical parts, assembly and manufacturing
8. Fiber products and manufacturing
9. Fruit or vegetable canneries
10. Furniture manufacturing
11. Garment manufacturing
12. Foundry casting and extruding mills of lightweight nonferrous metal
13. Millwork and wood product manufacturing
14. Sheet metal products
15. Television and radio broadcasting transmitters
16. Tool manufacturing
17. Toy manufacturing
18. Well drilling services
19. Public Utility Facilities
20. Outdoor storage yards that occupy greater than ten (10) percent of the area of the developed site.
21. Beverage distilling
22. Food products manufacturing
23. Glass products manufacturing
24. Paint manufacturing and treatment
25. Pharmaceutical manufacturing
26. Shop fabricating and repair
27. Structural fabrication (steel and concrete)
28. Tire retreading, recapping or rebuilding
29. General, multi-use office buildings of 40,000 square feet of gross floor area or less (Amended 07/02/09 ZC09-05-009 OCS#09-2082)
30. Indoor Recreational Facilities including a Restaurant w/o lounge (Amended 04/07/11 ZC11-03-017 OCS#11-2486)
31. Portable Storage Containers Use for Storage (amended 11/04/10 ZC10-08-098 OCS#10-2366)

5.2503 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 are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30. (Amended 11/05/09 OCS#09-2151)
- B. Christmas Tree Sales between November 1 and January 1. (Amended 11/05/09 OCS#09-2151)
- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- E. Fireworks sales (where allowed) (Amended 11/05/09 OCS#09-2151)
- F. Commercial Excavation, subject to the minimum standards as established in Section 8.01.AV of these regulations. (Amended 02/12/10 ZC09-11-032 OCS#10-2407)
- G. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns. (amended 09/03/15 ZC15-07-055 OCS#15-3393)
- H. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” (amended 09/03/15 ZC15-07-055 OCS#15-3393)

All temporary uses not specifically permitted in these regulations are expressly prohibited.

5.2504 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the I-2 District shall be two hundred thousand (200,000) square feet.
- B. Minimum Lot Area
No new lot shall be created that is less than twenty thousand (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 eighty (80) feet.
 - 2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
 - 3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.

4. Transitional Yard - Where I-2 District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
 - a. Where lots in I-2 District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) 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.
 - b. In I-2 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - c. In I-2 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - d. In I-2 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. 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.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (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 forty-five (45) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

F. Design criteria

1. Landscaping - Landscaping shall be in compliance with Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations

4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

Section 5.09 A-4(D) Single-Family Residential District - Density

5.0901 Purpose

The A-4(D) District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this District. To protect the intention of the District, permitted activities are limited to single-family dwellings and utility uses. All strictly commercial uses are prohibited in the A-4(D) District. Planned Unit Development Overlays may be used in the A-4(D) Suburban District.

5.0902 Permitted Uses

Only the following permitted uses shall be allowed in the A-4(D) Single-Family Residential District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of this ordinance or accessory uses in compliance with the provisions of this section.

- A. Residential Uses
 - 1. One Single Family Dwelling
- B. Accessory Uses
 - 1. Private Garages and Accessory Structures
 - 2. Garage Apartment or Guest House under 1000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.
- C. Miscellaneous Uses
 - 1. Community Central Water Treatment, Well, and Storage Facilities
 - 2. Household Agriculture
- D. Similar & Compatible Uses

Other uses which are similar and compatible with the allowed uses of the A 4 Single-Family Residential District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

5.0903 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 are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Home Office provided the area for the use does not exceed 600 sq. ft. and the proposal is in accordance with Section 8.01 Minimum Standards.
- B. Roadside Stands under 200 square feet adjacent to an existing agricultural use.
- C. On Site Real Estate Sales Offices under 600 square feet.

