

Exhibit B. Carville Riverfront Development Zoning Maps & Regulations

Project:
Site Exhibit for
723 Ac +/- Site in St. Gabriel
Iberville Parish, LA

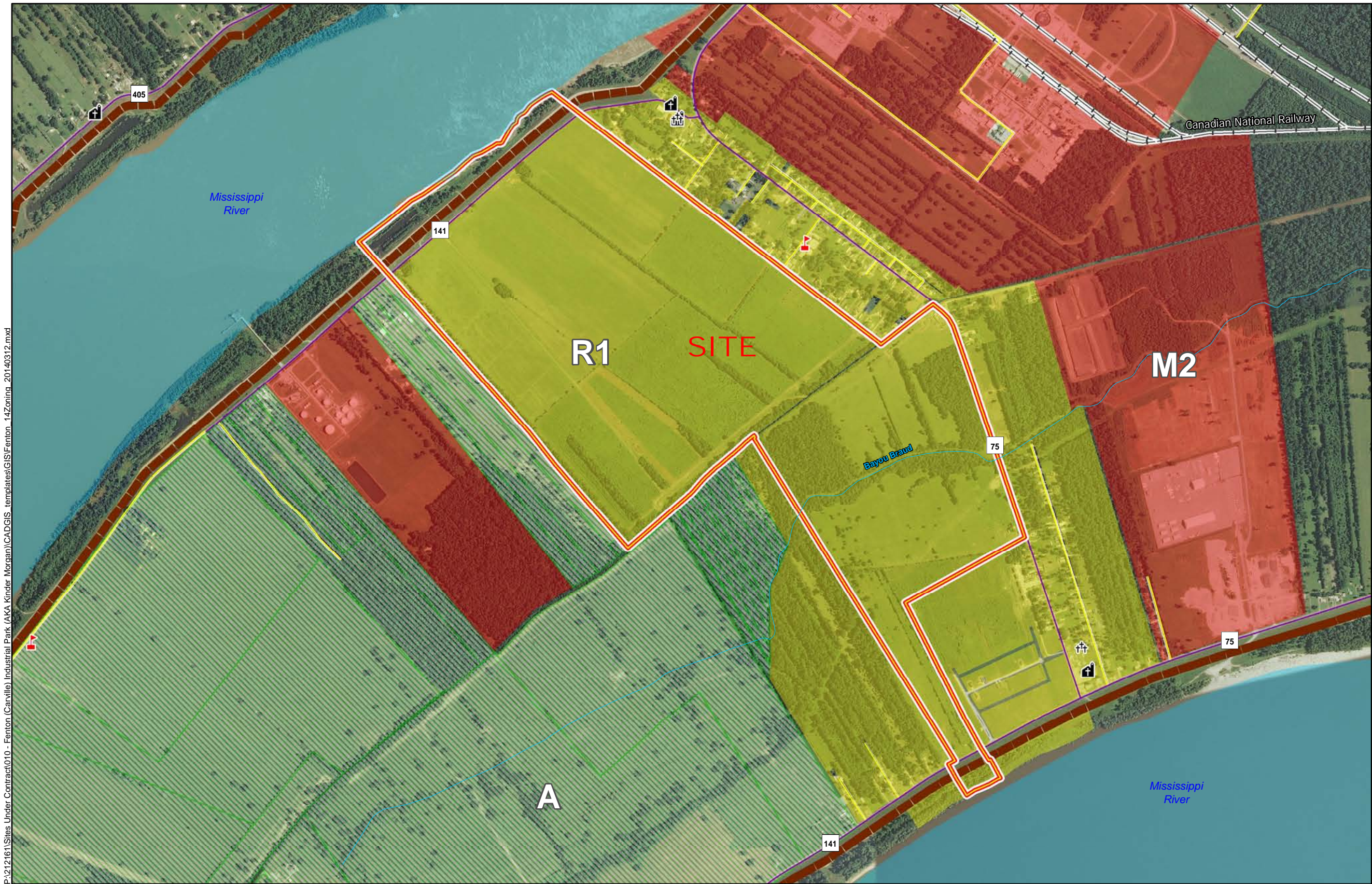
Client:
BRAC



Iberville Parish

EXISTING ZONING LEGEND

- Site Boundary
- 2011 Zone
 - A - Agricultural
 - M2 - Heavy Industrial
 - R1 - Single Family Residential
- Civic Feature
 - School
 - Cemetery
 - Church
- Existing Roadway
 - Rural State Highway
 - Local Roads
 - Railroad
 - Levee
 - Stream
 - Waterbody



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. Zoning layers digitized in-house as depicted in existing pdf dated 2011. No attempt has been made by CSRS, Inc. to verify zoning depicted and there are no guarantees of accuracy. User is encouraged to contact Randall Johnson, City of St. Gabriel Planning & Zoning department for official determination.
4. 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.

