

Exhibit F. Gateway II Site Zoning Regulations

17-2013. Heavy Industrial (HI)

- A.** Heavy Industrial is characterized as high-impact manufacturing, compounding, processing, treatment and other uses that by their very nature create a certain real or potential nuisance and which are not compatible with nearby residential and commercial developments. Among the uses anticipated in the Heavy Industrial Zone are processing and storage, refineries, tank farms, foundries, primary metals and other enterprises whose raw materials, goods-in-process or finished products could be characterized as toxic, noxious, hazardous, odiferous, explosive, radioactive or otherwise potentially harmful to nearby neighbors if improperly handled. Heavy Industrial anticipates a requirement for the development of extensive on-site and off-site transportation infrastructure such as liquid and break-bulk river terminals, rail access and storage yards, tanker truck loading and unloading and other infrastructure. Limited retail sales are permitted in Heavy Industrial zones.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC12-07, 8/16/12;)

- B.** Commentary: Industrial development will be concentrated in areas which are already providing a site for industry. This district is adequately served by infrastructure. Concentrating industrial development in this district also minimizes the public safety risks from production and transportation. In addition, concentrating truck traffic will reduce the maintenance costs on parish roads. This zone incorporates all property set forth as industrial property in **Section 17-10**, Industrial Areas.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

17-2014. Crossroad Commercial District (CC)

- A.** This district serves the commercial needs of the outlying residents in the parish. The purpose of this district is to disperse commercial development opportunities throughout the parish, while minimizing the adverse impact on traffic flows.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

- B.** Commentary. Most of the commercial development in the parish should be focused on mixed use corridors, where the roads can handle traffic volumes. At the same time, residents in the outlying areas of the parish need convenience retail of standalone stores or smaller neighborhood convenience centers. To reduce congestion on rural roads and improve road access, these commercial buildings should be located at intersections.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

17-2015. Medium Intensity Residential District (RM)

- A.** This district is designated for residential development, including multifamily dwellings and subSections. This district exists largely outside the 100 year flood

plain and in the northern part of the parish where planned water and sewer systems can support more intensive development. Commercial development in this district should be limited and located at highway intersections.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

- B.** Commentary: This district is designed to be adjacent to high intensity mixed use corridors, but commercial development should not be allowed to disrupt the residential character of this district. In addition to single family houses, town houses, garden homes and apartment buildings are intended for this district.

(DC03-01, 1/9/03; DC09-09, 12/17/09)

17-2016. Medium Industrial (MI)

- A.** Medium Industrial is intended to accommodate heavier forms of fabrication, assembly, processing and storage, and larger scale warehousing & distribution that, by nature, may create an infrequent visual, audio or scent nuisance to nearby residential and commercial developments. Medium Industrial anticipates that some components of finished products may be produced on site and assembled into a final product. Retail sales are not permitted Medium Industrial Zones excepting when they can be proven to be auxiliary to the process (for example, an outlet store for products manufactured or warehoused within the facility). Medium Industrial anticipates a moderate to heavy volume of vehicular traffic. While periodic movement and storage of rail cars is permitted in a Medium Industrial Zone, such activity should be limited in frequency so as to not present a persistent obstacle to the free flow of traffic in the vicinity of the establishment. Large scale warehousing & distribution centers are allowed in Medium Industrial zones with the caveat that appropriate steps shall be taken to properly plan and develop internal roadways and connections to public streets that promotes the free flow of traffic in the area.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC12-07, 8/16/12;)

- B.** Commentary: This district provides a public safety buffer between large-scale residential and commercial development and industrial plants. These plants pose a serious public health risk which must be carefully managed. Beginning in 1985, the chemical industry operating in Ascension Parish established the Community Awareness Emergency Response, or CAER, Committee. The Ascension Parish Chemical Industry's CAER Committee has installed a 26-siren community alerting system, designed to be heard within an approximate radius of 2.5 miles of each plant, in the area in which the plants are located. The system will provide effective early warning for the community. The Medium Industrial District falls within this community alerting system and is designed to discourage high density residential development within this warning zone.

