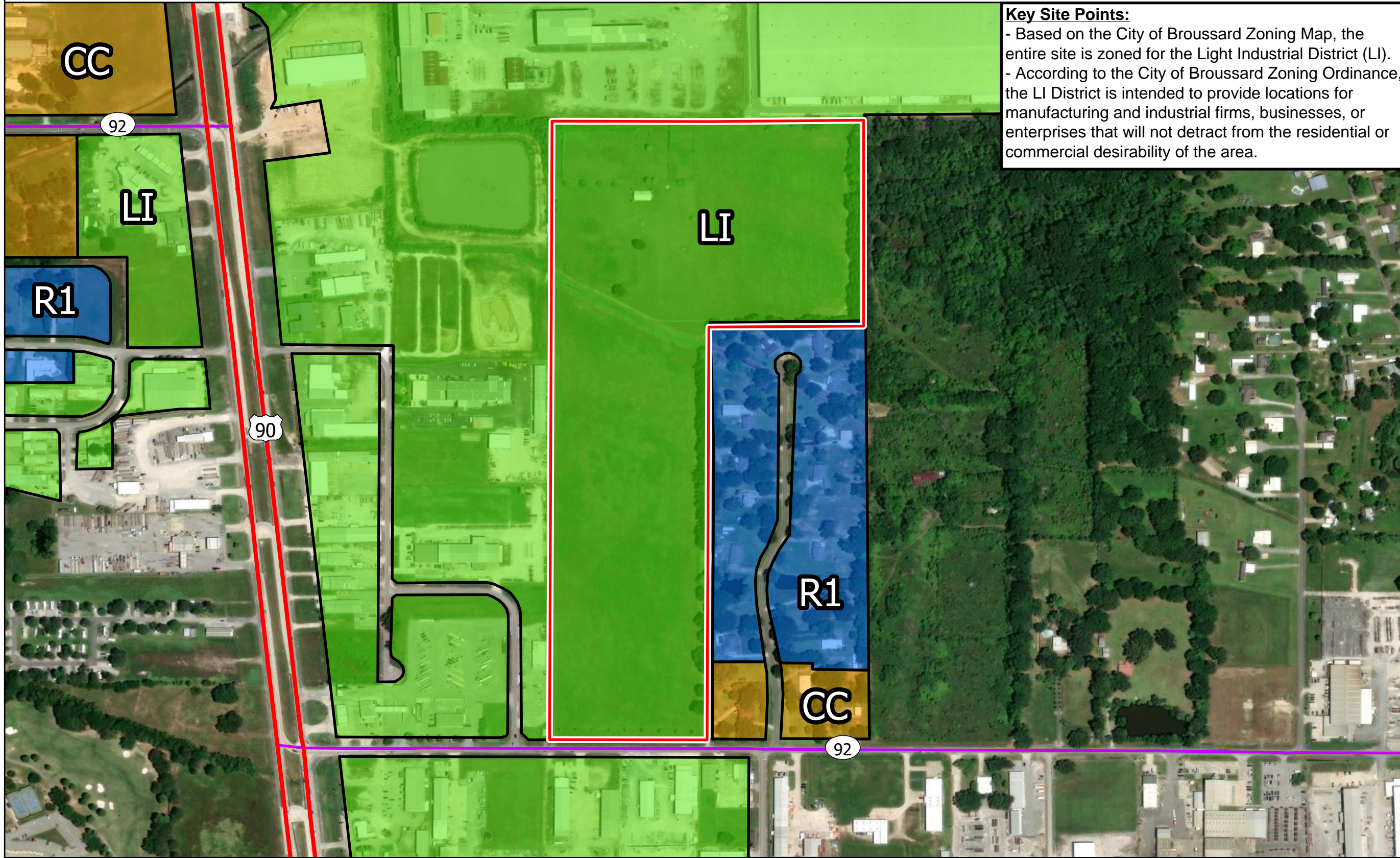


# Exhibit H. Mouton Site Zoning Map & Documents



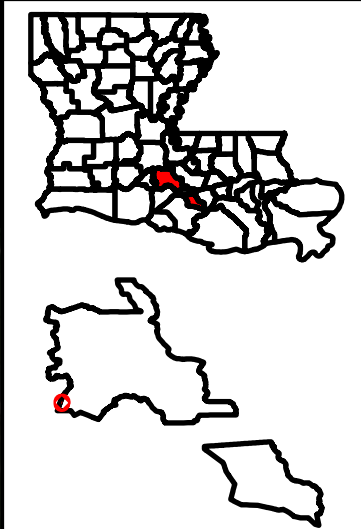
# Mouton Site Zoning Map & Documents

Site Exhibit for  
Mouton Site  
St. Martin Parish, LA



**Key Site Points:**  
 - Based on the City of Broussard Zoning Map, the entire site is zoned for the Light Industrial District (LI).  
 - According to the City of Broussard Zoning Ordinance, the LI District is intended to provide locations for manufacturing and industrial firms, businesses, or enterprises that will not detract from the residential or commercial desirability of the area.