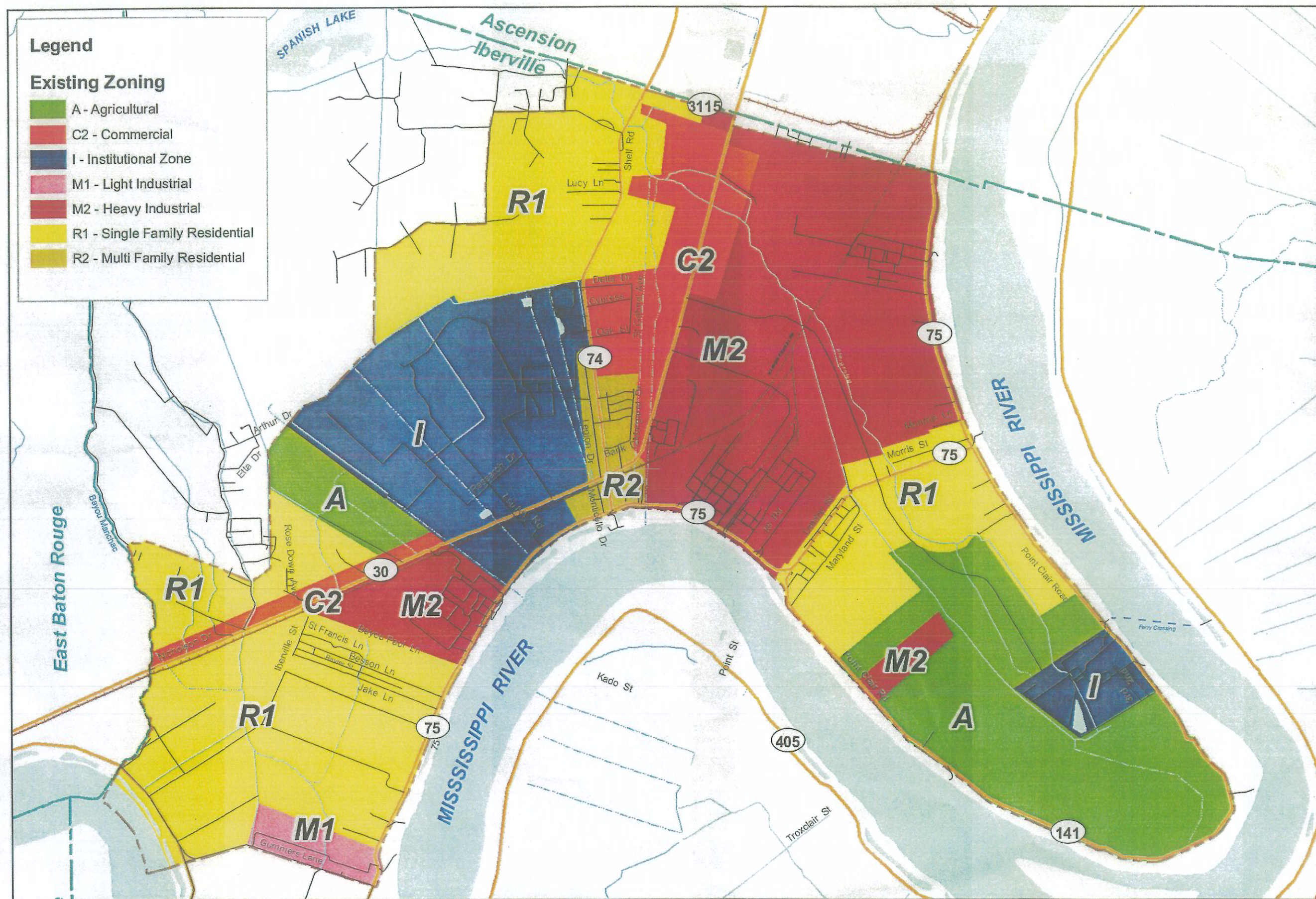


Scale 1:16,390
0 875 1,750 Feet



Date: 6/19/2014
Project Number: 212161.010
Drawn By: MMS
Checked By: TMG





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CITY OF ST. GABRIEL

iberville Parish, Louisiana

1 inch equals 4,000 feet

0 1,000 2,000 3,000 Feet

August, 2006

Existing
Zoning

Figure 14

"A COMPREHENSIVE ZONING ORDINANCE
FOR THE TOWN OF ST. GABRIEL, LA

SECTION 1. Scope

(a) This Chapter is an ordinance dividing the Town of St. Gabriel into use districts and within the use districts regulating and restricting the height, number of stories, and size of buildings and other structures; the size of yards, courts and other open spaces; the density of population; and the location and use of buildings, structures and land for trade, industry, residence and other purposes; establishing a zoning commission and prescribing its powers and duties; providing penalties for the violation of the chapter and repealing all ordinances in conflict herewith.

(b) The zoning regulations and use districts as herein established have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, to the rural character of the district and its peculiar suitability for the particular uses, for the historic value of the Mississippi River and the attendant River Road, and with view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

SECTION 2. Establishment of Use Districts

(a) The governing body has divided the municipality into four (4) use districts; the following is a listing of those Use districts:

- R - Residential,
- C - Commercial,
- I - Institutional, and
- M - Industrial.

(1) The four (4) types of use districts are further divided into the following use districts:

- R1 - Single family residential,
- R2 - Multi family residential,
- C1 - Light commercial/transitional,

C2 - Commercial,
I - Institutional,
M1 - Light Industrial, and
M2 - Heavy Industrial.

(b) The boundaries of the use districts designated above are hereby established as shown on the Town of St. Gabriel Zoning Use District Map, Dated *, 1997, which is on file in the office of the city clerk. The map and all explanatory matter thereon are hereby made a part of this zoning ordinance as if the notations, references and other matters set forth by the map were all fully described herein.

(c) Unless otherwise indicated, the use district boundary lines are lot lines, the centerline of streets, alleys, or such lines extended, or are the corporate limit lines. Other lines within blocks are rear or side lot lines, or such lines extended, or are property lines of large tracts.

SECTION 3. Rules for Interpretation of Use District Boundaries

Where uncertainties exist with respect to the boundaries of any use districts as shown on the zoning map, the following rules shall apply:

(a) Boundaries indicated as approximately following city limits shall be construed as following city limits;

(b) Boundaries indicated as following railroad lines shall be construed to be midway between the tracks or sets of tracks;

(c) Boundaries indicated as following the shorelines shall be construed to follow such shoreline and in event of change in the shoreline shall be construed as moving with the actual shoreline;

(d) Boundaries indicated following other boundary lines, watercourses, and other natural topography features shall be construed to be such boundaries;

(e) Where street or property layout existing on the ground is at variance with that shown on the official zoning map, or in other circumstances not covered in this ordinance, after public hearing and written recommendation from the Zoning and Planning Commission, the Mayor and Board of Alderman shall interpret the district boundaries.

SECTION 4. Application of Use District Regulations

(a) No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations herein specified for the use district in which it is located.

(b) No building or other structure shall hereafter be erected or altered:

- (i) to exceed the height;
- (ii) to accommodate or house a greater number of families;
- (iii) to occupy a greater percentage of lot area;
- (iv) to have narrower or smaller rear yards, front yards, side yards or other open spaces;

than herein required or in any other manner contrary to the provisions of this ordinance.

(c) No part of a yard, or other open space, or off street parking or loading space required above or in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space or off street parking or loading space similarly required for any other building.

(d) No yard or lot existing at the time of passage of this ordinance shall be reduced in size or area below the minimum requirements set forth herein. Yards of lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.

(e) Regulations of land under water. All lands within the municipality which are under water and are not shown as included with any use district shall be subject to all the regulations of the use district adjacent to the water area. If the water adjoins two (2) or more use districts, the boundaries of each use district shall be construed to extend into the water area in a straight line.

(f) Location of streets and public ways. Whenever any street, alley or other public way is vacated by official action of the governing body, the use district adjoining each side of such street, alley or public way shall automatically extend to the center of same and all areas included therein shall then become subjected to all appropriate regulations of the extended use

districts. ,

(g) Protection of major street rights of way. Every building or structure erected on any lot abutting on any street shown as a designated street on the major street plan or land use plan showing major streets shall in the computation of the front and side yards depths as hereafter required, compute and measure the required depth from the right of way lines as set forth in the future land use plan for the municipality.

(h) Within each use district the regulations set by this ordinance shall be minimum regulations and shall apply uniformly to each class or kind of structure of land.

SECTION 5. Schedule of Use District Regulations Adopted

The following use districts are shown on the official zoning map: R1 - Single family residential; R2 - Multi family residential; C1- Light commercial/transitional; C2 - Commercial; I - Institutional; M1 - Light Industrial; M2 - Heavy Industrial. Within the seven (7) specific use districts established by this ordinance, the following regulations shall apply.

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SINGLE FAMILY RESIDENTIAL (R1)

Use District Designation and Intent: single family residential detached conventional or nonconventional homes; low population density.

Minimum Lot Requirements: 90 feet by 120 feet.

Minimum Yard Requirements and Landscaping Requirements: front yard twenty (20) feet, side yard ten (10) feet; rear yard (10) feet; forty (40) percent of lot must be left free of structures. The owner is encouraged to preserve as many existing trees and shrubs as possible and to utilize native and traditional Southern planting in the landscape design. Minimal landscaping requirements as described in Section C1 of this ordinance are applicable to any multi-family, subdivision, commercial, religious, educational, institutional or public & semi-public development in or abutting the R1 use district.

