

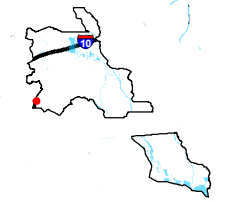
Exhibit H. Spanish Trail Industrial Park Zoning Map & Documents



Spanish Trail Industrial Park Zoning Map & Documents

Spanish Trail Industrial Park
St. Martin Parish, LA

One Acadiana



St. Martin Parish

Legend

Site Boundary

City Limits

St. Martin Parish Zoning

I-1 (Light Industrial)

R-2 (Mixed Residential)

City of Broussard Zoning

Light Industrial

Future Light Industrial (No current zoning)

Local Roads



P:\214002\One Acadiana Certified Sites\Spanish Trail Industrial Park (LA182 Industrial)\CAD\GIS_templates\GIS\Exhibit H_Site Zoning Map & Documents.mxd

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. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
4. Zoning layer digitized in house based on available Zoning Map of the City of Broussard.



Scale 1:3,500
0 180 360 Feet



Date:	1/31/2020
Project Number:	214002
Drawn By:	BNF
Checked By:	DWC



applicable provisions of this Ordinance.

2. Uses not permitted or not listed. Land uses not permitted are those indicated by a dash

"-" on the table. Land uses not listed on the tables are not allowed, except as provided as Variances or Exemptions from Zoning Ordinance Requirements.

Spanish Trail Industrial Park Zoning Map & Documents

SECTION 11 INDUSTRIAL ZONING DISTRICTS

11.01 Description of Industrial Zoning Districts

Light Industrial (including Hazardous Materials Sale/Distribution Sites)	LI
General Industrial (including Hazardous Materials Use or Temporary Hazardous Waste Storage Sites)	GI

11.0 General

The Light Industrial and General Industrial Districts (LI and GI) are established to provide industrial based districts inside areas of the city to minimize impacts to other districts and to implement the applicable comprehensive plans for appropriate zoning districts in which the principal use of the land is for industrial purposes that may involve materials or wastes commonly associated with industrial activities. These districts are intended to provide separate and distinct allowed uses based on the availability of urban services, the surrounding land uses, and the applicable comprehensive plan designation for the area.

11.0.1 Definitions

(a) "Hazardous materials" shall be as defined by 42 USC Section 9601(14) and as further defined as hazardous materials, hazardous wastes, hazardous substances, pollutants, contaminants or toxic substances by the Louisiana Department of Environmental Quality and U.S. Environmental Protection Agency regulations. For the purposes of this Ordinance, Hazardous Materials shall include solid wastes as defined by LSA-R.S. 30: 2153 et seq. (other than construction and

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

ORDINANCE NO. 14-459

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF BROUSSARD, LOUISIANA, AMENDING
THE ZONING ORDINANCE OF THE CITY OF BROUSSARD, LOUISIANA**

The City Council of the City of Broussard, Louisiana, meeting in regular session, on the 12th day of August, 2014, after having considered that it would be in the best interest and welfare of the citizens of Broussard, Louisiana, to amend its existing Zoning Ordinance.

BE IT ORDAINED that Appendix A, Definitions, of the Zoning Ordinance, is hereby amended to add the following:

Assembly: fitting components together: the putting together of parts to make a finished product; see also *Fabricate*.

Fabricate: fitting components together: the putting together of parts to make a finished product; see also *Assembly*.

General Industrial: is characterized by facilities which require large plants and equipment with a large workforce and are almost exclusively producing materials not intended for the end consumer. General Industrial facilities may create significant noise, air or water disturbances of pollution and require significant separation from more restrictive zoning districts. Examples would be large equipment or vehicle manufacture, boat building or manufactured home construction, chemical plants, refineries, foundries and sugar mills. General Industrial may include, subject to state, federal or local permitting limitations, creation or blending of chemicals or the handling of or activities involving regulated hazardous materials or substances

Light Industrial: the manufacture of items that use moderate amounts of raw or partially processed materials to produce other items of higher value. Light industrial work is of smaller scale and less intensive than *General Industrial* and requires less heavy machinery but may include assembly work, moving and storage of materials of more significant size and appearance than the *Community Commercial* designation and may create more noise, air, or water disturbances or other activities which require separation from more restrictive zoning districts. Criteria for light industrial manufacturing sites vary due to factors related to the type of industry, and other influencing factors such as number of employees, facility size, potential for discharge or emission of pollutants, and whether products are primarily targeted to other businesses rather than consumers. Light industrial does not include creation or blending of chemicals or the handling of or activities involving regulated hazardous materials or substances.

