

Exhibit J2: Zoning Map

Property Assessment and Zoning

Industrial Park East

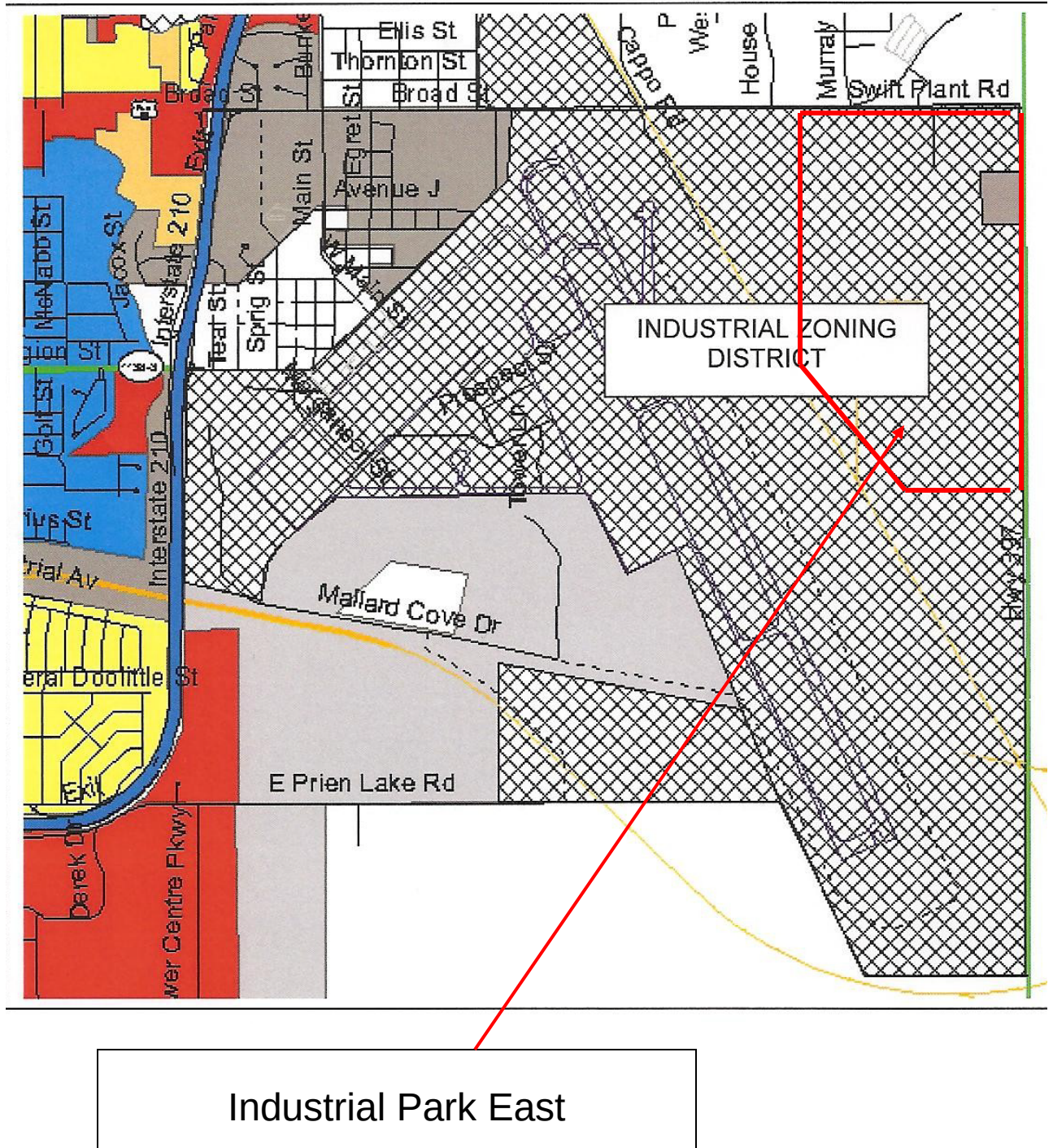


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Sec. 5-305. Industrial District.

- (1) *Purpose.* To provide an area for the development of manufacturing uses and to limit uses in the district to those, which are tolerant of the traffic, noise and odor attendant with manufacturing process.
- (2) *Permitted uses:*
 - (a) General retail sales and services establishments.
 - (b) Wholesale.
 - (c) Warehousing.
 - (d) Industrial uses.
 - (e) Offices.
 - (f) Public uses.
 - (g) Agriculture.
 - (h) Towers; provided that the use conforms to Sec. 5-212.
- (3) *Development Standards.* All development in the Industrial District shall conform to the development standards set out in Figure 5:

INDUSTRIAL DISTRICT
Figure 5.

Use	Density	Lot Size (square feet)	Front (feet)	Yards Side (feet)	Rear (feet)	Max Height (feet)
General retail and service	FAR 1	5,000	10	5	5	50
Wholesale	FAR 1	5,000	10	5	5	50
Warehousing	FAR 1	5,000	10	5	5	50
Manufacturing	FAR 1	5,000	10	5	5	50
Offices	FAR 1	5,000	10	5	5	50
Public uses	FAR 1	5,000	10	5	5	50
Towers	≤ 120 feet then 1 mile radius <120 feet then ½ mile radius	10,000	½ height	½ height	½ height	N/A

- (a) Bars and lounges shall not be permitted if the property line of the proposed use is less than three hundred feet (300') from the nearest property line of any land located in a Residential Dwelling District or Neighborhood District. For purposes of this subsection, a bar or lounge shall be defined as an establishment that serves alcohol which is not eligible for a Restaurant endorsement permit pursuant to the Code of Ordinances for the City of Lake Charles, Sec. 3-8.1.