Permitted Uses: In the R1 use district, permitted uses shall be limited to the following specifically designated uses:

Single family dwellings (One or multiple single family dwellings allowed per lot depending on lot size; must have 180 by 240 minimum lot size with the minimum yard requirements above/dwelling if 2 dwellings on one lot)

Public parks, public libraries, public elementary and high schools, town or city hall, U.S. post office, fire stations, police or sheriff's stations or substations and sewer pumping stations.

Private schools with a curriculum similar to public kindergartens, elementary and high schools

Hospitals, nursing homes, and educational, religious, and philanthropic institutions; provided, however, that such uses shall be located on sites of ten (10) acres or more, that buildings shall not occupy more than ten (10) percent of the site area, and that buildings be set back from all yard lines a distance of at least one (1) foot each foot of building height with a minimum setback of 50 feet.

For child-care centers, the following regulations shall apply: Child care centers with enrollment not to exceed fifteen (15) children and to be operated as a home occupation and limiting hours of operation between 6:30 o'clock a.m. and 6:30 o'clock p.m. Child

care centers may be located in an R1 use district if a petition is submitted which has been signed by at least fifty-one (51%) percent of the property owners within a 1,000 foot radius of the location of the center, with the number of children to be permitted designated in the petition not to exceed the number permitted by state license, which petition must be completed within thirty (30) days. One (1) paved off street parking space for each five (5) children enrolled will be required in addition to what is provided for the resident family. Spaces, adequate maneuvering area and drives shall be subject to approval by the Mayor, or his designated representative.

Churches, Sunday schools, parish houses and other places of worship.

Country clubs, nonprofit, with a site of at least five (5) acres and with all activities and parking to be kept at least fifty (50) feet from side and rear property lines.

Golf courses, but not miniature courses or driving ranges. Lighting golf courses for night playing is not permitted.

Any general agricultural or farming use, including dairying, ranching, farming, grazing areas, veterinary medicine, forestry and pasture land, not in conflict with other ordinances and not involving any retail or wholesale activities except that the roadside sale of fruits and vegetables grown on the site where offered for sale is allowed (vegetable stands are not allowed to be erected within a public right of way or to be furnished electrical service). Temporary storage of farm products is also allowed as are horse boarding or training stables;

Conservation areas, nature or game preserves, and wildlife management areas;

Bed and breakfast establishments may be allowed provided that a petition is submitted which has been signed by at least fifty-one (51%) percent of the property owners within a 1,000 foot radius of the location of the establishment.

Accessory use for the above permitted uses is allowed: private garage, home occupations, vegetable and flower gardens, raising and keeping domestic animals and fowl, tennis courts, swimming pools, ponds, garden pools, garden houses, pergolas, ornamental gates, barbeque ovens, fireplaces, and similar uses customarily accessory to residential uses, radio and television towers for amateur and non-commercial uses [but not those customarily incidental to a business].

Accessory Use means a use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.

Accessory Building means a part of the main building, or a separate building, devoted to an accessory use. Private garage means an accessory building housing not more than four vehicles owned and used by occupants of the main building. Where more than four vehicles are housed or where the vehicles are used by persons other than occupants, the building is a storage garage. A private garage does not need to be walled, a roofed but unwallled structure or "carport" is a private garage and is subject to the same regulations.

A Home Occupation is an accessory use; it is an activity carried on only by a resident member of a family meeting the following conditions;

- (a) Only one non-illuminated sign no larger than one and one half square foot in area shall be used;
- (b) Nothing shall be done to make the building appear in any way as anything but a dwelling;
- (c) No business such as a shop or store shall be conducted upon the premises;
- (d) No one shall be employed outside the resident family;
- (e) Mechanical equipment used shall be only that normally used in or found in a single family dwelling.

Showing and operation of historic buildings and/or sites and their related activities, provided certification from the United States Department of the Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places or from the Historic Preservation Division of the State of Louisiana Culture Recreation & Tourism Department that the building and/or site is of historic significance for the State of Louisiana or the Town of St. Gabriel.

Individual mobile homes, but not mobile home parks, are allowed provided that a petition allowing the location is submitted to the Zoning and Planning Commission prior to the delivery of the mobile home and signed by at least fifty-one (51%) percent of the property

owners within a 1,000 foot radius of the location of the mobile home, and that the mobile home is permanently installed by removing wheels and installing conventional skirting, and shall be secured by underframe anchorage.

All uses not expressly designated as permitted uses in a R1 use district are prohibited.

MULTIFAMILY RESIDENTIAL (R2)

Use District Designation and Intent: single family and/or multi-family residential; medium population density; conventional and nonconventional construction.

Minimum Lot Requirements: 90 by 120 feet.

Minimum Yard Requirements and Landscaping Requirements: front yard twenty (20) feet, side yard ten (10) feet; rear yard (10) feet; forty (40) percent of lot must be left free of structures. The owner is encouraged to preserve as many of the existing trees and shrubs as possible and to utilize native and traditional Southern planting in the landscape design. Minimal landscaping requirements as described in Section C1 of this ordinance are applicable to any multi-family, subdivision, commercial, religious, educational, institutional or public & semi-public development in or abutting the R2 use district.

Permitted Uses: In the R2 use district, permitted uses shall be limited to the following:

All uses expressly permitted under R1;

Apartments according to the following general guidelines, and lodging houses; hospitals, nursing homes, religious, educational and philanthropic institutes; clubs, lodges, fraternities, sororities, except those in which the chief activity is a service customarily carried on as a business; teachers' and students' credit union offices when located adjacent or contiguous to a campus; further provided that no business or use shall be allowed which involves the sale or serving of alcoholic beverages for consumption on the premises;

General Guidelines for apartments:

- (1) Location: Any apartment use district must front on an improved and maintained street which feeds in a major street.
- (2) Number of units: All multi family dwellings shall not exceed three stories in height and shall be limited to not more than eight (8) units to a building. A maximum of six (6) units per acre are allowed. A unit is defined as a single family apartment.

- (3) Accessory uses: Storage garages and parking lots for use solely of occupants of the premises are permitted.
- (4) Number of parking spaces: A minimum of three (3) paved off-street parking spaces per unit shall be provided.
- (5) Garbage hoppers dumpsters are to be provided, there shall be at least one (1) garbage hopper dumpster, for each eight (8) units.
- (6) Where appartments are established adjacent to R1 use districts or recognized residential subdivisions, a solid fence, wall or planting screen at least six (6) feet high shall be provided along all sides and rear property lines.
- (7) The apartment complex shall include a recreational area at a rate of ten (10) percent of the overall area but shall not be required to exceed one (1) acre in size.
- (8) Any apartment complex developed under these standards shall provide a twenty-foot side and rear yard buffer if it is developed adjacent to an R1 use district or a reorganized residential area. Side and rear buffer yards shall be landscaped with a minimum of one Class A tree per sixty linear feet, or fraction thereof.
- (9) Prior to the issuance of a permit for an apartment complex, the plan of the proposed complex shall be subject to a Public Hearing held by the Town of St. Gabriel Zoning and Planning Commission, which plans shall be reviewed by the Mayor or his designated representative prior to the Planning Commission Hearing. The apartment complex developers shall be responsible for the cost of public advertisement of the Public Hearing in the officical journal of the Town of St. Gabriel.

