

# Exhibit H. Terre Haute Development Zoning Map & Documents



**GREATER NEW ORLEANS**  
INC  
REGIONAL ECONOMIC DEVELOPMENT

# Terre Haute Development Zoning Map & Documents

Terre Haute Development  
St. John the Baptist  
Parish, LA

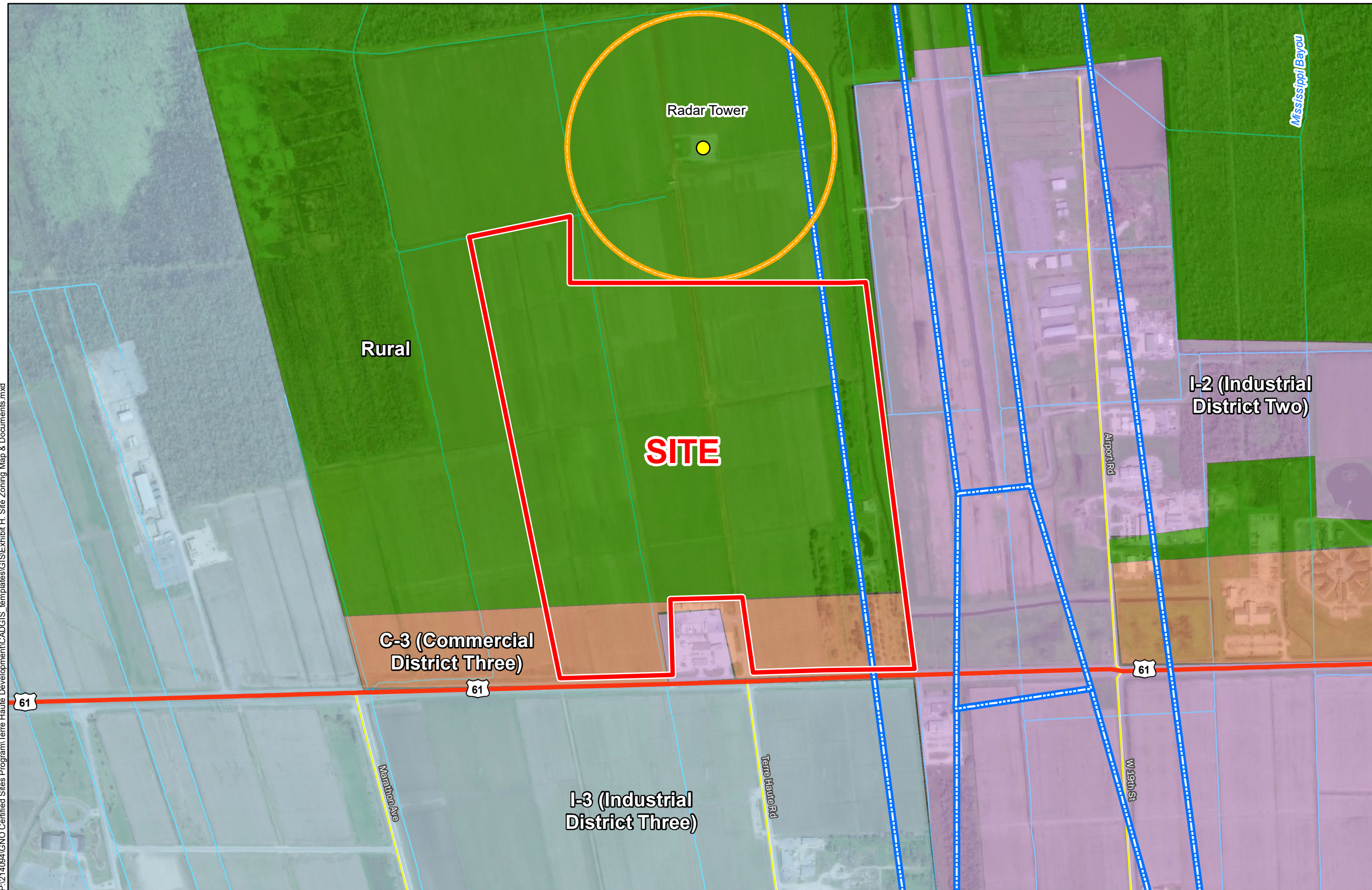
LED



St. John the Baptist Parish

## LEGEND

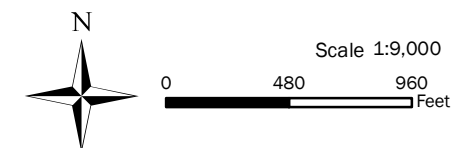
- Site Boundary (185.5 Ac.±)
- 1,000-foot Radar Tower Buffer
- Port of South Louisiana Executive Regional Airport Cone of Influence
- Zoning**
- C-3 (Commercial District Three)
- I-2 (Industrial District Two)
- I-3 (Industrial District Three)
- Rural
- Existing Roadway**
- US Highway
- Local Roads
- Stream