## One Acadiana



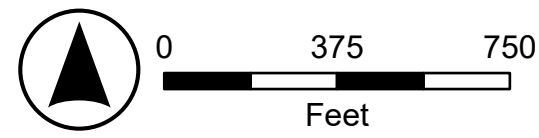
## Legend

- ▭ Site Boundary (±46.20 ac.)
- City of Broussard Zoning Map**
- ▭ CC - Community Commercial District
- ▭ LI - Light Industrial District
- ▭ R1 - Single Family Residential District
- Major Road**
- ▬ US Highway
- ▬ State Highway



Date: 12/5/2024  
 Project Number: 214002  
 Drawn By: BMS  
 Checked By: EEB

**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 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.  
 4. Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground conditions.  
 5. Zoning data was derived and digitized from the City of Broussard website: <https://www.cityofbroussard.com/i-want-to/view/zoning-maps>.



P:\214002\One Acadiana Certified Sites Program\Certified Sites\Mouton

# Mouton Site Zoning Map & Documents

## SECTION 11 INDUSTRIAL ZONING DISTRICTS

### 11.01 Description of Industrial Zoning Districts

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

#### 11.0 General

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

#### 11.0.1 Definitions

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

demolition debris) or oil field wastes as defined by LSA-R.S. 30:73 et seq.

(b) "Environmental laws" means any and all federal, state and local laws, statutes, Ordinances, rules, regulations, permits, licenses, approvals, guidance, interpretations, orders of courts and governmental agencies or authorities and all other legal requirements relating to, regulating, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or materials or the protection of human health or the environment, as now or at any time hereafter in effect, including, but not limited to, requirements pertaining to the manufacture, processing, distribution, use, treatment, storage, disposal, transportation, handling, reporting, licensing, permitting investigation or remediation of hazardous material. Environmental laws include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act [42 U.S.C. §9601, et seq., "CERCLA"], the Hazardous Materials Transportation Act [49 U.S.C. §1801 et seq.], the Resource Conservation and Recovery Act [42 U.S.C. §6901 et seq.], the Clean Water Act [33 U.S.C. § 1251 et seq.], the Clean Air Act [42 U.S.C. §7401 et seq.], the Toxic Substances Control Act [15 U.S.C. §2601 et seq.], the Safe Drinking Water Act [42 U.S.C. §300 et seq.], the Environmental Protection Agency's regulations appearing under title 40, Code of Federal Regulations, the Occupational Safety and Health Act [29 U.S.C. §651 et seq.], and any "Superfund", "Superlien" or environmental liability act, as such laws have been amended or supplemented and any analogous future federal, or coextensive, correlative or analogous present or future applicable state or local statutes or Ordinances and the rules and regulations promulgated thereunder.

(c) *"Appendix A, Zoning Definitions" is attached hereto and made a part hereof;*

## **11.1 LIGHT INDUSTRIAL- LI INDUSTRIAL DISTRICTS**

### **11.1.1 Purposes**

The "Light Industrial District" is intended to provide locations for certain industries, manufacturing firms or other industrial related businesses and enterprises in areas near residential or commercial development that will not significantly detract from the residential or commercial

desirability of the area. Permissible uses within the Light Industrial Districts include facilities which store, sell or distribute unopened containerized hazardous substances entirely within completely enclosed buildings or containment areas meeting applicable state or federal laws and regulations.

#### **11.1.2 Permitted Uses**

Table 10 establishes all uses permitted within Light Industrial Districts.

#### **11.1.4 Uses Prohibited**

All uses except those listed in Table 10 are specifically prohibited in Light Industrial Districts.

### **11.2 GENERAL INDUSTRIAL - GI GENERAL INDUSTRIAL DISTRICTS**

#### **11.2.1 Purposes**

A. The "General Industrial District," is intended to provide areas for manufacturing, industrial and general wholesale and warehousing uses.