Mobile home parks provided that they are built to development standards as set forth below and maintained in accordance with all applicable ordinances. A mobile home park is defined as 3 or more mobile homes on one lot of record.

Development Standards for Mobile Home Parks: Applies to all

use districts where permitted. No mobile home park shall be developed in any permitted use district until all trailer parks' or mobile home parks shall secure approval of the Parish Health Unit on the method of sewage treatment and disposal and on the public water supply, and shall be built in accordance with the following minimum constructions standards:

- (1) Individual trailer sites may be leased or rented but not subdivided or sold.
- (2) A minimum site of three (3) acres is required, with a minimum frontage of two hundred (200) feet, on a publicly maintained street or road.
- (3) Maximum density is twelve (12) trailer sites per acre.
- (4) Minimum improvement requirements for private drives within the trailer park is twenty three feet back to back of curb in a thirty five foot width between building lines with underground storm drainage and pavement construction of at least six inch soil cement base and one and one-half inches of asphaltic concrete surface.
- (5) Where only one (1) drive is to be provided, each trailer park shall include an adequate circular turnaround at the rear of the property with a minimum radius of thirty (30) feet for garbage trucks and other vehicles.
- (6) Minimum lot size is thirty (30) foot front by ninety (90) foot depth.
- (7) Each trailer site would have two (2), two foot wide concrete runners six (6) inches thick for the trailer location and a four inch thick, ten foot (10) by twenty six (26) foot concrete parking pad, to be measured from the back of curb at the front of the site.
- (8) Garbage hoppers are to be provided, there shall be at least two (2) garbage hoppers for each twenty (20) trailer sites.
- (9) Each trailer shall be provided with a sanitary sewer connection and each trailer park shall be provided with a collection and treatment system, public water supply, and fire hydrants in

compliance with the standards of the Public Health Unit, the State Health Department and Department of Public Works.

- (10) Where mobile home parks are established adjacent to R1 use districts or recognized residential subdivisions, a solid fence, wall or planting screen at least six (6) feet high shall be provided along all sides and rear property lines.
- (11) Prior to the issuance of a permit for a mobile home park, the plan of the proposed mobile home park shall be subject to a Public Hearing held by the Town of St. Gabriel Planning Commission, which plans shall be reviewed by the Mayor or his designated representative prior to the Planning Commission Hearing. The trailer park developers shall be responsible for the cost of public advertisement of the Public Hearing in the official journal of the Town of St. Gabriel.
- (12) The mobile home park shall include a recreational area at a rate of ten (10) percent of the overall park area but shall not be required to exceed one (1) acre in size.
- (13) Any mobile home park developed under these standards shall provide a twenty-foot side and rear yard buffer if it is developed adjacent to an R1 use district or a reorganized residential area. Side and rear buffer yards shall be landscaped with a minimum of one Class A tree for every sixty linear feet, or fraction thereof.

All uses not expressly designated as permitted uses in a R2 use district are prohibited.

LIGHT COMMERCIAL/TRANSITIONAL (C1)

Use District Designation and Intent: offices and retail sales

Minimum Lot Requirements: 75 x 150 feet

Minimum Yard and Landscaping Requirements (including setback):
Minimum side and rear yard: 20 foot landscaped area on all sides abutting a Residential zone. Minimum setback from street: 50 feet. A minimum of 1 parking space for each 200 square foot retail or wholesale sales and service area is required. See Section 7 of this Ordinance for additional landscaping requirements.

Permitted Uses: In the C1 use district, permitted uses shall be limited to the following:

All uses expressly permitted under R1 and R2

Office buildings

Branch banks and branch savings and loan associations

Personal service shops such as beauty shops, manicurists and barbershops, small schools or studios such as arts and crafts schools

Studios of artist and photographers

Antique shops

Paved commercial and private parking lots, provided that the parking area shall be used for passenger vehicles only and in no case for sales, repair work, storage, dismantling, or servicing of any vehicles, equipment, materials or supplies; if lighting facilities are provided, they shall be so arranged as to reflect or direct light away from the adjacent residential use district; required front yards shall be landscaped and maintained in good condition

Professional offices, including doctors, dentists, engineers, architects, landscape architects, plan services, Realtors, insurance, and other similar uses not involving the sale of merchandise

Mobile home parks

Animal hospitals where all animals are kept inside a building

Sales of goods, merchandise or products at retail

Signs providing they pertain to the business or office in the C2 use district and meet the minimum standards set out in SECTION 7.

Commercial recreation facilities including private gyms

Commercial green houses and nurseries

Commercial schools

Convenience stores (Gasoline pumps as an accessory use to convenience stores are permitted)

Drive-in restaurants

Reception Halls, Fraternal Lodges

General store

Hardware store

Restaurants, the service of alcohol as an accessory use of a restaurant is expressly permitted

Laundromat

Mortuary parlor

Vegetable, poultry and fish markets provided they comply to all other laws regulations and ordinances

United States Post Office

Self serve gas stations

Shops for the repair and servicing of: bicycles, computers, radios, televisions, stereos, recorders and other electronic equipment, household appliances, locksmith, and typewriters and comparable equipment

Shops for the following uses: florist, books and stationary, gifts, health food, grocery, auto parts, office supplies, kitchen goods, electronic goods, appliances, animal feed and grooming products, farm or pet supply products, dressmakers, millinery, tailoring, clothing, bakery goods sales, laundry and dry cleaning pickup stations, theaters, but not the drive in type

All uses not expressly designated as permitted uses in a C1 use

district are prohibited. The use of trailers for the operation of the permitted businesses and offices in the C1 use district is prohibited; an exemption, granted by the official administrator, for trailer use as a temporary construction office is allowed. The exemption must be obtained prior to the trailer's use or delivery to the site.

COMMERCIAL '(C2)

Use District Designation and Intent: retail and wholesale sales

Minimum Lot Requirements: 75 x 150 feet

Minimum Yard and Landscaping Requirements (including setback):
Minimum side and rear yard: 20 foot landscaped area on all sides abutting a Residential zone. Minimum setback from street: 50 feet. A minimum of 1 parking space for each 200 square foot retail or wholesale sales and service area is required. See Section 7 of this Ordinance for additional landscaping requirements.