P:\214094\GNO Certified Sites Program\Terre Haute Development\CAD\GIS\_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 data from St. John the Baptist Parish Comprehensive Plan [https://atlas.geoportalmaps.com/stjohn\\_public](https://atlas.geoportalmaps.com/stjohn_public)



Date: 5/5/2021  
Project Number: 213151  
Drawn By: SEW  
Checked By: EEB



# Terre Haute Development Zoning Map & Documents

## DIVISION 12. - COMMERCIAL DISTRICT THREE (C-3)

### Sec. 113-344. - Purpose and intent.

The purpose and function of the Commercial District Three (C-3), is to promote, provide for, and protect certain areas for businesses and services that require accessibility to highways to successfully function. To prevent unmanageable strip development, a Commercial District Three (C-3) should limit businesses that do not absolutely require highway accessibility. The location of a Commercial District Three (C-3) use is in no way intended to reduce the value of land and/or structures existing is otherwise proposed.

(Code 1988, § 33:64A)

### Sec. 113-345. - Permitted uses.

The following are permitted uses in the Commercial District Three (C-3):

- (1) All uses permitted in a C-1 and C-2, except that any criteria placed upon such uses in the C-1 or C-2 districts shall not be applicable in the C-3 district unless specifically stated as such in the C-3 district regulations;
- (2) Drive-in movie theaters;
- (3) Restaurants;
- (4) Stand-alone bars or drinking establishments;
- (5) Recreation equipment sales;
- (6) Mobile home sales;
- (7) Motels;
- (8) Seasonal produce stands provided they are located no closer than 20 feet from the street right-of-way line;
- (9) Auto sales lots, provided such uses comply with the criteria listed in section 113-484 - special regulations for automobile sales establishments - new, used, and rental;
- (10) Farm equipment sales;
- (11) Public and private utilities;
- (12) Police, fire stations;
- (13) Service stations, provided such uses comply with the criteria listed in section 113-480 - automobile service and filling stations; public garages;
- (14) Ministorage warehouses;
- (15) Wireless facilities are limited to the installation of antennas on existing structures or upon newly constructed buildings that are not telecommunication towers, and the construction of monopole towers, self-supported lattice towers and related antennas and wireless transmission and relay equipment. Guyed towers shall be strictly prohibited in the C-3 zone. In the case of construction of new monopole towers and self-support lattice towers in the C-3 district, the following requirements shall apply:
  - a. Request for building permits to construct new monopole towers or self-supported lattice towers in the C-3 district will require a conditional use permit approved by the parish council. Notice of the public hearing shall be in the manner provided for conditional use permit applications, as per chapter 113, article II, division 4 - conditional use permits.