*B. Permissible uses within the General Industrial District include facilities which store, sell or distribute unopened containerized hazardous materials or substances entirely within completely enclosed buildings or containment areas meeting applicable state or federal laws or regulations, and any site which uses or stores any hazardous materials or substances or which temporarily (less than 90 days) stores hazardous waste generated in conjunction with onsite industrial processes.*

#### **11.2.2 Permitted Uses**

A. Table 10 establishes all uses permitted within General Industrial Districts.

#### **11.2.3 Uses Prohibited**

All uses except those listed in Table 10 are specifically prohibited in General Industrial Districts

### **11.3 Hazardous Waste Treatment, Storage or Disposal Sites Prohibited**

A. All activities which handle, treat, store or otherwise involve hazardous wastes, substances or materials, except as specifically provided for in Sections 11.1 and 11.2, are prohibited within the City of Broussard.

B. The following sites, developments, buildings, structures, facilities or activities are specifically prohibited within the boundaries of the City of Broussard. Any facility may be required to establish, to the satisfaction of the City of Broussard, that discharges from the facility to the Broussard Publically Owned Treatment Works (POTW) should not be prohibited.

1. Solid or Hazardous Waste Treatment, Storage or Disposal Sites or Landfills, or Oilfield Waste Treatment, Storage or Disposal Sites.

2. Facilities, businesses or activities which would

(a) cause damage, pass through or interference of any nature with the Broussard Publically Owned Treatment Works (POTW) or the wetlands associated with the POTW or receiving waters therefrom; or

(b) which would have a prohibited discharge under 40 CFR 403 or which would qualify as a categorical discharger under federal or

state laws or regulations unless such facility is in compliance with City of Broussard Ordinance #149 such that no discharge of any nature from a Categorical Industry's (as defined in 40 CFR Chapter I, Subchapter N, Parts 405-471) industrial waste stream is made to the POTW unless such discharges are regulated and monitored by the LDEQ, and further that the LDEQ has authorized the POTW for receipt of such regulated discharge, or

(c) which would qualify as a major source of air emissions under federal or state laws or regulations.

### **11.3.2 Construction and demolition debris facilities (Type III Landfills)**

Construction and demolition debris facilities (Type III Landfills), as permitted by the Louisiana Department of Environmental Quality, may be located in a GI District if the following conditions are met:

1. the perimeter of the site shall not be closer than one thousand (1000) feet to the nearest residence or water well.
2. the perimeter of the site shall be screened/buffered from adjacent properties and roadways by foliage, trees or permanent fencing adequate to fully shield the operations of the facility from public view;
3. the facility shall provide:
  - A. a development plan which shall at a minimum include:
    - (1) a natural/historic resources inventory including natural features, such as bayous, streams, wetlands, protected habitat and scenic views which are located on the proposed location and/or may be affected by the facility; and
    - (2) historic buildings and structures within 1/4 mile of the perimeter of the site.

B. A map showing the relationship of the site to the surrounding area and the use of adjacent land.

C. A land use plan showing:

- (1) The general locations of the points of access to the site.
- (2) The locations and uses of all buildings and structures on the site.
- (3) The location of land to be dedicated to landfill use.
- (4) A cross section of the proposed landfill showing depth of the base of the landfill and any underground aquifer
- (5) Layout of the arterial road system together with the locations of highways and streets serving the site.
- (6) Design of regional stormwater management and the location of all sewer, water and storm drainage lines, and all easements and rightsof-way, existing or proposed, including storm water management and sewage lines, lift stations and related facilities drawings and calculations, and plans for siltation and erosion control, both during and after construction
- (7) An electronic copy of all permits, certifications, authorizations or other state or federal documents authorizing or providing permission for the facility to operate.



Table 10

## Commercial and Industrial Districts – Permitted Land Use

Page 1

P = permitted use      - = not permitted

## GENERAL RETAIL

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

CN – Neighborhood Commercial

CC – Community Commercial

CA – Ambassador Cafferey Commercial

CO – Office Commercial

LI – Light industrial

GI – General Industrial

**Table 10 Commercial and Industrial Districts – Permitted Land Use**

**P = permitted use      - = not permitted**

**ENTERTAINMENT AND RECREATION**

<b>USE</b>	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	<b>NOTES</b>
Adult club/business/sales	-	-	-	-	-	-	variance required
Athletic club/Fitness Center/Spa	P	P	P	P	P	-	
Campground/Park	-	P	-	-	P	-	
Stadium/Field/Arena	-	P	-	-	P	-	
Sports Facility (indoor)	-	P	P	-	P	-	
Commercial recreation <3 acres	P	P	P	-	P	-	
Commercial recreation >3 acres	-	P	P	-	P	-	
Theater (indoor)	P	P	P	-	P	-	
Theater (outdoor)	-	P	P	-	P	-	
Casino	-	P	P	-	P	P	if state licensed
Amusement Park	-	P	P	-	P	P	inc. water park
	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	

