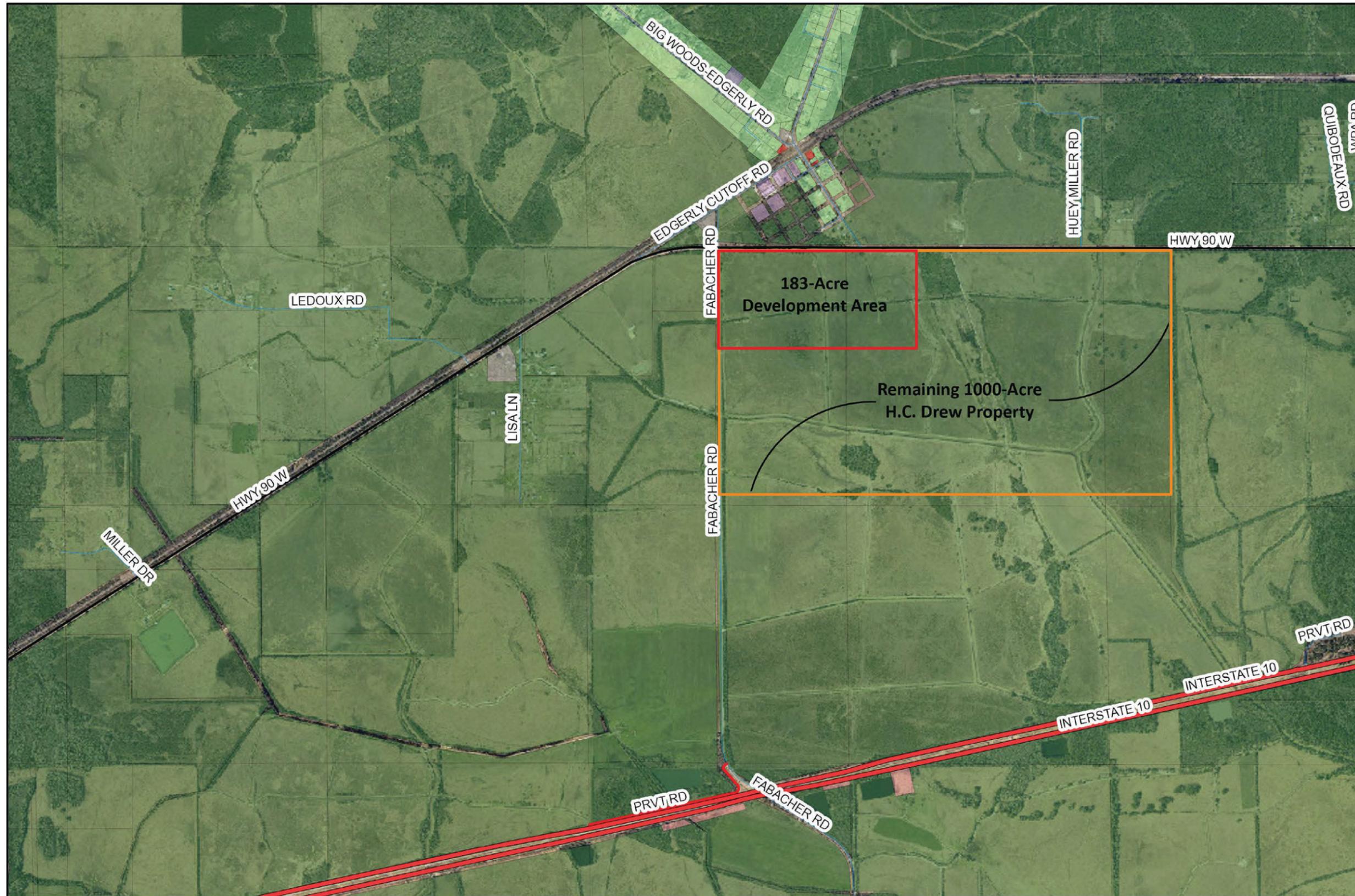


# Exhibit A - Existing Zoning Map & Ordinance



-  A1 - Agricultural
-  R1-Mixed Residential
-  I2 -Heavy Industrial
-  C1 - Commercial

**ORDINANCE NO. 6143**  
**ORDAINED BY THE POLICE JURY OF CALCASIEU PARISH, LOUISIANA**

**CHART A SCHEDULE OF ZONING DISTRICT REGULATIONS**

**ZONING DISTRICT: A-1 (AGRICULTURAL)**

*Permitted Uses*— Animal hospitals; boat houses and docks; cemeteries; churches; clubs; coastal zone sites; community homes; duplexes; farms and farm-related buildings; gardens; helistops; home occupations; kennels; low-intensive recreational facilities; modular homes; nurseries (horticultural); oil and gas exploration; oil and gas pump transfer stations; ponds; private airstrips; private schools (excluding trade and business); public uses; the sale of products grown on premises; single-family detached dwellings; single unit manufactured homes; stables; temporary building used in connection with construction for a period of six (6) months; and wildlife reservations.