(DC03-01, 1/9/03; DC09-09, 12/17/09 DC12-07, 8/16/12;)

(Y = Permitted)
(CA = Contract Agreement)

**TABLE A
PERMITTED USES BY DISTRICT**

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Agricultural Uses (Light)											
	Farming & Livestock related activities				Y	Y	Y	Y	Y	Y	
Agricultural Uses (Heavy)											
	Commercial Type Animal Facility					Y	Y		Y		
Residential Uses											
	Single family residential	Y	Y	Y	Y	Y	Y	Y ₁	Y ₁		
	Town houses	Y	Y	Y							
	Multi-family residential, apartments	CA		CA							
	Mobile home parks	Y		Y							
	Mobile home subdivisions	Y		Y							
Recreational and Institutional Uses											
	Airports										Y
	Camps					Y	Y				
	Cemeteries	CA		CA	CA	CA	CA				
	Churches, clubs and fraternal organizations	CA	CA	CA	CA	CA	CA				
	Community buildings, police and fire stations	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA
	Educational facilities - public elementary and high schools and private schools with a curriculum similar to public kindergartens, elementary and high school	CA		CA	CA	CA	CA				
	Education facilities – commercial schools	CA	CA	CA				CA			
	Medical facility (hospitals, nursing homes)	CA	CA	CA	CA	CA	CA	CA	CA	CA	

(1) Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions.

**TABLE A
PERMITTED USES BY DISTRICT**

(Y = Permitted)
(CA = Contract Agreement)
(CU = Conditional Uses)

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Recreational & Institutional Uses (cont.)											
	Medical and Dental Clinic	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA
	Indoor amusement and entertainment facilities including, such as bowling alleys, gaming devices, billiard parlors, movie theaters	CA		CA							
	Outdoor amusement and entertainment facilities	CA		CA							
	Post offices	CA	CA	CA	CA	CA	CA				
	Public utilities including equipment and supply storage	Y		Y	Y	Y	Y	Y	Y	Y	Y
	Public utility stations and public services	Y		Y	Y	Y	Y	Y	Y	Y	Y
	Recreational facilities, public & Private	CA		CA	CA	CA	CA				
	Transmission towers (2)	CU		CU	CU	CU	CU	CU	CU	Y	CU
	Travel trailer parks for tourists					Y	Y				
Commercial Uses											
	Adult businesses	Y									
	Animal hospital and veterinarian offices, provided animals are kept inside, otherwise see "Kennels"	Y	Y	Y							
	Auto and truck major repairs including such services as repair, reconditioning, painting, body and fender work, upholstery and seat covering.	Y		Y				Y	Y		

(2) No conditional use on property owned by the Parish

(Y = Permitted)
(CA = Contract Agreement)

**TABLE A
PERMITTED USES BY DISTRICT**

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Commercial Uses (cont.)											
	Auto and truck sales, rental and repair	Y		Y					Y		
	Auto service stations and car wash	Y		Y					Y		
	Office Activity	Y	Y	Y				Y	Y		
	Barber and beauty shops	Y	Y	Y							
	Bars and lounges	Y		Y							
	Boat sales	Y		Y				Y			
	Bed and breakfast	Y	Y	Y				Y	CA		
	Daycare	Y	Y	Y							
	Dry cleaning pick-up stations	Y	Y	Y							
	Exterminating, fumigating, septic tank pumping, furnace cleaning	Y							Y	Y	
	Florists, greenhouses	Y	Y	Y							
	Funeral establishments	Y	Y	Y							
	Funeral establishments/Crematorium	Y		Y							
	Kennels	Y				Y	Y				
	Mini-warehouses	Y		Y				Y	Y		
	Minor Repair & Maintenance of Personal Vehicles including such services as brake part replacement, minor tune up, change of oil and filter, repair of flat tire, lubrication and other similar operations. No activities shall be conducted outside a fully enclosed garage or result in any vehicle being inoperable for a period in excess of twenty-four (24) hours.	Y	Y	Y				Y	Y		
	Mobile home and trailer sales	Y		Y				Y	Y		
	Monument sales	Y		Y							
	Motels and hotels	Y		Y							
	Service & Goods Oriented shopping	Y	Y	Y				CA			
	Restaurants	Y	Y	Y				CA			
	Sales and service of commercial and industrial supplies and equipment	Y		Y				Y	Y	Y	
	Sales and storage of construction materials	Y		Y				Y	Y	Y	