CN – Neighborhood Commercial  
 CC – Community Commercial  
 CA – Ambassador Cafferey Commercial

CO – Office Commercial  
 LI – Light industrial  
 GI – General Industrial

**Table 10 Commercial and Industrial Districts – Permitted Land Use**

**P = permitted use      - = not permitted**

**FOOD SERVICE**

<b>USE</b>	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	<b>NOTES</b>
Liquor sales	P	P	P	P	P	-	
Restaurant, counter service	P	P	P	P	P	-	
Restaurant, table service	P	P	P	P	P	-	
Drive-through food/liquor sales	P	P	P	P	P	-	
Entertainment (with food)	P	P	P	P	P	-	sports bar, etc.
Catering service	P	P	P	P	P	-	
	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	

CN – Neighborhood Commercial  
 CC – Community Commercial  
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CO – Office Commercial  
 LI – Light industrial  
 GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use							Page 4
P = permitted use      - = not permitted							
<b>HUMAN HEALTH AND VETERINARY SERVICES</b>							
USE	CN	CC	CA	CO	LI	GI	NOTES
Ambulance service	P	P	P	P	P	P	
Emergency/Quick medical care	P	P	P	P	P	-	
Hospital	-	P	P	-	P	-	
Medical Offices	P	P	P	P	P	-	
Nursing/Retirement Home	-	P	P	-	-	-	
Family/Child day care	P	P	P	P	-	-	
Homeless Shelter	P	P	-	-	-	-	
Halfway house	-	P	-	-	-	-	CC = Hwy 90 only
Animal clinic or grooming	-	P	P	-	P	-	
Animal hospital	-	P	P	-	P	-	
Animal kennel	-	-	-	-	P	-	1000' from nearest residence plus sound controls
	CN	CC	CA	CO	LI	GI	

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 CC – Community Commercial  
 CA – Ambassador Cafferey Commercial

CO – Office Commercial  
 LI – Light industrial  
 GI – General Industrial

**Table 10 Commercial and Industrial Districts – Permitted Land Use**

**P = permitted use      - = not permitted**

**GENERAL SERVICES**

<b>USE</b>	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	<b>NOTES</b>
Auction (indoor)	-	P	P	-	P	P	
Auction (outdoor)	-	P	-	-	P	P	
Bed and Breakfast	P	P	P	P	P	-	
Hotel/Motel	-	P	P	P	P	-	
Business Support Services	P	P	P	P	P	P	
Equipment Rental (indoor)	P	P	P	-	P	P	
Equipment Rental (outdoor)	-	P	P	-	P	P	CC = Hwy 90 only
Oilfield Services Rental	-	P	-	-	P	P	CC = Hwy 90 only
Maintenance/Repair/Small Engine	-	P	P	-	P	P	
Antenna or communication facility	-	P	-	-	P	P	See Section 14
Mini-warehouse/Storage	-	P	-	-	P	P	
Contractor/Construction Equip. Sales	-	P	P	-	P	P	CC = Hwy 90 only
Handicraft Shop	P	P	P	-	P	P	
Light Industrial Services	-	-	-	-	P	P	
Laboratory	-	P	-	-	P	P	
Electrical Substations	-	-	-	-	P	P	Variance required
	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	

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**Table 10 Commercial and Industrial Districts – Permitted Land Use**