Permitted Uses: In the C2 use district, permitted uses shall be limited to the following:

All uses expressly permitted under R1, R2, or C1

Animal hospitals

Assembly of previously manufactured furniture components, such as mattresses, chairs and sofas

Barroom and cocktail lounges and dance halls provided they make no greater noise than sixty (60) decibels at the lot line

Bottling works

Bottle gas and/or service

Bulk dairy products retail

Bus, railroad passenger and truck terminals;

Carpet cleaning;

Cemeteries and mausoleums; provided however that such uses shall be located on sites of at least five (5) acres, all graves shall be set back at least fifty (50) feet from all property lines, shall have a minimum street frontage of one hundred (100) feet, and a fence or screen planting shall be provided along all property lines adjoining all use districts;

Commercial auditoriums, coliseums or convention halls;

Commercial stables;

Creameries, including daily product processing;

Dance halls;

Dog pounds/Animal shelters;

Dry cleaners and laundries

Express office

Fabrication of gaskets and packing of soft and metal materials;

Farmer's markets;

Frozen food lockers;

Furnace, heating and air conditioning service;

Glass installation;

Hotels and motels;

Laboratory;

Lumberyards;

Motor vehicle repair;

Motorcycle sales and repair;

New and used car sales;

Parcel delivery service;

Plumbing shops;

Poultry or fish markets provided they comply with all other regulations, laws and ordinances;

Private gyms;

Riding academy;

Service Stations;

Signs providing they pertain to the business or office in the C2 use district and meet the minimum standards set out in SECTION 7.

Sheet metal shops;

Tire repair;

Typewriter/computer repair;

Upholstery 'shop;

Bars and lounges, provided noise is no greater than sixty (60) decibels at the lot line, as well as other businesses involving the sale or serving of alcoholic beverages for consumption on the premises.

Mobile home parks provided that they are built to development standards as set forth in the R2 use district and maintained in accordance with all applicable ordinances.

All uses not expressly designated as permitted uses in a C2 use district are prohibited.

INSTITUTIONAL (I)

Use District Designation and Intent: federal and/or state properties and facilities

Minimum Lot Requirements: 5 acres

Minimum Yard and Landscaping Requirements (including setback):
Minimum setback: 75 feet on all sides.

See Section 7 of this Ordinance for minimal landscaping requirements.

Permitted Uses: In the I use district, permitted uses shall be limited to the following:

All uses expressly permitted under R1;

Federal and/or State prisons, prison farm, educational, hospital and/or long term care/residence facility with accompanying support functions (recreational, etc.), university agricultural research station, single family residential for those individuals affiliated with the institution (one or multiple family units per institutional property), agricultural, and housing for multiple individuals.

All uses not expressly designated as permitted uses in an I use district are prohibited.

LIGHT INDUSTRIAL (M1)

Use District designation and intent: Light industry that creates little or no environmental or safety problems.

Minimum lot requirements: 5 acres

Minimum yard and landscape requirements (including minimum setback from street and/or Mississippi River levee): Minimum setback from the frontage street (for those properties not fronting the Mississippi River) shall be 1000 feet. Minimum setback from the land side toe of the Mississippi River levee shall be ≥ 2000 feet or that recommended by the Historic Preservation Division of the State of Louisiana Culture Recreation & Tourism Department, whichever is greater. The intent of this setback is to preserve the historic nature of the River Road. Landscaping for those properties adjacent to the Mississippi River shall be consistent with the rural nature of the historic River Road and shall screen the visibility of the industrial development from view on the River Road. See Section 7 of this Ordinance for minimal landscaping requirements.

Permitted Uses: In the M1 light industrial use district, permitted uses shall be limited to the following:

All uses expressly permitted in R1, R2, C1 and C2 provided that no business or use shall be allowed which involves the sale or serving of alcoholic beverages for consumption on the premises.

The following uses are permitted provided these uses are not obnoxious, offensive or create a nuisance due to emission of, but not limited to, noise, odor, gas, dust, solids, liquids, water or air pollution or vibration or present a danger from fire, explosion, or accidental release:

Assembly plants, Barge loading provided they emit no noise greater than sixty decibels (60) at the lot line, Book binderies, Bottled gas sales and/or service, Brick sales and storage yards, Canneries (except fish and meat products), Cellophane products manufacturing, Ceramic products manufacturing (previously pulverized clay kilns fired only by electricity or gas), Cold storage or refrigerating plants, Confectionery manufacturing, Contractors storage yards, Electrical parts manufacturing and assembly, Fiber products manufacturing (previously prepared fiber), Food products manufacturing (except fish, and meat products, sauerkraut, vinegar, yeast, and rendering or refining of fats and oils), Foundry, casting lightweight nonferrous metal (no brass, manganese, bronze, zinc), Fruit or vegetable canneries, Furniture manufacture, Garment

manufacturing, Glass products manufacturing, Iron works, ornamental (no foundry, drop hammer, and no punch presser over twenty (20) tons capacity and provided they emit no noise greater than sixty decibels (60) at the lot line, Leather products manufacturing (previously prepared leather), Machinery equipment sales and service, Millwork, Paint mixing and treatment (not employing a boiling process), Paper products manufacturing (previously prepared material), Petroleum product bulk terminal, Pharmaceutical manufacturing, Plastic products manufacturing (previously prepared material), Poultry processing plants (subject to obtaining a petition of the majority of the property owners within one thousand (1000) feet of the proposed site, and one hundred percent on both sides of the street within the block that the proposed site is to be located), Sheet metal products manufacturing (light) provided they emit no noise greater than sixty (60) decibels at the lot line, Sign manufacture, Textile products manufacturing, Tire retreading, recapping or rebuilding, Tool manufacturing (no drop hammer or punch presses of over twenty (20) tons capacity and provided they emit no noise greater than sixty (60) decibels at the lot line,) Toy manufacturing, Warehouse or storage building, Well drilling services, Wood product manufacturing (assembling work and finishing);

and provided that such industrial uses:

(a) make no greater noise than sixty (60) decibels at the lot line; emit no smoke at periods of normal operation of a density greater than No. 1 according to Ringelmann's scale; emit no particles from any flue or smokestack in excess of 0.2 grain per cubic foot of flue gas at a stack temperature of five hundred (500) degrees Fahrenheit; emit no chlorinated dibenzo-p-dioxins or dibenzofurans in excess of 0.1 ng 2,3,7,8-TCDD TEQ/cubic meter of flue gas; emit no odors, gas or fumes beyond the lot line; produce no glare that can be seen from a lot line; dust proof all walks, driveways and parking areas so that no dust from these or any other operations escapes beyond the lot line; mobile trailers are not allowed as offices or work spaces except on a temporary basis for use during construction; and conduct all operations within a building or within an area enclosed by a solid fence or solid screen planting at least six (6) feet high along all property lines adjoining residential, institutional or commercial use districts;

(b) meet the following requirements which are intended to separate different land uses from each other to eliminate or minimize potential nuisances such as traffic, dirt, litter, noise, glare of lights, signs and unsightly buildings or parking areas, or to provide spacing to reduce adverse impact of traffic, noise, odor or danger from fire, explosion or accidental releases:

(1) Where a lot or tract in an M1 use district is next to a Residential, Commercial or Institutional use district, a solid fence or solid screen planting at least eight (8) feet high shall be provided along all property lines adjoining the residential, institutional or commercial use district. A minimum of one Class A tree for every sixty linear feet, or fraction thereof, is required.