*Permitted as Exceptions by Planning and Zoning Board*—Airports; bed and breakfast establishments; borrowpits; communication towers; fourplexes; institutions; off-premise signs; outdoor shooting ranges; public and private schools; railroads; solid waste sites, excluding sanitary landfills; tri-plexes; and uses permitted in a C-1 (Light Commercial) zoning district.

*Permitted Signs*—On-premises signs shall conform to Article III, Division 10.

*Maximum Floor Area*—None

*Maximum Height of Main Building*—35 feet

Outside the Urban Service Area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be 100 feet wide and one-half (1/2) acre.
- (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
  - (a) One (1) acre with minimum of 100 feet of frontage with public or community water.
  - (b) One (1) acre with minimum of 125 feet of frontage without public or community water.

*Yard Requirements*—

Front Yard—30 feet

Side Yard—10 feet on each side

Rear Yard—15 feet

## **ZONING DISTRICT: I-1 (LIGHT INDUSTRIAL)**

*Permitted uses*—Same as C-3; plus airports and airstrips; automobile, truck, trailer, motorcycle, bicycle repair and assembly; bakery factories; wholesale manufacturing; basket and hamper construction (wood, reed, rattan, etc.); bedding manufacture (mattress, pillow, and quilt); blending processes; candy wholesale (manufacturing permitted); carbon paper and inked ribbon manufacture; carpet, rug, and mat manufacture and cleaning; cemetery (mausoleum); cigar and cigarette manufacture; coffee roasting and blending; cold storage; contractor shop and storage yard; dairy product processing and packaging; dwelling for resident watchman or caretaker employed on premises; exterminating establishments; fruit and vegetable processing and packaging; garment factory; heliport and helistop; ice manufacture, including dry ice (no gases to be manufactured on premises); industrial vocational training school (including internal combustion engines); iron (ornamental) fabrication or storage; knitting, weaving, printing, and finishing of textiles and fibers into fabric goods; laboratories (research or experimental); leather goods manufacture (excluding tanning); meat products, processing and packaging, (except slaughtering); monument processing and shaping, including sales; pipe fabrication; plating, communication tower; shipping container manufacture (including corrugated board, fiber, steel, or wood); transit vehicle storage and servicing; warehouses; oil well drilling and service company; water well service and drilling company; welding and machine shops; sandblasting shops; wholesale distributors; truck terminals; railroads; ponds; and public uses; tire recycling and storage/processing facilities.

*Permitted as exceptions by planning and zoning board*—All residential uses; borrow pits; and parking lots for business uses within three hundred (300) feet of district boundary.

*Permitted signs*—On-premises signs shall conform to article III, division 10.

*Maximum floor area*—None.

*Minimum lot area*—Ten thousand (10,000) square feet.

*Maximum height of main building*—One hundred (100) feet.

*Yard requirements*—

Front yard—Thirty (30) feet.

Side yard—None.

Rear yard—None.

## **ZONING DISTRICT: I-2 (HEAVY INDUSTRIAL)**

*Permitted uses*—Same as I-1; plus, beverage blending and bottling (including distilling); bulk materials storage, sales, and manufacture (cement lime in bags or containers, sand, gravel, shell, lumber, and the like); chemical processing and storage; coal and coke storage, sales and manufacture; commercial and industrial machinery sales and service; electric utility generating (excluding nuclear power plant); fish, shrimp; oysters, and other seafood processing, packaging, and storing; fur finishing (including tanning); grain and rice blending, milling, packaging; insecticides, fungicides, disinfectants and related industrial and household chemical compounds (manufacturing); junk and scrap storage and sales; manufacture of gases; meat products packaging and processing (including slaughtering); paper products manufacture; petroleum and petrochemical production, refining and storage; tire retreading, recapping, and vulcanizing; transportation terminal; borrow-pits; and on-site generated naturally occurring radioactive materials (NORM) storage facilities.

*Permitted as exceptions by planning and zoning board*—All residential uses; institutions; and parking lots for business uses within three hundred (300) feet of district boundary.

*Permitted signs*—On-premises signs shall conform to article III, division 10.

*Maximum floor area*—None.

*Minimum lot area*—Ten thousand (10,000) square feet.

*Maximum height of main building*—One hundred (100) feet.

*Yard requirements*—

Front yard—Thirty (30) feet.

Side yard—None.

Rear yard—None.