P = permitted use      - = not permitted

**OFFICES, MEETING HALLS AND PUBLIC BUILDINGS**

USE	CN	CC	CA	CO	LI	GI	NOTES
Banks/Financial/Investment services	P	P	P	P	-	-	
Bail bond services	-	P	-	P	-	-	
Cash Checking services	P	P	-	P	P	-	
Offices-administrative/professional	P	P	P	P	P	P	
Offices - government	P	P	P	P	P	-	
Offices - Medical/dental	P	P	P	P	-	-	
Auditorium/exhibition hall (enclosed)	-	P	P	P	-	-	
Church	P	P	P	P	-	-	
Club/lodge/meeting hall	P	P	P	P	-	-	
Conference Center	P	P	P	P	-	-	
COB Community Center							no zoning required
COB Police or Fire Station							no zoning required
Post Office/Federal Buildings							no zoning required
COB POTW Lift Station/ Sewage Treatment Facility							no zoning required
COB Public Water Supply Facility							no zoning required
COB Public Buildings							no zoning required
COB Rights-of-Way							no zoning required
School - elementary/secondary (public)							School Board lands
Pipelines, conduits, transmission lines, utilities or any other lateral facility							Variance required
	CN	CC	CA	CO	LI	GI	

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 CC – Community Commercial  
 CA – Ambassador Cafferey Commercial  
 COB = City of Broussard

CO – Office Commercial  
 LI – Light industrial  
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**Table 10 Commercial and Industrial Districts – Permitted Land Use**

**P = permitted use      - = not permitted**

**VEHICLE SALES/SERVICE**

<b>USE</b>	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	<b>NOTES</b>
Auto and truck rental	P	P	P	-	P	P	
Auto and truck repair	-	P	-	-	P	P	
Large truck/machinery sales	-	P	P	-	P	P	CC = Hwy 90 only
Recreation vehicle sales	-	P	P	-	P	P	CC = Hwy 90 only
Boat sales	-	P	P	-	P	P	CC = Hwy 90 only
Manufactured homes sales	-	P	-	-	P	P	CC = Hwy 90 only
Trailer/flatbed sales	-	P	P	-	P	P	
Service station	-	P	P	-	P	P	
Oil Change/Fluid Maintenance	-	P	P	-	P	P	
Truck Stop	-	P	-	-	P	P	CC = Hwy 90 only
Vehicle accessory sales	-	P	P	-	P	P	
Vehicle sales and service <3 acres	-	P	-	-	P	P	
Vehicle sales and service > 3 acres	-	P	P	-	P	P	
Vehicle storage or impound yard	-	P	-	-	P	P	CC = Hwy 90 only
Parking facility, commercial	-	P	P	P	P	P	
Private transportation service	P	P	P	-	P	P	
Wrecker/Towing Service	-	P	-	-	P	P	CC = Hwy 90 only
Salvage/Junk Yard	-	-	-	-	-	P	Screening required
	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	

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**Table 10 Commercial and Industrial Districts – Permitted Land Use**

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**AGRICULTURAL/LIVESTOCK/STABLES**

<b>USE</b>	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	<b>NOTES</b>
Farm (3 acres or less)	P	P	P	-	P	P	
Farm (> 3 acres)	P	P	P	-	P	P	
Shooting Range (indoor)	-	P	P	-	-	-	
Zoo	-	P	P	-	P	P	
Stable	P	P	P	-	P	P	
Rodeo Rink	-	P	P	-	P	P	
Rodeo Rink (non-commercial)	-	P	P	-	P	P	
Race Track	-	-	-	-	-	-	Variance required
Dairy Farm	-	-	-	-	-	-	Variance required
Livestock Facilities	-	P	-	-	P	P	
Chicken Coops (commercial)	-	-	-	-	-	-	
Slaughter House/Processing Plant	-	-	-	-	-	-	
	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	

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**Table 10 Commercial and Industrial Districts – Permitted Land Use**

**P = permitted use      - = not permitted**

**MANUFACTURING/RECYCLING**

<b>USE</b>	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	<b>NOTES</b>
Manufacturing Plant/Facility (heavy)	-	-	-	-	-	P	
Manufacturing/assembly (light)	-	P	-	-	P	P	
Cement Plant	-	P	-	-	P	P	CC = Hwy 90 only
Pipeyard/Pipe Cleaning	-	-	-	-	P	P	
Oilfield Equipment Sales/Storage	-	P	-	-	P	P	CC = Hwy 90 only
Metal Working/Welding	-	P	-	-	P	P	
General Metal Fabrication	-	P	-	-	P	P	CC = Hwy 90 only
Recycling collection facility (small)	-	-	-	-	P	P	
Recycling collection/processing facility	-	-	-	-	P	P	
Waste Treatment, Storage, Disposal	-	-	-	-	-	-	Variance required – available in GI only
Sandblasting	-	-	-	-	P	P	Screening required
	<b>CN</b>	<b>CC</b>	<b>CA</b>	<b>CO</b>	<b>LI</b>	<b>GI</b>	

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