

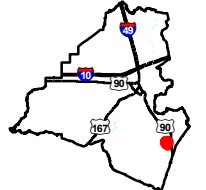
Exhibit H. AC Commercial Site Zoning Map & Documents



AC Commercial Site Zoning Map & Documents

AC Commercial Site
Lafayette Parish, LA

One Acadiana



Lafayette Parish

LEGEND

- Site Boundary (44.94 Ac.±)
- City of Broussard Zoning**
- CA (Ambassador Caffery Commercial District)
- CC (Community Commercial District)
- Light Industrial
- Residential Accessory
- Single-Family Residential
- Existing Roadway**
- 4-Lane State Highway



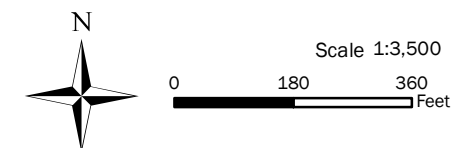
P:\214002\One Acadiana Certified Sites Program\Certified Sites\AC Commercial Site\Cagan Site\CAD\GIS_templates\GIS\Site Zoning Map & Documents.mxd



Date:	8/11/2021
Project Number:	213151
Drawn By:	SEW
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 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 information derived from City of Broussard Zoning Department.



AC Commercial Site Zoning Map & Documents

F. Publicly owned or publicly operated uses.

SECTION 10.0 COMMERCIAL ZONING DISTRICTS

10.01 Description of Commercial Zoning Districts

Neighborhood Commercial District	CN
Community Commercial District	CC
Ambassador Cafferey District	CA
Office Commercial District	CO

10.02 General

This Section provides regulations applicable to development and new land uses in the Commercial Districts as established herein. Commercial Districts are established to implement the applicable comprehensive plans for a general business and commercial districts to which the public requires frequent and convenient access and to promote concentration of commercial development for the mutual advantage of the public and the merchant. These districts are intended to:

- A. Provide separate and distinct allowed commercial uses based on the availability of services, surrounding land uses, and applicable comprehensive plan designation for the area.
- B. Create a balanced, stable and economically viable business environment.
- C. Attract and retain business enterprises.
- D. Encouraging new economic development.
- E. Recognize future employment growth and accommodate such growth through appropriate land use designation.
- F. Encourage sensitive and coordinated development that addresses regional and local impacts to ensure continuity of design.
- G. Allow development that complements the community needs and enhances the overall quality of life for Broussard residents.

10.01 PURPOSE. The purpose of the individual commercial zoning districts is as set forth in the following provisions.

10.01.01 CN (Neighborhood Commercial) District. The CN zoning district provides areas for convenient neighborhood access to daily goods and services. Typical uses include convenience and grocery stores, boutiques, banks and restaurants. Residential land uses may be appropriate, particularly as part of a mixed-use development. (See Table 10 for allowable uses.)

10.01.02 CC (Community Commercial) District. The CC zoning district applies to commercial areas of the City where retail goods and services are available to serve neighborhood and community-wide needs. Typical land uses include larger shopping centers, specialty shopping centers, individual multi-tenant commercial buildings, shopping centers, and other retail establishments that serve the community at large. Residential land uses may be appropriate, particularly as part of a mixed-use development. The CC zoning district also applies to areas with direct frontage on highways or within commercial parks which are appropriate for highway oriented retail and service uses and regional shopping centers that serve a market beyond the Broussard area (See Table 10 for allowable uses.)

10.01.03 CA (Ambassador Cafferey) District. The CA zoning district applies to areas located along Ambassador Cafferey Parkway from Highway 90 to Highway 89 as those areas are located within the City of Broussard. The CA zoning district is intended to stabilize, maintain, and enhance the modern commercial character of the Ambassador Cafferey Parkway as an attractive mix of large retail, office, service, and other business uses. (See Table 10 for allowable uses.)

10.01.04 CO (Office Commercial) District. The CO zoning district is applied to areas intended for office uses and related services. Land uses include professional offices, medical offices and related services, administrative offices, banks and other financial institutions, and related business support services. Personal services and small-scale commercial and retail establishments may be permitted as supporting land uses. Residential land uses may be appropriate as part of a mixed-use project, (See Table 10 for allowable uses.)

10.02 Allowed Uses and Permit Requirements

A. Permitted land uses. The land uses allowed by this Zoning Ordinance in commercial zoning districts are identified in Table 10 (Commercial and Industrial Permitted Land Use) as:

1. "Permitted" land uses are indicated by a "P" on Table 10. Permitted lands uses are allowed on a property without discretion by the City, subject to compliance with all

applicable provisions of this Ordinance.

2. Uses not permitted or not listed. Land uses not permitted are those indicated by a dash "-" on the table. Land uses not listed on the tables are not allowed, except as provided as Variances or Exemptions from Zoning Ordinance Requirements.

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

Table 10 Commercial and Industrial Districts – Permitted Land Use Page 1

P = permitted use - = not permitted

GENERAL RETAIL

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

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

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

Table 10 Commercial and Industrial Districts – Permitted Land Use

P = permitted use - = not permitted

ENTERTAINMENT AND RECREATION

USE	CN	CC	CA	CO	LI	GI	NOTES
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
	CN	CC	CA	CO	LI	GI	

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

USE	CN	CC	CA	CO	LI	GI	NOTES
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	-	
	CN	CC	CA	CO	LI	GI	

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

HUMAN HEALTH AND VETERINARY SERVICES

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	

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

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

Table 10 Commercial and Industrial Districts – Permitted Land Use

P = permitted use - = not permitted

GENERAL SERVICES

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

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

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

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	

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

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

Table 10 Commercial and Industrial Districts – Permitted Land Use

P = permitted use - = not permitted

VEHICLE SALES/SERVICE

USE	CN	CC	CA	CO	LI	GI	NOTES
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
	CN	CC	CA	CO	LI	GI	

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

AGRICULTURAL/LIVESTOCK/STABLES

USE	CN	CC	CA	CO	LI	GI	NOTES
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	-	-	-	-	-	-	
	CN	CC	CA	CO	LI	GI	

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

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