(2) A Buffer Yard of 1500 feet shall be located on the outer perimeter of an M1 lot or parcel, extending to the M1 lot or parcel boundary line where an M1 use district adjoins a Residential, or Institutional use district. A Buffer Yard of 750 feet shall be located on the outer perimeter of an M1 lot or parcel, extending to the M1 lot or parcel boundary line where an M1 use district adjoins a Commercial use district. Buffer Yards shall not include any portion of a dedicated street, highway or railroad right-of-way. A Buffer Yard is defined as a yard area that shall be screened by a solid fence, wall or solid screen of planting and shall remain as a green area to provide separation between land uses. No parking devices or structures shall be located within this area. The area shall be kept free of trash and well maintained by the property owner.

(c) The Zoning and Planning Commission shall be notified in writing by the applicant at the time of initial application for any local, state or federal permits of any proposed plant expansions, pipeline or new construction. The Zoning and Planning Commission shall be furnished upon request and at no charge a copy of any permit application(s) by the applicant.

(d) Facilities located within St. Gabriel and required to submit annual Toxic Release Inventory emissions data under SARA Title 313 to the U.S. Environmental Protection Agency and Tier II Emergency and Hazardous Chemical Inventory forms to the State of Louisiana shall also forward copies of those submissions to the Zoning and Planning Commission at the time of submission to the federal and state agencies.

All uses not expressly designated as permitted uses in an M1 use district are prohibited.

HEAVY INDUSTRIAL (M2)

Use District Designation and Intent: Heavy industry

Minimum Lot Requirements: 10 acres

Minimum Yard and Landscaping Requirements (including minimum setback from street and/or Mississippi River levee): Minimum setback from the frontage street (for those properties not fronting the Mississippi River) shall be 1000 feet. Minimum setback from the landside toe of the Mississippi River levee shall be ≥ 2000 feet or that recommended by the Historic Preservation Division of the State of Louisiana Culture Recreation & Tourism Department, whichever is greater. The intent of this setback is to preserve the historic nature of the River Road. Landscaping for those properties adjacent to the Mississippi River shall be consistent with the rural nature of the historic River Road and shall screen the visibility of the industrial development from view on the River Road. See Section 7 of this Ordinance for minimal landscaping requirements.

Permitted Uses: In the M2 heavy industrial use district there may be any use except that:

(a) no building or trailer shall be erected for residential use, and junkyards, auto salvage or scrap yards, mobile home parks, cellular phone towers, landfills of any type, or hazardous waste transportation, treatment, storage or disposal facilities shall be prohibited;

and provided that:

(a) such uses make no greater noise than sixty (60) decibels at the lot line; emit no smoke at periods of normal operation of a density greater than No. 1 according to Ringelmann's scale; emit no particles from any flue or smokestack in excess of 0.2 grain per cubic foot of flue gas at a stack temperature of five hundred (500) degrees Fahrenheit; emit no chlorinated dibenzo-p-dioxins or dibenzofurans in excess of 0.1 ng 2,3,7,8-TCDD TEQ/cubic meter of flue gas; emit no odors, gas or fumes beyond the lot line; produce no glare that can be seen from a lot line; dust proof all walks, driveways and parking areas so that no dust from these or any other operations escapes beyond the lot line; mobile trailers are not allowed as offices or work spaces except on a temporary basis for use during construction; and conduct all operations within a building or within an area enclosed by a solid fence or solid screen planting at least eight (8) feet high along all property

lines adjoining residential, institutional or commercial use districts;

(b) meet the following requirements which are intended to separate different land uses from each other in order to eliminate or minimize potential nuisances such as traffic, dirt, litter, noise, glare of lights, signs and unsightly buildings or parking areas, or to provide spacing to reduce adverse impact of traffic, noise, odor or danger from fire, explosion or accidental release:

(1) Where a lot or tract in an M2 use district is next to a Residential, Commercial or Institutional use district, a solid fence or solid screen planting at least eight (8) feet high shall be provided along all property lines adjoining the residential, institutional or commercial use district. A minimum of one Class A tree for every sixty linear feet, or fraction thereof, is required.

(2) A Buffer Yard of 3000 feet shall be located on the outer perimeter of an M2 lot or parcel, extending to the M2 lot or parcel boundary line where an M2 use district adjoins a Residential, or Institutional use district. A Buffer Yard of 1500 feet shall be located on the outer perimeter of an M2 lot or parcel, extending to the M2 lot or parcel boundary line where an M2 use district adjoins a Commercial use district. A Buffer Yard of 150 feet shall be located on the outer perimeter of an M2 lot or parcel, extending to the M2 lot or parcel boundary line where an M2 use district adjoins an M1 use district. Buffer yards shall not be located on any portion of a dedicated street right-of-way. A Buffer Yard is defined as a yard area that shall be screened by a solid fence, wall or solid screen planting and remain as a green area to provide separation between land uses. No parking devices or structures shall be located within this area except that parking is allowed in the buffer zone between M1 and M2 use districts. The area shall be kept free of trash and well maintained by the property owner.

(c) The Zoning and Planning Commission is notified in writing at the time of initial application for any local, state or federal permits of any proposed plant expansions, pipeline or new construction. The Zoning and Planning Commission shall be furnished upon request and at no charge a copy of any permit application(s) by the person(s) making such permit applications.

(d) Facilities located within St. Gabriel and required to submit annual Toxic Release Inventory emissions data under SARA Title 313 to the U.S. Environmental Protection Agency and Tier II Emergency and Hazardous Chemical Inventory forms to the State of Louisiana

shall also forward copies of those submissions to the Zoning and Planning Commission at the time of submission to the federal and state agencies.

All uses not expressly designated as permitted uses in an M2 use district are prohibited.

SECTION 6. Prohibited Uses

Any use not expressly permitted in R1, R2, C1, C2, M1 or M2 is a prohibited use. If a particular use is not permitted in any one of the designated use districts, there shall be a presumption that such use is prohibited anywhere within the Town of St. Gabriel. Any person who wishes to locate any such prohibited use in what would otherwise be a compatible use district must apply for a conditional use permit from the Zoning and Planning Commission. Any such conditional use permit must be approved by a two-thirds majority of the Zoning and Planning Commission. If the conditional use permit is approved by the Zoning and Planning Commission, it must go to the Board of Alderman where it must be approved by a simple majority of the Alderman. If the conditional use permit is denied by the Zoning and Planning Commission, the Board of Aldermen may vote to reverse the Zoning and Planning Commission's denial. In the case of a denial of a conditional use permit by the Zoning Board, the Board of Aldermen must vote to reverse the denial by a two-thirds majority vote. The same public notice requirements for a zoning use district change in SECTION 14 apply to applications for a conditional use permit.

SECTION 7. Signs

Regulated by Town Ordinance.

