

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3833 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. DEAN PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. GOULD

ON THE 1ST DAY OF MAY 2008

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH OF I-12, WEST OF HOLIDAY SQUARE BOULEVARD, SOUTH OF VERSAILLE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 74.23 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL), C-1 (NEIGHBORHOOD COMMERCIAL) & C-2 (HIGHWAY COMMERCIAL) DISTRICTS TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT. WARD 3, DISTRICT 1. (ZC08-01-007)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-01-007, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts to a PUD (Planned Unit Development) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as PUD (Planned Unit Development) District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts to a PUD (Planned Unit Development) District.

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

EXHIBIT "A"

ZC08-01-007

A portion of ground located in Sections 15 and 16, Township 7 South – Range 11 East, St. Tammany Parish, Louisiana.

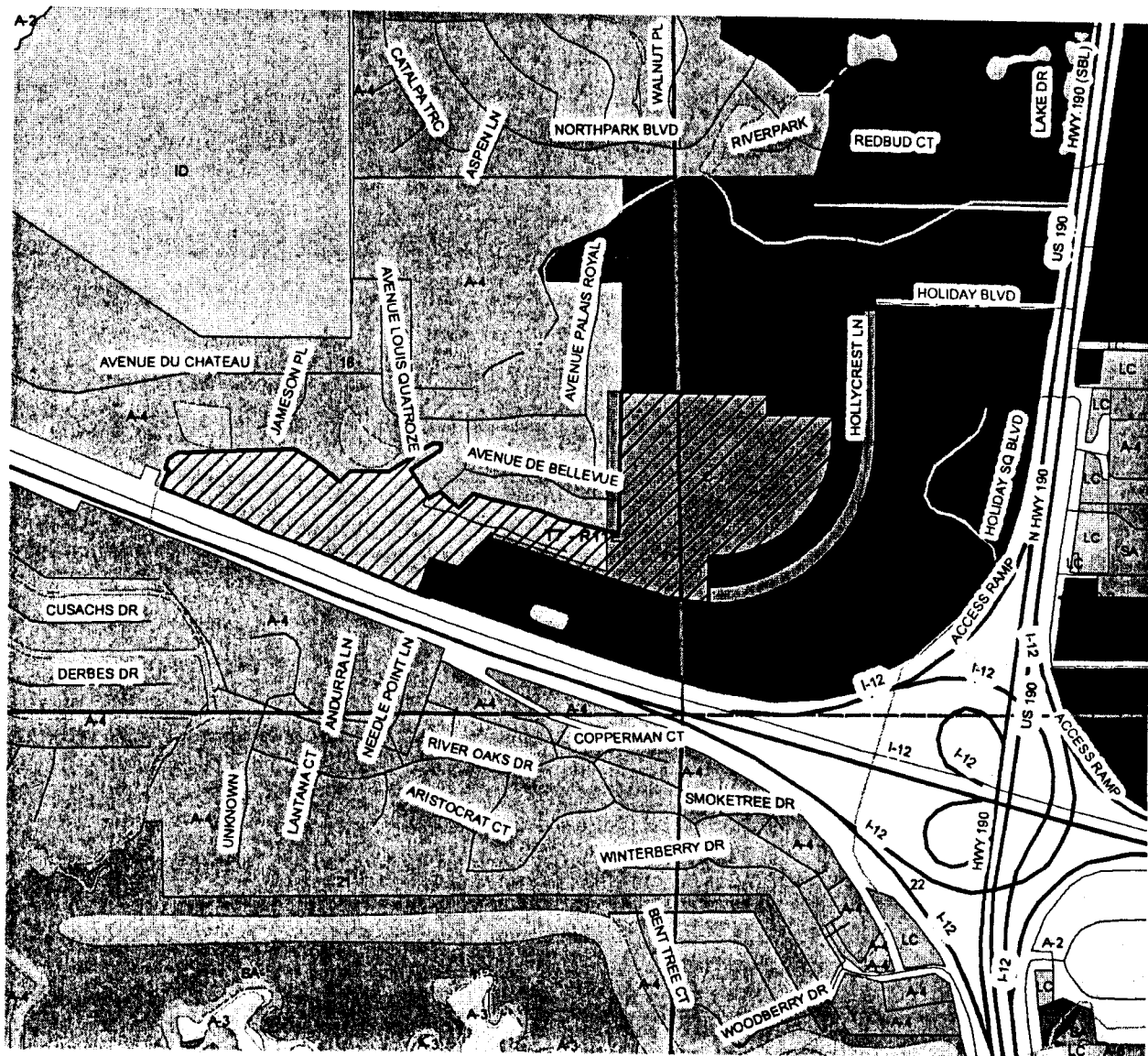
All that certain parcel of ground situated in Sections 15 and 16, Township 7 South – Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:

From the section corner common to Sections 15, 16, 21 and 22, Township 7 South – Range 11 East, go North a distance of approximately 55 feet; thence go North 74 degrees 51 minutes 24 seconds a distance of approximately 135 feet to a point on a non tangent curve, also the Point of Beginning.