(Y = Permitted)
(CA = Contract Agreement)

**TABLE A
PERMITTED USES BY DISTRICT**

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Commercial Uses (Cont.)											
	Self service laundries	Y		Y							
	Signs, on-site use advertising	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Signs, off-site signs including billboards, panels and other advertising signs	Y		Y					Y	Y	
	Truck stops, including servicing and minor repairs, but excluding truck terminals and their storage warehouse	Y							Y	Y	
Industrial Uses											
	Light industrial Structures & Facilities	Y						Y	Y	Y	
	Dry cleaning plants	Y						Y	Y	Y	
	Printing Plants	Y						Y	Y		
	Warehouses	Y						Y	Y	Y	Y
	Wholesale business and storage	Y						Y	Y	Y	
	Heavy industrial uses									Y	
	Bulk material storage								Y	Y	
	Chemical plants									Y	
	Concrete mixing								Y	Y	
	Rail terminals								Y	Y	
	Resource recovery plants									Y	
	Unenclosed automobile or heavy equipment storage								Y	Y	
	Outdoor storage lots and yards								Y	Y	
	Wrecking and salvage yards								Y	Y	

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 (CA = Contract Agreement)

**TABLE A
 PERMITTED USES BY DISTRICT**

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Industrial Uses (Cont.)											
	Ponds or dirt pits				Y	Y	Y	Y	Y	Y	
	Recycling collection centers	Y							Y	Y	
	Recycling operations centers								Y	Y	
	Truck terminals and storage yards								Y	Y	

**TABLE B
SITE REQUIREMENTS BY DISTRICT
RESIDENTIAL**

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER (4)	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER (4)	MINIMUM FRONT SETBACK (FEET) FROM PROPERTY LINE (2)(3)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)(3)	MINIMUM REAR SETBACK (2)	MINIMUM SIDE SETBACK (FEET) (2)	MAXIMUM BLDG HEIGHT (FEET)
MU Mix Use Corridors	Single Family 8 Duplex, Zero lot line 10 Townhouses– Comply with subdivision regulations Mobile Home Park Comply with mobile home regulations Multi family residential 20 (1)	Single Family 7,200 sq. ft. Townhouses – 1440 sq. ft. Duplex 8,000 sq. ft. Zero lot line– 4,000 sq. ft. Multi family residential 43,560	Single Family 50 ft. Zero lot line 40 ft. Duplex, Multi family residential 80 ft. Townhouses 16 ft.	NA NA NA NA	25 ft.	55 FT.. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5 ft. Zero lot line 0 one side; 5 opposite Townhouses Comply with subdivision regulations Multi Family/Apart 20 (2)	35 ft.
MU2 Mixed Use Corridors	Single Family 4 Townhouses– Comply with subdivision regulations	Single Family 7,200 sq. ft. Townhouses – 1440 sq. ft.	Single Family 50 ft. Townhouses 16 ft.	NA NA	25 ft	55 FT.. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5 ft. Townhouses Comply with subdivision regulations	35 ft.
CC Crossroad Commercial	Single Family 8 Duplex, Zero lot line 10 Townhouse–Comply with subdivision regulation Mobile Home Park Comply with mobile home regulation Multi family residential 20 (1)	Single Family 7,200 sq. ft. Zero lot line 4,000 sq. ft. Townhouses– 1440 sq. ft. Duplex 8,000 sq. ft. Multi family residential – 43,560 sq. ft.	Single Family 50 feet Zero lot line 40 ft. Townhouses 16 ft. Duplex, Multi family residential 80 ft.	NA NA NA NA	25 ft.	55 FT. or 75 ft. from centerline of any State Hwy	20 ft	Single Family 5 ft. Zero lot line 0 one side; 5 opposite Townhouses Comply with subdivision regulations Multi Family/Apart 20 (2)	35 ft

(1) Maximum number of dwelling units for an entire apartment complex is 48 units; 30 percent of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessory structure being 20'; a six foot fence is required around sides and rear of an apartment development.