- b. When considering an application for construction of a new telecommunication tower in the C-3 district, the planning commission, in making its recommendation and the governing parish council in rendering its decision on the application, shall, on the basis of the site plan and other information submitted, evaluate the impact of the request upon, and the compatibility of the proposed use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The application hereunder shall comply with the requirements of section 113-536(b). The planning commission and the parish council shall specifically consider the extent to which the proposed use is:
    - 1. Consistent with the general purpose and intent of the C-3 zoning district regulations and overlay district regulations, and is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity;
    - 2. Compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by particular circumstances, includes improvements or modifications either on-site or within public rights-of-way to mitigate development-related adverse impacts including, but not limited to:
      - (i) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
      - (ii) Utilities with reference to location, availability, and compatibility;
      - (iii) Screening and buffering, features to minimize visual impacts and/or setbacks from adjacent uses;
      - (iv) Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic impact, and compatibility and harmony with properties in the district;
      - (v) Required yards and open space; and
      - (vi) Height and bulk of structures.
  - c. Nothing in this division shall prohibit the installation, replacement and or restriction of towers, monopoles, or equivalent use by the parish or its departments or agencies necessary for the support of the safety of residents and/or general daily operational requirement of the governing authority.
  - d. In recommending approval of the conditional use permit application, the planning commission may recommend and the parish council may impose such conditions as are reasonably necessary to ensure compliance with these standards and the purpose and intent of this division. Any conditions imposed shall be set forth in the ordinance by the parish council approving the conditional use permit for the new tower, and shall be incorporated into or noted on the site plan for final approval. The planning and zoning department shall verify that the plan incorporates all conditions as set forth in the ordinance.
  - e. The department of planning and zoning shall maintain a record of such approved conditional use permits and the site plans and conditions attached thereto.
  - f. The parish council may waive or modify specific standards otherwise made applicable to the use by this division such as height regulations and without the requirement that the applicant proceed for any such waivers or variances.
- (16) Light manufacturing, assembly, or artisan/craftsman workshops, provided the site complies with the following:
- a. The site complies with the criteria listed in section 113-486. - light manufacturing, assembly, or artisan/craftsman workshops; and

- b. If the proposed building or workshop exceeds 3,000 square feet per unit, a Conditional Use Permit must be secured as per chapter 113, article II, division 4 - conditional use permits prior to operation.

(Code 1988, § 33:64A.1; Ord. No. 98-31, 3-24-1998; Ord. No. 98-133, 12-21-1998; Ord. No. 02-67, 9-24-2002; Ord. No. 03-24, 4-8-2003; Ord. No. 18-31, § XI, 10-9-2018)

**Note**— The parish council adopted Ord. No. 98-31 on 3-24-1998 establishing "Conditional Use Permit for telecommunication and towers in Commercial (C-3) Districts." It also adopted Ord. No. 98-31 on 3-24-1998 creating section 5, subchapter D, telecommunications structure regulations, which permits wireless facilities in C-3 districts.

Sec. 113-346. - Accessory uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses including, but not limited to, the following:

- (1) Parking facilities;
- (2) Any incidental outdoor repair and storage necessary to conduct a principal use, but not to exceed 30 percent of true floor space of the principal building provided they are screened by an eight-foot, 100 percent sight-obscuring fence.

(Code 1988, § 33:64A.2)

Sec. 113-347. - Prohibited uses.

Any use which is not specifically permitted or by reasonable implication permitted in this Section shall be prohibited, including medical waste storage, treatment, or disposal facilities. Except that this provision shall not apply to any person that has obtained a certificate of zoning compliance from the parish, and has applied for any necessary permit from the state department of environmental quality prior to August 9, 1990.

(Code 1988, § 33:64A.3; Ord. No. 90-69, 8-9-1990; Ord. No. 91-80, 10-10-1991; Ord. No. 18-31, § XI, 10-9-2018)

Sec. 113-348. - Area requirements.

- (a) *Lot area.* A minimum of 10,000 square feet is required for nonresidential uses. Residential uses shall meet the minimum lot area requirements of the Residential District Three (R-3).
- (b) *Lot width and depth.* There shall be a minimum lot width of 100 feet and a minimum lot depth of 100 feet.
- (c) *Front yard.* A minimum of a 20-foot setback is required from the street right-of-way.
- (d) *Side and rear.* Where a commercial use abuts an existing commercial or industrial district or approved use, the side and rear yard shall be a minimum of five feet from the property line. Where a C-3 use abuts a school, church, or residential district use, side and rear yards are to be provided as follows:
  - (1) *Side yard.* Ten feet for the first 100 feet of lot width and an additional five feet for each additional 50 feet of lot width or major fraction thereof.
  - (2) *Rear yard.* A minimum of ten feet up to the first 200 feet of lot depth, and an additional five feet for each additional 50 feet of lot depth or major fraction thereof up to a minimum of 40 feet.

(Code 1988, § 33:64A.4; Ord. No. 96-144, 12-23-1996; Ord. No. 98-07, 1-13-1998)

Sec. 113-349. - Buffer requirements.

Where a Commercial District Three (C-3) use abuts an existing school, church or residential use or district, buffer zones shall be provided in the applicable abutting rear or side yard as follows: A 100 percent site-obscuring fence, constructed of wood or other approved alternative material, a minimum of six feet in height shall be provided.