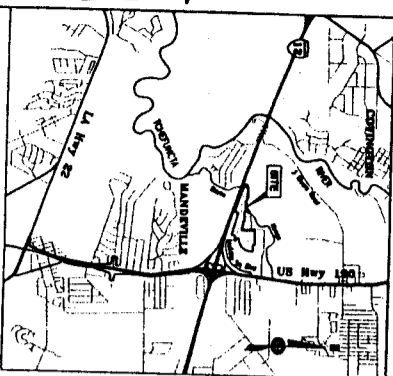
From the Point of Beginning go along a curve to the right having a radius of 22518.31 feet with an arc length of 1564.03 feet with a chord bearing of North 73 degrees 36 minutes 51 seconds West and a chord distance of 1566.71 feet; thence go South 18 degrees 24 minutes 00 seconds West a distance of 250.00 feet to a point on a non tangent curve; thence along a curve to the right having a radius of 22768.31 feet with an arc length of 739.14 feet with a chord bearing of North 70 degrees 41 minutes 25 seconds West and a chord distance of 739.11 feet; thence go North 69 degrees 45 minutes 37 seconds West a distance of 1196.48 feet; thence go North 21 degrees 14 minutes 23 seconds East a distance of 100.00 feet; thence go North 69 degrees 45 minutes 37 seconds West a distance of 29.87 feet; thence go North 18 degrees 54 minutes 19 seconds East a distance of 66.76 feet; thence go North 53 degrees 22 minutes 01 seconds East a distance of 74.44 feet; thence go North 86 degrees 26 minutes 50 seconds East a distance of 770.71 feet; thence go South 61 degrees 05 minutes 31 seconds East a distance of 161.23 feet; thence go South 52 degrees 42 minutes 23 seconds East a distance of 208.84 feet; thence go North 44 degrees 59 minutes 26 seconds East a distance of 108.16 feet; thence go North 38 degrees 15 minutes 12 seconds East a distance of 50.64 feet; thence go South 89 degrees 38 minutes 33 seconds East a distance of 249.76 feet; thence go North 55 degrees 46 minutes 22 seconds East a distance of 353.98 feet; thence go North 88 degrees 50 minutes 43 seconds East a distance of 61.03 feet; thence go South 01 degrees 07 minutes 36 seconds East a distance of 40.39 feet; thence go South 55 degrees 41 minutes 32 seconds West a distance of 250.00 feet; thence go South 34 degrees 18 minutes 28 seconds East a distance of 227.02 feet to a point on a non tangent curve; thence go along a curve to the left having a radius of 1069.14 feet with an arc length of 92.09 feet with a chord bearing of North 56 degrees 43 minutes 34 seconds East and a chord distance of 92.06 feet to a point on a non tangent curve; thence go along a curve to the left having a radius of 259.58 feet with an arc length of 163.08 feet with a chord bearing of South 49 degrees 59 minutes 55 seconds East and a chord distance of 160.41 feet; thence go North 42 degrees 55 minutes 25 seconds East a distance of 140.28 feet; thence go South 73 degrees 12 minutes 21 seconds East a distance of 125.00 feet; thence go South 79 degrees 52 minutes 15 seconds East a distance of 291.73 feet; thence go South 71 degrees 30 minutes 11 seconds East a distance of 283.92 feet; thence go South 80 degrees 11 minutes 57 seconds East a distance of 314.99 feet; thence go North 01 degrees 17 minutes 49 seconds West a distance of 923.91 feet; thence go North 88 degrees 50 minutes 43 seconds East a distance of 990.00 feet; thence go South 01 degrees 17 minutes 49 seconds East a distance of 134.30 feet; thence go North 89 degrees 23 minutes 56 seconds East a distance of 440.00 feet; thence go South 01 degrees 22 minutes 18 seconds East a distance of 131.06 feet; thence go along a curve to the right having a radius of 823.63 feet with an arc length of 1350.07 feet with a chord bearing of South 45 degrees 35 minutes 14 seconds East and a chord distance of 1203.92 feet; thence go South 01 degrees 19 minutes 41 seconds East a distance of 200.37 feet to a point on a non tangent curve; thence go along a curve to the left having a radius of 1023.63 feet with an arc length of 189.69 feet with a chord bearing of North 86 degrees 28 minutes 46 seconds East and a chord distance of 189.42 feet; thence go South 08 degrees 44 minutes 54 seconds East a distance of 80.12 feet to a point on a non tangent curve; thence go along a curve to the right having a radius of 1103.63 feet with an arc length of 385.99 feet with a chord bearing of South 88 degrees 43 minutes 43 seconds East and a chord distance of 384.03 feet; thence go South 11 degrees 05 minutes 41 seconds West a distance of 260.80 feet back to the Point of Beginning;

Said parcel contains 74.23 acres of land more or less.