Manufacturing (heavy): the making or creation of products, goods or wares from raw materials by manual labor or by machinery. Manufacturing (heavy) may include *assembly* or *fabrication* but may also include the creation of component parts or other creative processes that result in the production of new items intended as a final product or for subsequent use in *assembly* or *fabrication* activities..

Manufacturing (light): *Assembly* or *Fabrication* activities.

BE IT FURTHER ORDAINED that all Ordinances or Resolutions, or parts thereof, in conflict are herewith and hereby repealed.

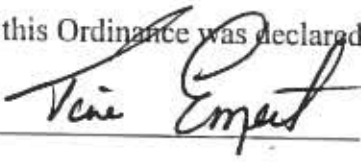
And this Ordinance being submitted to a vote, the vote thereon was as follows:

YEAS: *RACCA, BONIN, BOURQUE, YOCO, JOHNSON, HIGGINBOTHAM & CARY*

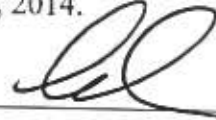
NAYS: *None*

ABSENT:

And this Ordinance was declared adopted this 13th day of Aug., 2014.



TINA EMERT, City Clerk



CHARLES LANGLINAIS, Mayor

Table 10

Commercial and Industrial Districts – Permitted Land Use

Page 1

P = permitted use - = not permitted

GENERAL RETAIL

USE	CN	CC	CA	CO	LI	GI	NOTES
New merchandise sales < 80,000 ft ²	P	P	P	P	P	P	
New merchandise sales > 80,000 ft ²	-	P	P	-	P	P	
Flea Market	P	P	-	-	P	P	
Building/hardware/landscape material	-	P	P	-	P	P	
Furniture/fixtures/appliance sales	P	P	P	-	P	-	
Market – convenience/ specialty food/beverage	P	P	P	P	P	-	
Market - grocery/supermarket	P	P	P	-	P	-	
Produce Market	P	P	P	P	P	-	
Pawn Shop	P	P	-	-	-	-	
Plant nursery/landscape	-	P	P	-	P	-	
Fertilizer/Composting Plant	-	-	-	-	-	P	
Unbagged Fertilizer/Compost Facility	-	-	-	-	P	P	includes mulch
Used merchandise sales	-	P	-	-	P	P	
Antique/collectible shop	P	P	P	P	-	-	
Museum/Library/Gallery	P	P	P	P	-	-	
Personal Instruction Studio (fitness, dance, etc.)	P	P	P	P	-	-	
Sporting Goods	P	P	P	P	P	-	
School, private- elementary/secondary	P	P	-	-	-	-	
School - college (private)	P	P	-	-	-	-	
School - business/tech/vocational	P	P	-	P	P	-	

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

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
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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	

CN – Neighborhood Commercial
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 LI – Light industrial
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ZONING MAP OF THE CITY OF BROUSSARD
CRUISE AVENUE HWY LA HWY 92
MAP A-89

ZONING DISTRICTS	
1. Single-Family Residential	10. Office Professional
2. Single-Family Residential Medium Density	11. Office General
3. Single-Family Residential High Density	12. Office Light Industrial
4. Single-Family Residential Very High Density	13. Office Heavy Industrial
5. Single-Family Residential Planned Unit Development	14. Office Heavy Industrial
6. Single-Family Residential Planned Unit Development Medium Density	15. Office Heavy Industrial
7. Single-Family Residential Planned Unit Development High Density	16. Office Heavy Industrial
8. Single-Family Residential Planned Unit Development Very High Density	17. Office Heavy Industrial
9. Single-Family Residential Planned Unit Development Medium Density	18. Office Heavy Industrial