(Code 1988, § 33:64A.5; Ord. No. 97-72, 8-26-1997)

Sec. 113-350. - Locational criteria; performance standards.

In reaching recommendations and decisions as to rezoning land to the Commercial District Three (C-3), the planning commission and parish council shall ensure that proposed sites be located within 1,000 feet of a federal or major state roadway.

(Code 1988, § 33:64A.6; Ord. No. 97-71, 8-12-1997; Ord. No. 18-31, § XI, 10-9-2018)

Sec. 113-351. - Parking/loading requirements.

Parking requirements are provided in article VII of this chapter.

(Code 1988, § 33:64A.7; Ord. No. 96-26, 5-14-1996; Ord. No. 96-144, 12-23-1996; Ord. No. 18-16, § II, 6-12-2016)

Sec. 113-352. - Height requirements.

- (a) *Building height.* Buildings must be limited to a maximum of 65 feet in height.
- (b) *Outdoor lighting.*
  - (1) *Height.* Light poles must be limited to a maximum of 40 feet in height as measured from grade.
  - (2) *Illumination.* Outdoor illumination (including attached and detached lighting) of any building, seating area, plaza, courtyard, landscaping, or similar purpose shall not be aimed, directed, or reflected, focused, or mounted to cause direct light from the luminaire to be directed toward residential uses, or to create up light, spill light, or glare perceptible to persons operating motor vehicles on public ways. The maximum permitted illumination at any property line abutting a residential district or use is 0.5 foot-candles.
  - (3) *Prohibited light sources.* The installation of any mercury-vapor fixture or lamp for use as outdoor lighting is prohibited.
  - (4) *Enforcement.* If any luminaire is aimed, directed, reflected, focused, or mounted to cause direct light from the luminaire to be directed toward residential uses, or to create up light, spill light, or glare perceptible to persons operating motor vehicles on public ways, the luminaire shall be redirected or relocated, its height remounted, or its light output and illumination levels controlled as necessary and determined by the planning and zoning department to eliminate such conditions.

# Terre Haute Development Zoning Map & Documents

## DIVISION 13. - INDUSTRIAL DISTRICT ONE (I-1)

### Sec. 113-364. - Purpose and intent.

The Industrial District One (I-1) is intended to provide for the location and grouping of uses to a type designed for light manufacturing, processing, storage and warehousing, wholesaling and distribution. Residential uses are not permitted as they are not in character with the activities conducted in this district. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Regulations are intended to prevent or reduce friction between uses in this district and also to protect nearby residential and commercial districts.

(Code 1988, § 33:68A)

### Sec. 113-365. - Permitted uses.

The following are permitted uses in the Industrial District One (I-1):

- (1) Wholesaling, warehousing, storage or distribution establishments, and similar uses;
- (2) Sign painting shops;
- (3) Printing, lithographing, publishing or similar establishments;
- (4) Outdoor storage yards and lots, provided such lots and yards shall not be located closer than 25 feet to any public street right-of-way line; and providing further, that this provision shall not permit wrecking yards, junkyards or yards used in whole or in part for a scrap or salvage operation;
- (5) Retail and repair establishments for the sale and/or repair of new or used automobiles, motorcycles, trucks and tractors, mobile homes, boats, automotive parts and accessories (but not junkyards or automotive wrecking yards), heavy machinery and equipment, farm building supplies, monuments and similar uses;
- (6) Service establishments catering to commerce and industry, including professional office, linen supply, freight movers, communication services, business machine services, canteen services, restaurant, union halls, employment agencies, sign companies, automotive service and/or truck stops and similar uses, provided such uses comply with the criteria listed in chapter 113, article V - supplementary regulations, including section 113-480 - automobile service and filling stations; public garages and that truck stops are subject to the conditional use permit process as per chapter 113 - zoning, article II - administration and enforcement, division 4. - conditional use permits and the criteria in section 113-479 - truck stops or terminals;
- (7) Vocational, technical, trade or industrial schools and similar uses;
- (8) Medical clinics in connection only with industrial activity;
- (9) Miscellaneous uses such as express office, telephone exchange and tower, motorbus or truck or other transportation terminal and related use;
- (10) Parcel delivery service;
- (11) Radio and television stations and transmitters, cellular and communication towers;
- (12) Railroad rights-of-way, including supply and storage yards;
- (13) Contractor's storage yards and offices;
- (14) Millwork, as related to woodworking; and
- (15) Public or private utilities that do not generate power.