SECTION 8. Minimal Landscaping Requirements

The following are the minimal landscaping requirements for C1, C2, I, M1 and M2 zones in addition to the requirements set out in each of those sections:

The following areas shall be developed and maintained according to the landscape standards described herein: street planting areas, sight triangle areas at street intersections, buffer planting areas along side and rear property lines, vehicular use areas within parking lots and auto storage areas, trash & garbage storage areas (located less than 100 feet from a public street). The owner, or his agent, shall be responsible for the installation, maintenance, repair and replacement of all landscape materials. Landscape materials are defined as (but not limited to) living trees, shrubs, vines, lawn grass, ground cover, earthen mounds, landscape water features and non-living, durable materials commonly used in landscaping including, but not limited to rocks, pebbles, sands, decorative walls, fences, brick, stone or concrete paving or landscape support systems such as irrigation, drainage and

landscape lighting components. All plant materials and planted areas shall be installed, tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris. The owner is encouraged to preserve as many existing trees and shrubs and to utilize native and traditional Southern plantings as possible in the design and implementation of the landscape plan. Existing trees may be credited, subject to the conditions stated below, towards the landscape materials required by this part. All single trunk trees in landscaped areas shall have one and one half inch to two inch caliper immediately after planting. Multi-trunk trees in landscaped areas shall have main stems three quarters inch to one inch in caliper with a minimum of three trunks immediately after planting. Ground covers in landscaped areas shall be a minimum of four inch container stock spaced twelve inches on center; two and one half inch container stock may be substituted and spaced on center. A minimum of twenty five square feet of non-paved area is required for each tree where it is planted; approved porous paving will be allowed. Required landscaped areas abutting residential use shall be planted with a minimum of one Class A tree for every sixty linear feet, or fraction thereof. Landscaping plans shall be submitted along with any required building plans to the Zoning and Planning Commission for review and approval prior to construction. Landscaping shall be completed within 90 days of completion of construction.

There shall be one Class A tree or two Class B trees for each ten-thousand square feet, or fraction thereof, of developed site area. Trees required in the street planting area shall be counted towards the overall site tree requirements.

The street planting area, that is the front yard and the contiguous unpaved area of land which is to be used for landscape planting, shall contain a minimum of one Class A tree or two Class B trees for every sixty linear feet of site frontage, or fraction thereof. The required number of trees may be located anywhere within the street planting area.

A minimum of one Class A tree for every sixty linear feet shall be planted in the landscaped buffer area where commercial, institutional or industrial uses abut a residential area.

Vehicular use areas are that area of private development subject to vehicular traffic, including access ways, parking aisles, loading and service areas, areas used for parking and storage of vehicles, boats, or portable construction equipment and all land which vehicles cross over as a function of primary use. Vehicular use areas shall be required to have a minimum of five percent of the total vehicular use area landscaped. Such landscaping shall be distributed within the vehicular use area. The landscaping shall

be installed accordingly:

- (1) For vehicular use areas, trees shall be planted at the rate of one Class "A" tree or one Class "B" tree per twelve parking spaces, or fraction thereof; A Class A tree is any self-supporting woody plant of a species which normally grows to an overall height of at least fifty feet, usually with one main stem or trunk and many branches, as in several varieties of oak tree. A Class B tree is any self-supporting woody plant of a species which normally grows to an overall height of at least twenty-five feet, with either one main stem or trunk with many branches, or several stems or trunks (Crepe Myrtle for example).
- (2) Required trees may be planted within the vehicular use area or along its perimeter. Residual areas not used for vehicular use or access shall be landscaped.
- (3) All such landscaped areas shall be protected from vehicular access to these areas.

Tree credit rate for each existing tree preserved shall be determined by the following schedule:

<u>Existing Diameter of Preserved Trees</u>		
<u>Dripline (or)</u>	<u>Trunk*</u>	<u>Number of Tree Credits</u>
50 or >	26	6
40-49	20	4
20-39	9-19	3
6-19	3-8	2

*Measured 4.5 feet above natural grade

(2) All other trees preserved will receive one credit with the exception of Chinese Tallow (*Sapium sebiferum*), Black Willow (*Salix nigra*), Cottonwood (*Populus deltoides*), Camphor Tree (*Cinnamomum camphora*) and other trees with life spans of twenty years or less.

(3) To receive credit for preserving existing trees, the owner must include a Tree Preservation Plan as a part of the Landscape Plan submittal. The Tree Preservation Plan shall describe the type, location and condition of the trees to be preserved and the methods used to preserve them.

(4) The owner is responsible to use reasonable care to maintain preserved trees; if a preserved tree dies within five years, it is the responsibility of the owner to replace that tree with the number of trees credited on a Class matching basis within six

months.

SECTION 9. Administration and Enforcement

(a) An administrative official designated by the Mayor and approved by the Board of Aldermen shall administer and enforce this ordinance. This person may be provided with the assistance of such other persons as the Mayor, with the approval of the Board of Aldermen, may direct.

(b) If the administrative official shall find that any of the provisions of this ordinance are being violated, he/she shall notify in writing the person responsible for such violations, and the Zoning and Planning Commission, indicating the nature of the violation and ordering the action necessary to correct it. He/she shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this ordinance to insure compliance with or to prevent violation of its provisions. Costs for complying with order of the Administrative Official shall be borne by the violator.

SECTION 10. Duties of Administrative Official, Governing Body and Courts on Matters of Appeal

It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the Administrative Official, and that such questions shall be presented to the Zoning and Planning Commission only on appeal from the decision of the Administrative Official, and that recourse shall be to the court of competent jurisdiction.

SECTION 11. Violations

(a) Complaints regarding violations. Whenever a violation of this ordinance occurs or is alleged to have occurred any person may file a written or verbal complaint. Such complaint stating fully the causes and basis thereof, shall be filed with the administrative official. He/she shall record properly such complaint, immediately investigate and take action thereon as provided by this ordinance. The Administrative Official shall immediately inform the Zoning and Planning Commission in writing of the complaint, investigation and action taken.

(b) Penalties for violations. Violation of the provisions of

this ordinance or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not less than ten (\$10.00) nor more than two hundred and fifty dollars (\$250.00) or imprisoned for not more than thirty (30) days, or both, and in addition shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

(i) The owner, employee or tenant of any building, structure, premises, or part thereof, any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

(ii) Nothing herein contained shall prevent the Town from taking such other lawful action as is necessary to prevent or remedy any violation, including action pursuant to provisions of Louisiana Revised Statutes Title 33, Section 4728, which the Town adopts by reference and to the same extent as if copied herein extenso.

SECTION 12. Nonconforming Lots; Nonconforming Uses of Land; Nonconforming Structures and Nonconforming Uses of Structures and Premises

Any building, structure or use lawfully existing at the time of enactment of this ordinance may be continued as a nonconforming use even though such building, structure or use does not conform with the provisions of this ordinance for the use district in which it is located. Should any nonconforming use cease for a continuous six month period, the nonconforming use status shall cease to exist, and the property or structure shall revert back to the designated use district. If a zoning use district is changed, an existing use, which is lawful, may be continued as a nonconforming use when the zoning classification is changed.

SECTION 13. Nonconforming Uses Are Regulated

(a) No building, structure or premises containing a nonconforming use shall hereafter be extended, altered, enlarged or changed, unless such extension, alteration, enlargement or change shall conform to the provisions of the use district in which it is located.

(b) Structural repairs or alterations to a nonconforming building or structure may be permitted to prevent the structure from falling into ruin or disrepair. The cost of the repairs or alterations shall not exceed fifty (50) percent of its replacement value. Should the cost of the repairs or alterations exceed fifty percent of its replacement value, the nonconforming use status shall cease to exist.