(2) The above setbacks are measured from the closest part of a building or structure including but not limited to eaves, overhangs, or cantilevered features to the closest property line or vehicle use corridor(s), whichever is closest to the structure.

(3) On lots fronting on turning circles, t-turnarounds and street corners, the front yard may be reduced to one-half (½) the required front yard.

(4) Measured width at minimum building line.

**TABLE B
SITE REQUIREMENTS BY DISTRICT
RESIDENTIAL**

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER (4)	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER (4)	MINIMUM FRONT SETBACK (FEET) FROM PROPERTY LINE(2)(3)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)(3)	MINIMUM REAR SETBACK (2)	MINIMUM SIDE SETBACK (FEET) (2)	MAXIMUM BLDG HEIGHT (FEET)
RM Medium Intensity Residential	Single Family units 3	Single Family *16,000 Open Ditch St. Design **14,000 Curb & Gutter St. Design **10,500	Single Family 90 ft. Open Ditch 90 ft. Curb & Gutter 70 ft.	90 ft.	25 ft.	55 FT. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5	35 ft.
R Rural	Single Family 2	Single Family 20,000 sq. ft	Single Family 100 ft.	Single Family 100 ft.	25 ft.	55 FT. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft
C Conservation	Single Family 1	Single Family 43,560 sq. ft.	Single Family 100 ft	Single Family 100 sq. Ft.	25 ft.	55 FT. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft.
LI Light Industrial	NONE	Single Family 43,560 sq. ft.	NONE	Detached – 80 ft.	25 ft.	55 Ft. or 75 ft. from centerline of State Hwy	20 Ft.	10 ft.	NONE
MI Medium Industrial	NONE	Single Family 87,000 sq. ft. (1)	Single Family 100 ft.	Single Family 80 ft.	25 ft.	55 Ft. or 75 ft. from centerline of any State Hwy	20 Ft.	10 ft.	NONE
HI Heavy Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

* With Out Central Sewer ** With Central Sewer

(1) Maximum number of dwelling units for an entire apartment complex is 48 units; 30 percent of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessory structure being 20'; a six foot fence is required around sides and rear of an apartment development.

(2) The above setbacks are measured from the closest part of a building or structure including but not limited to eaves, overhangs, or cantilevered features to the closest property line or vehicle use corridor(s), whichever is closest to the structure.

(3) On lots fronting on turning circles, t-turnarounds and street corners, the front yard may be reduced to one-half (½) the required front yard.

(4) Measured width at minimum building line.

**TABLE B
SITE REQUIREMENTS BY DISTRICT
COMMERCIAL**

DISTRICT	MAXIMUM FLOOR AREA (SQUARE FEET)	MINIMUM LOT SIZE (SQUARE FEET)	MINIMUM LOT FRONTAGE (FEET)	MINIMUM FRONT SETBACK FROM PROPERTY LINE (FEET)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (FEET)	MINIMUM SIDE SETBACK (FEET)	MAXIMUM BLDG HEIGHT (FEET)
MU Mix Use Corridors	NONE	16,000	80 (1)	25	55	15	10	35
MU2 Mixed Use Corridors	NONE (3)	16,000	80 (1)	25	55	15	10	35
CC Crossroad Commercial	10,000	16,000	80 (1)	25	55	15	10	35
RM Medium Intensity Residential	NA	NA	NA	NA	NA	NA	NA	NA
R Rural	NA	NA	NA	NA	NA	NA	NA	NA
C Conservation	NA	NA	NA	NA	NA	NA	NA	NA
LI Light Industrial	NONE	10,000	100	25	55	15	10	35
MI Medium Industrial	NONE	10,000	100	25	55	15	10	35
HI Heavy Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

(1) Measured width at minimum building line.

(2) Property which has frontage on any state highway shall have a minimum front setback of 75' measured from the centerline of the highway.

(3) 8500 Maximum floor area per building.