- (16) Temporary residential housing as a conditional use in accordance with chapter 113 - zoning, article II - administration and enforcement, division 4 - conditional use permits and the criteria listed in section 113-485 - temporary residential housing.
- (17) Light manufacturing, assembly, or artisan/craftsman workshops, provided such use complies with the criteria listed in section 113-486 - light manufacturing, assembly, or artisan/craftsman workshops and any outdoor storage area is compliant with section 113-365(4).

(Code 1988, § 33:68A.1; Ord. No. 98-31, 3-24-1998; Ord. No. 18-31, § XII, 10-9-2018)

Sec. 113-366. - Accessory uses.

The following are accessory uses in the Industrial District One (I-1):

- (1) Uses, including retail sales and structures, which are customarily accessory and clearly incidental and subordinate to principal uses and structures.
- (2) No residential facilities shall be permitted in the district except for watchmen or caretakers whose work requires residence on the premises.
- (3) Storage of petroleum products and gases that are clearly incidental and secondary to the principal use of the property, provided that all aboveground tanks contain a maximum of 500 gallons or less and located no closer than 300 feet from all property lines. All storage tanks below ground shall contain a maximum of 12,000 gallons or less and shall be located no closer to any property line than the greatest dimension (diameter, length, height) to the buried tanks.

(Code 1988, § 33:68A.2)

Sec. 113-367. - Prohibited uses.

The following are prohibited uses in the Industrial District One (I-1):

- (1) Dwelling units, except as provided under accessory uses;
- (2) Hospitals or clinics, except clinics connected with industrial activities;
- (3) Nursing homes and similar uses;
- (4) Private or public elementary or high schools;
- (5) Yards or lots for scrap or salvage operations or for processing storage, display or sale of any scrap, salvage;
- (6) Wrecking yards;
- (7) Chemical, paints or fertilizer manufacturing;
- (8) Explosive manufacturing or storage;
- (9) Paper or pulp manufacturing;
- (10) Petroleum refining;
- (11) Landfills for the disposal of solid waste, hazardous and/or toxic substances;
- (12) Cement or lime manufacturing;
- (13) Chlorine manufacturing;
- (14) Creosote manufacturing;
- (15) Glue or gelatin manufacturing;
- (16) Rolling or blooming mill;



- (17) Acid manufacturing;
- (18) Melting of ore;
- (19) Asphalt batch plants;
- (20) Medical waste storage, treatment, or disposal facilities; except that this provision shall not apply to any person that has obtained a certificate of zoning compliance from the parish, and has applied for any necessary permit from the state department of environmental quality prior to August 9, 1990;
- (21) All other uses not permitted herein.

(Code 1988, § 33:68A.3; Ord. No. 90-69, 8-9-1990; Ord. No. 91-80, 10-10-1991; Ord. No. 05-64, 1-8-2005)

Sec. 113-368. - Area requirements.

- (a) *Lot area.* The minimum lot area shall be 5,000 square feet.
- (b) *Lot width.* There shall be a minimum lot width of 50 feet; and, a minimum lot depth of 100 feet.
- (c) *Front yard.* There shall be a minimum of a 20-foot front yard; on corner lots, the required front yard shall be required on both streets.
- (d) *Side and rear yard.* No side or rear yard is required where an industrial district one use abuts an approved adjoining industrial use or district. Where an industrial district one or use abuts a rural or residential or commercial use or district, side and rear yards are to be provided as follows:
  - (1) *Side yard.* Ten feet for the first 100 feet of lot width; and an additional ten feet for each additional 150 feet or major fraction thereof.
  - (2) *Rear yard.* Twenty feet for the first 150 feet of lot depth; and, an additional ten feet for each additional 100 feet or major fraction thereof.

(Code 1988, § 33:68A.4)

Sec. 113-369. - Buffer requirements.

Where an industrial district one or use abuts and existing residential, commercial or rural district or use, buffer zones shall be provided in the applicable abutting side and/or rear yard as follows:

- (1) A 100 percent sight-obscuring fence, a minimum of eight feet in height;
- (2) One large tree for each 15 feet of lot depth or width to be put in place for the purpose of screening.

(Code 1988, § 33:68A.5)

Sec. 113-370. - Locational criteria; performance standards.

