

Exhibit C. Double D Site Zoning Map & Documents



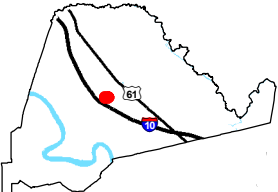
Baton Rouge Area Chamber®



Double D Site Zoning Map & Documents

Double D Site
Ascension Parish, LA

BRAC



Ascension Parish

LEGEND

Site Boundary

City of Gonzales Zoning

- B1 - Limited Business District
- C1 - Limited Commercial District
- C2 - Commercial District
- I1 - Limited Industrial District
- R15 - Single Family Low Density
- R3M - Multifamily High Density
- R3TH - Multifamily Medium high Density
- R8 - Single Family Medium Density

Existing Roadway

- Urban State Highway
- Local Roads
- Stream
- Parish Boundary



Date: 6/11/2019
Project Number: 212161
Drawn By: EEB
Checked By: TMK

CSRS
IMAGINE SHAPE DELIVER
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P:\212161\Sites Under Contract\024 - Double D Site\CAD\GIS templates\GIS\Exhibit C. Double D Site Zoning Map & Documents.mxd

- 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 <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
 3. Zoning data derived from City of Gonzales Zoning Map found at <http://host.cdsmithgis.com/gonzalesla/>



Scale 1:5,000
0 260 520 Feet

Double D Site Zoning Map & Documents

(22-2)(b)(18) C-2 district regulations. Commercial.

a. *Allowed uses.*

1. *Allowed residential use categories.* All group living; all social service.
2. *Allowed public use categories.* All civic; all parks and open space; all minor utilities; all major utilities (SUP required).
3. *Allowed commerce use categories.* All commercial parking; all day care; all indoor recreation, except: adult oriented establishment (prohibited); all medical; all office; all outdoor recreation (SUP required) except: campground, travel trailer park, RV park (prohibited), hunting and fishing preserve (prohibited), retreat center (prohibited); all overnight lodging; all passenger terminal (SUP required); all personal service; all restaurant/bar; all retail sales; all vehicle sales; all water-oriented.
4. *Allowed employment use categories.* All heavy commercial; all research and development; all self-service storage; all vehicle service; all warehouse and distribution (SUP required for greater than ten thousand (10,000) square feet and for all outdoor storage yards); all waste-related service (prohibited), except: recycling facility (SUP required).
5. *Allowed open use categories.* None allowed.

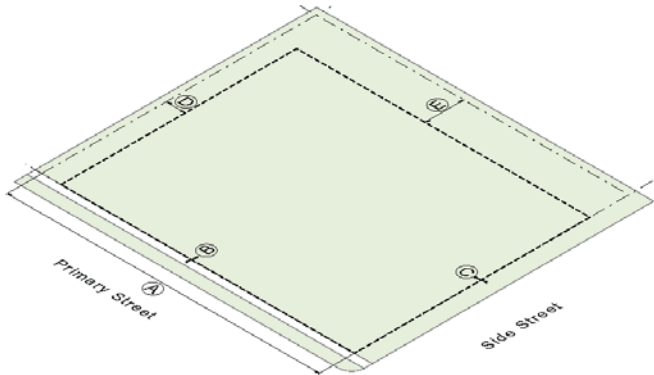
b. *Maximum density.* Not applicable.

c. *Development standards.*

1. *Lot and setback requirements.*

Lot		
	Area (min square feet)	6,000
	Building coverage (max)	45%
	Impervious coverage (max)	90%
A	Width (min)	50'

Structure Setbacks		
B	Front (min)	0'
C	Side, street (min)	0'
D	Side, interior (min)	0'
E	Rear (min)	0'



2. Building requirements.

Principal Structure Height		
Ⓕ	Stories (max)	n/a ⁺
Ⓕ	Feet (max)	n/a ⁺
Ⓒ	Ground story elevation (min)	n/a
Bulk Plane		
	Bulk plane abutting R-AG-5 thru R-3-Z districts (1:1 above 40') required	Yes
Accessory Structure Height		
	Stories (max)	2
	Feet (max)	30'
⁺ Subject to fire department approval		