(c) Any nonconforming building or structure which has been damaged to the extent of not exceeding fifty (50) percent of its replacement valuation by reason of fire, flood, explosion, earthquake, riot, war or act of God, may be reconstructed and reused as before if done within twelve (12) months from the time such damage occurred. If such damage is greater than fifty (50) percent of its replacement value, such building or structure may only be reconstructed to conform with the provisions of the use district in which it is situated.

(d) Any building, structure, premises or land where a nonconforming use has ceased for reasons other than those stated in Section 13(c) for more than six (6) months or has changed to a permitted or conforming use, shall lose its status as a nonconforming use and shall be prohibited thereafter from operating except in conformity with the use district.

Passage of this Ordinance in no way legalizes any illegal uses of existing at the time of its adoption.

SECTION 14. Amendments

The Mayor and Board of Alderman may amend this Ordinance, after public notice and hearing, upon its own motion or on petition.

No such amendment shall be effective unless and until (a) a proposed amendment or rezoning request upon motion of the Board of Alderman or upon motion of the Zoning and Planning Commission shall require a recommendation and report of the Zoning and Planning Commission after public notice and hearing, (b) the Mayor and Board of Alderman have received a final report from the Zoning and Planning Commission on the merits of the amendment and (c) the Mayor and Board of Alderman have held a public hearing upon the proposed amendment at which parties in interest and citizens shall have an opportunity to be heard.

Any citizen may petition for a change or amendment in this Ordinance, provided that it has been one year or longer since the first denial of a petition to rezone a particular piece of

property, and two years or longer since the second and subsequent denials of a petition to rezone a particular piece of property, subject to advertising and posting the same as any other application. Such petition shall be submitted to the Town Clerk.

Before the Zoning and Planning Commission shall consider any proposed amendment to this chapter, such proposed amendment shall be advertized in the official journal of the Town of St. Gabriel. Notice of the proposed change and the time and place of the Zoning and Planning Commission hearing shall be published once a week for three (3) different weeks in the official journal of the Town. The advertisement shall be in block form not less than two columns wide in the official journal. Further, a printed notice in bold type shall have been posted for not less than fourteen (14) consecutive days prior to the hearing, on signs not less than one and one-half square feet in area, prepared, furnished and placed in clear view by the Administrative Official, or other duly authorized municipal employee, on the building, structure, premises, lot or parcel of land proposed for a change in zoning classification. Said signs shall contain an accurate statement of the proposed change and also the time and place of the public hearing as provided above.

When an individual or organization other than the Zoning and Planning Commission or the Board of Alderman requests such an amendment, the individual or organization must file a written petition accompanied by a fee of one hundred dollars (\$100.00) to the Town Clerk. The petition and fee are required before advertisement and posting of signs. The applicant for the proposed amendment shall furnish in the written petition the following:

(a) Description of request. All such requests shall be accompanied by dimensions of the land, lot or lots. The lines within which the proposed building and/or structure shall be erected; the intended use of each building; and when off-street parking is required, such parking area shall be drawn to scale, showing the number of parking spaces, and all entrances and exits. In addition, there shall also be a floor plan submitted in duplicate of the proposed building and/or structure to be erected. Any other material pertaining to the request shall also be supplied upon request of the Board of Alderman or Zoning and Planning Commission.

(b) Description of industrial or manufacturing processes. A description of any industrial or manufacturing process that will occur within the requested use district, including a description of any waste or by-products associated with the activity and their proposed means of disposal.

(c) List of toxic or hazardous substances. A list of any toxic or

hazardous substances that the applicant anticipates will be used, stored, processed, manufactured or released in the requested zoning use district. For the purpose of this subsection, "toxic or hazardous substances" shall include those substances most currently listed and updated from time-to-time by the EPA pursuant to the Comprehensive Environmental Response Compensation Liability Act (CERCLA) 40 CFR Part 302, by the Occupational Safety and Health Act (OSHA) as found in 29 CFR Part 1910.1200 et seq., any material for which a facility must prepare or maintain a Material Safety Data Sheet (MSDS), Section 313 of Title III of the Superfund Amendments and Reauthorization Act, and Louisiana Title 33, Part V, Subpart 2, Chapter 101, Section 10109. For each substance listed, the applicant must specify the amounts or quantities of such substances which will be used, stored, or handled on-site and specify the location of all such substances on the premises.

(d) Duty to update information. The applicant, subsequent purchasers, occupants or operators of the property affected by the proposed zoning amendment, if approved, shall have a continuing duty to update the list required to be submitted under this section. This updated list shall be provided to the Zoning and Planning Commission annually or within three (3) months of knowledge of the presence on the property of any substance required to be reported under this section that was not on the list previously submitted or knowledge that a substance included on a previously submitted list is no longer on and anticipated to be on the property.

(e) Facilities located within St. Gabriel and required to submit annual Toxic Release Inventory emissions data under SARA Title 313 to the U.S. Environmental Protection Agency and Tier II Emergency and Hazardous Chemical Inventory forms to the State of Louisiana shall also forward copies of those submissions to the Zoning and Planning Commission at the time of submission to the federal and state agencies.

(f) Residential exemption. The reporting requirements under b, c, and d above shall not apply to an applicant requesting a change in zoning classification for the sole purpose of residential development.

Any proposed amendment that has failed to receive the approval of the Zoning and Planning Commission shall not be passed by the Board of Alderman except by a favorable vote of four-fifths of the entire membership of the Board of Alderman. If a protest against such amendment be presented, signed by the owners of twenty (20) percent of the land within such area proposed to be altered or by owners of twenty (20) percent or more of the area of the lots immediately abutting either side of the territory included in such

proposed change, or separated there from only by an alley or street, such amendment shall not be passed except by a favorable vote of four-fifths of the entire membership of the Board of Alderman. If such amendment will transfer an area to a less restrictive use and a protest is presented by the owners of twenty (20) percent of the land adjacent to and within one thousand hundred (1000) feet from such area proposed to be transferred, such amendment shall not be passed except by a favorable vote of four-fifths of the entire membership of the Board of Alderman.

Rezoning Guidelines and Criteria: Before the Commission recommends or the Board of Aldermen rezones property, the proponent of a zoning change shall submit competent evidence establishing that one or more of the following criteria are met:

(a) 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 reasonable use of the property will be determined based on the following nonexclusive criteria:

(1) The proposed land use the same as, or substantially similar to that existing on properties immediately adjacent to, or across the street;

(2) Consideration of unique or unusual physical or environmental limitations due to size, shape, topography, hydrology, geology or related hazards or deficiencies which support the rezoning request;

(3) Consideration of changes in land value, physical environment or economic aspects which tend to limit the usefulness of vacant land or buildings.

(b) The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:

(1) Undue congestion of streets and traffic access;

(2) Overcrowding of land or overburden on public facilities or commodities such as transportation, sewerage, drainage, air, water, schools, parks or other public facilities;

(3) Land or building usage which is, or may become, incompatible with existing character or usage of the surrounding area; and

(4) An oversupply of types of land use or zoning in proportion