- D. Subdivision Entrance Signs may be reviewed for appropriate location, size and construction methods.
- E. Fairs, festivals and assemblies associated with churches, schools public lands or non-profit organizations.
 - 1. Fairs, festivals and assemblies are limited to a maximum three days period annually
 - 2. Total building area is limited to 5,000 square feet.
 - 3. No more than 200 vehicle trips per day are permitted.
- F. Signs (Section 7.02 applies)
- G. Private Cultural and Recreational Uses Associated with Subdivisions:
 - 1. Parks
 - 2. Botanical Gardens
 - 3. Playgrounds
 - 4. Nature Preserves and Sanctuaries
 - 5. Stables
 - 6. Tennis Courts
 - 7. Swimming Pools
 - 8. Golf Courses and Related Uses
- H. Agricultural and decorative ponds utilized exclusively by the resident and in which neither the excavated material is removed from the site nor commercial excavation occurs.
- I. Agricultural Uses when subject property is located within a Rural Overlay District or located north of the Urban Growth Boundary. (amended 03/07/13 ZC13-01-002 OCS#13-2910)
 - 1. Agricultural Buildings and Structures
 - 2. Cultivation of Garden Crops
 - 3. Farms
 - 4. Wholesale Greenhouses and Nurseries
 - 5. Roadside Farm Stands over 200 square feet adjacent to an existing agricultural use
- J. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- K. Public Utility Surface Structures
 - 1. Electrical Substations
 - 2. Telephone Relay Facilities
 - 3. Utility Substations
 - 4. Waste-Water Treatment Facilities
 - 5. Utility Distribution Systems
 - 6. Storm water Pumping Stations
 - 7. Potable Water Pumping Stations
- L. Temporary Plants and related Construction Facilities for a single development

- M. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” (amended 09/03/15 ZC15-07-055 OCS#15-3393)
- N. Other administrative uses which are similar and compatible with the permitted uses of District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

5.0904 Site and Structure Provisions

- A. Maximum Density/Minimum Lot Area
 - 1. Residential Uses – The maximum net density permitted on shall be 4 units per acre.
 - 2. Non-Residential Uses - The lot area of each zoning lot shall not be less than forty thousand (40,000) square feet, except that public utility facilities may be located on lots of lesser area with administrative approval.
 - 3. Open Space - A minimum of twenty-five (25) percent of the gross area of each tract of land in a Single Family Cluster Development (Zero Lot Line) must be reserved and dedicated for public or common use. Improved drainage facilities, lakes, streets and other impermeable surfaced areas and any other unusable land may not be included in determining the required open space for the Development.
- B. Minimum Area Regulations
 - 1. Minimum Lot Width – The width of each zoning lot shall not be less than ninety (90) feet. There shall be no minimum lot width in the A-4(D) District if the standards of the Planned Unit Development Overlay are met.
 - 2. Front Yard - Front building lines shall conform to the average building lines established in a developed block, in all cases, this front building line shall be set back a minimum of thirty (30) feet from the front property Line.
 - 3. Side Yard - There shall be two (2) side yards, one on each side of the building, having a minimum width of ten (10) feet each, plus one (1) additional foot for each one (1) foot in building height over twenty (20) feet above Base Flood Elevation. For Single Family Cluster Developments (Zero Lot Line) there shall be at least one (1) side yard, having a minimum width of twenty five (25) feet, plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than twenty (20) feet.
 - 4. Rear Yard - There shall be a rear yard having a depth of not less than twenty five (25) feet, plus one (1) additional foot for every one (1) foot in building height over twenty (20) feet above Base Flood Elevation.
- C. Maximum Lot Coverage

1. Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. For Single Family Cluster Developments, (Zero Lot Line), the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed seventy (70) percent of the total area of the lot.
 2. Non-Residential Uses - The Lot coverage of all principal and accessory buildings on a zoning lot shall not exceed forty (40) percent of the total area of the lot.
- D. Height Regulations
1. No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
- E. Off-Street Parking and Loading Requirements
- Off-street parking and loading shall be provided as put forth in Section 7.07

5.0905 District Standards

All uses of land and structures in the A-4(D) Single-Family Residential District area subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-4(D) District shall be subject to the following standards:

- A. Environmental Quality
1. Flood Zones - Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
 2. Tree Preservation, Landscaping and Screening shall be subject to the provisions of Section 7.01.
- B. Signs, Lighting and Landscaping
1. Landscaping shall be subject to the provisions of Section 7.01
 2. Signs shall be subject to the provisions of Section 7.02.
 3. Lighting shall be subject to the provisions of Section 7.03.
- C. Utilities
1. Water and Sewer - Residential and Non-Residential Uses - Central water and sewerage facilities shall be provided where applicable as per St. Tammany Subdivision Regulations Ordinance No. 499.

5.0906 Fee Schedules

Fees for site plan review shall be as required by the St. Tammany Parish Code of Ordinances Section 2-009.00, Parish Fees and Service Charges