In reaching recommendations and decisions as to rezoning land to an industrial district one, the planning commission and parish council shall apply the following locational criteria: Sites to be designated Industrial District One (I-1) shall be located along a federal or state highway, major parish roadway, or other transportation facilities such as a rail line or river access so that they do not generate a substantial increase in traffic along minor streets outside of areas zoned commercial or industrial.

(Code 1988, § 33:68A.6; Ord. No. 18-31, § XII, 10-9-2018)

Sec. 113-78. - Procedure for amendments to zoning map.

Each application to amend the official zoning map shall be filed with zoning regulatory administrator or designee. Each application shall be submitted under the following conditions:

- (1) *Application; contents.* An application shall include the following items and information:
  - a. A legal description of the tract proposed to be rezoned;
  - b. A plat showing the dimensions, acreage and location of the tract prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and his seal shall be affixed to plat;
  - c. The present and proposed zoning classification for the tract;
  - d. The name and address of the owners of the land and their legally authorized agents, if any; and
  - e. Payment of appropriate fees as established in section 14-113.
- (2) *Review.* The application shall be reviewed by the zoning regulatory administrator or his designee who shall be responsible for determining the application's adherence to the applicable development standards for the district for which application is made. He shall submit his findings to the planning commission after the public hearing.
- (3) *Schedule.* An application shall be submitted in accordance with a schedule adopted by the planning commission that shall provide that each application shall be submitted to allow sufficient time to legally advertise for public hearing in accordance with these regulations.
- (4) *Withdrawal of application.* When a petition requesting a zoning change is withdrawn by the applicant after it has been accepted by the parish and legally advertised as required by this section, the parish council shall not consider any further petition requesting or proposing the same change or amendment for the same property within a one calendar year from the date of the request to withdraw.
- (5) *Advertising.* Notice of the proposed change and the time and place of the hearing before the planning commission shall have been published once a week for three weeks consecutively in the official journal of the parish. At least four days shall elapse between the last date of publication and the date of the hearing. A printed notice in bold type shall have been posted for not less than ten consecutive days prior to the public hearing conducted by the planning commission on a sign not less than one square foot in area, prepared, furnished and placed by zoning regulatory administrator or his designee upon the principal and assessable rights-of-way adjoining the area proposed for a change in land use classification.
- (6) *Public hearing.* A public hearing shall be held in accordance to law and duly advertised before the planning commission at which parties in interest and citizens shall have an opportunity to be heard. After such public hearing, the zoning regulatory administrator or his designee shall submit a report of his findings and recommendations to the planning commission to the proposed changes.
- (7) *Planning commission action.* The planning commission shall review and take action upon each application in accordance with the schedule adopted by the planning commission after a public hearing has been held, at which parties in interest and citizens shall have had the opportunity to be fully heard. Each application shall be presented to the planning commission by zoning regulatory administrator, or his designee, together with his recommendations on it. A report of the planning commission's recommendation and the zoning regulatory administrator or his designee recommendation shall be submitted to the parish council.
  - a. The planning commission shall adopt such rules and regulations for the conduct of public hearings and meetings as are consistent with state law and are appropriate to its responsibilities, which shall be published and available to the public, as well as conflict of

interest rules, to ensure that no member is entitled to rule on a matter in which he has an interest directly or indirectly.

- b. A final vote shall have been taken on the proposal by the planning commission within 45 days after the public hearing. In the event that no final vote is taken, the proposal shall be automatically approved. However, in the event that the 45-day deadline falls on a holiday or a meeting that has been canceled by the planning commission, the 45-day deadline will be extended automatically to the next regular planning commission meeting.
- (8) *Action by the parish council.* The governing authority shall not take official action until the report of the planning commission is received. A final vote shall have been taken on the proposal by the parish council within 45 days after the report has been received from the planning commission. In the event that no final vote is taken the proposal shall be automatically approved. However, in the event that the 45-day deadline falls on a holiday or a meeting that has been canceled by the parish council, the 45-day deadline will be extended automatically to the next regular parish council meeting. Any amendment that has failed to receive the approval of the planning commission shall not be passed by the parish council except by the affirmative vote of two-thirds of the legislative body.
  - (9) *One-year limitation.* Whenever a petition is filed requesting or proposing a change in or amendment to these regulations or to the official zoning map and this petition has been finally acted on and denied by the council in accordance with the procedure outlined in this section, the council shall not consider any further petition requesting or proposing the same change or amendment for the same property within one calendar year from the date of the council's final action on the original petition.

(Code 1988, § 33:147; Ord. No. 97-05, 1-28-1997; Ord. No. 04-13, 3-9-2004)

Sec. 113-79. - Rezoning guidelines and criteria.

- (a) Before the planning commission recommends or the parish council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:
  - (1) Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponents property and adjacent property. The term "reasonableness" means:
    - a. Land use the same as, or similar to that existing or properties next to, or across the street from the site under consideration.
    - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
    - c. Consideration of changes in land value, physical environment or economic aspects that tend to limit the usefulness of vacant land or buildings.
  - (2) The proposed zoning change, and the potential of resulting land use change, will comply with the general public interest and welfare and will not create:
    - a. Undue congestion of streets and traffic access.
    - b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks, and other public facilities.
    - c. Land or building usage that is, or may become incompatible with existing character or usage of the neighborhood.
    - d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.

- (b) As far as possible, the planning staff should base rezoning analyses on these criteria. The planning commission in its recommendations to the parish council, may state its concurrence with, or rejection of, proponents' offers of proof at public hearings and may state, in its motion of recommendation to the parish council, its position in relation to proponents' statements and planning staff analyses shall be forwarded to the parish council along with the planning commission's recommendations.
- (c) If the planning commission recommends denial and the parish council concurs, the matter need not be introduced for public hearing, and if the planning commission's vote to deny is unanimous, the matter shall not be introduced except by majority vote by the parish council.

(Code 1988, § 33:148; Ord. No. 94-93, 12-13-1994)

## Sec. 14-113. - Zoning.

The fees and charges required by or referenced in chapter 113 of this Code are as follows:

- (1) Zoning fees:
  - a. Zoning change.
    1. Text change: \$40.00, plus recordation fees as required in section 14-2(5).
    2. Residential: \$50.00/acre; minimum \$200.00; maximum \$800.00, plus recordation fees as required in section 14-2(5).
    3. Commercial: \$50.00/acre; minimum \$250.00; maximum \$7,000.00, plus recordation fees as required in section 14-2(5).
    4. Rural: \$ 250.00 plus recordation fees as required in section 14-2(5).
  - b. Conditional use permit.
    1. Residential (three units or more): \$225.00 filing fee, plus \$10.00/unit, and recordation fees as required in section 14-2(5).
    2. Commercial/industrial: \$100.00/acre; minimum \$225.00; no maximum, plus recordation fees as required in section 14-2(5).
    3. Special permit application fee: \$425.00, plus recordation fees as required in section 14-2(5).
  - c. Board of adjustments.
    1. Interpretation of ordinance: \$15.00.
    2. Variance: \$50.00 plus recordation fees as required in section 14-2(5).
    3. Appeals from zoning regulatory administrator or his designee: \$50.00.
  - d. Planned unit developments: \$125.00 filing fee, plus \$10.00/acre, plus recordation fees as required in section 14-2(5).
  - e. Location of mobile homes in nonpermitting residential districts: \$50.00 advertisement fee.
  - f. Application fee for special permit for temporary residential housing in rural district or industrial districts: \$500.00.
  - g. Permit fees for dirt pits and ponds. Permit fees are set by the parish government as follows:
    1. For ponds of one acre or less on a single residential home site; the permit fee shall be set at a one time fee of \$50.00.
    2. For dirt pits and/or ponds more than one acre but no more than five acres; the permit fee shall be \$100.00 per year during each year of operations or construction.
    3. For dirt pits and/or ponds more than five acres; the permit fee shall be \$20.00 per acre (total proposed acres on plan), per year during each year of operation or construction.
  - h. Zoning determination or nonconforming status determination: \$20.00 per request.
  - i. Application for an expansion of a nonconforming use: \$130.00 filing fee, plus recordation fees as required in section 14-2(5).

(Code 1988, § 33:180; Ord. No. 86-35, 5-22-1986; Ord. No. 86-94, 12-10-1986; Ord. No. 12-33, § 2, 7-24-2012; Ord. No. 16-56, § I, 12-13-2016; Ord. No. 17-06, § II, 2-7-2017; Ord. No. 17-36, § III, 8-22-2017; Ord. No. 18-31, § I, 10-9-2018)