CASE NO.: ZC08-01-007
PETITIONER: Mark Johnson
OWNER: Versaille LLC
REQUESTED CHANGE: From A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts to PUD (Planned Unit Development) District
LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versaille Subdivision; S15 & 16, T7S, R11E; Ward 3, District 1
SIZE: 74.23 acres



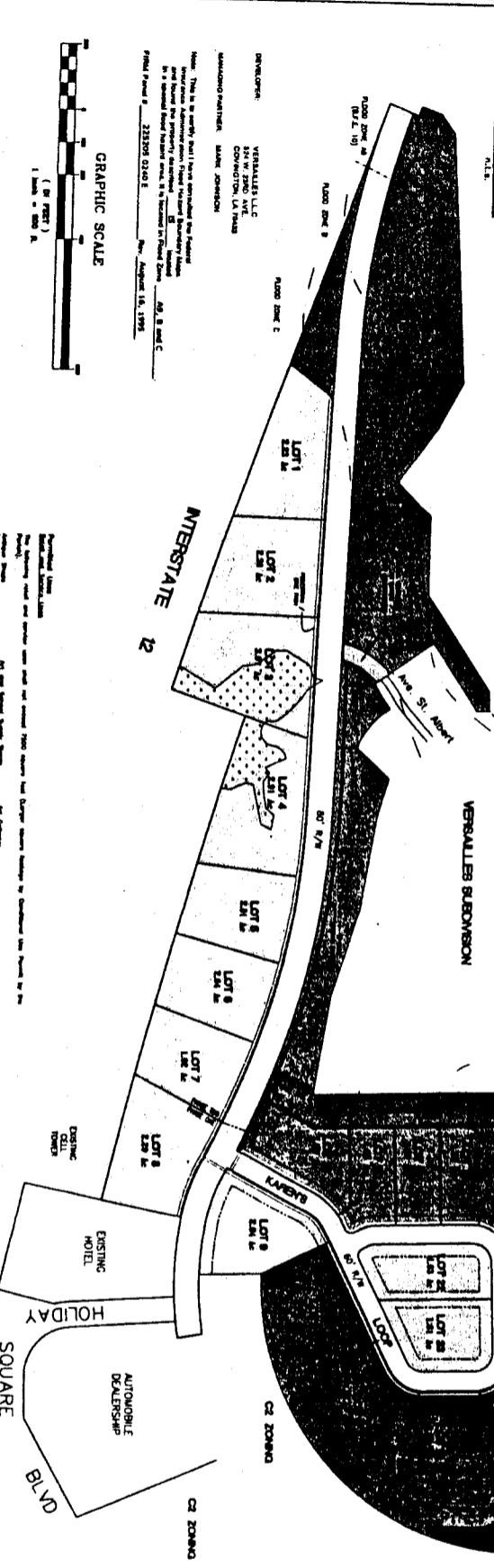
2008-01-007



CONCEPTUAL PLAN FOR REZONING VERSAILLES BUSINESS PARK

A PLANNED UNIT DEVELOPMENT
SECTIONS 15 & 16 TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

ACRES	14.23	NET ACRES	13.21
STREET FRONT OF LOT	80 FT. & 60 FT.	CONCRETE	NO. OF LOTS
LAND FRONT	1,000 FT.	ROAD SERVICE	PROPOSED ZONING
LAND DEPTH	1,000 FT.	SEWER SYSTEM	4.54 IN. LT
LAND WIDTH	1,000 FT.	STREET LIGHTS	STREET LIGHTS



DEVELOPER:
VERSAILLES, L.L.C.
220 N. 20TH AVE.
CONOVERVILLE, LA 70048

MANAGING PARTNER: MARK JOHNSON

NOTE: This is a conceptual plan and is not intended to be used for any other purpose. It is subject to change without notice. The information contained herein is for informational purposes only and does not constitute an offer of any securities. The information contained herein is not intended to be used for any other purpose. The information contained herein is not intended to be used for any other purpose.

RESTRICTIVE COVENANTS:

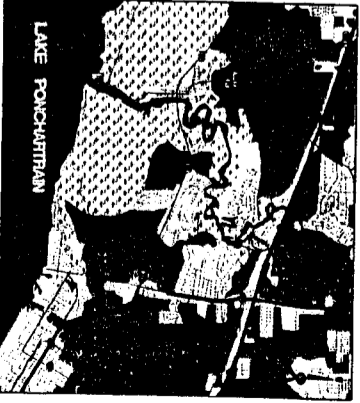
1. NO DISTURBANCE OF OCCUPANCY SHALL BE PERMITTED BY ANY PARTY, AND NO CONSTRUCTION SHALL BE PERMITTED BY ANY PARTY, UNLESS THE SAME IS IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
2. CONSTRUCTION OF ANY BUILDING, INCLUDING REPAIRS, IS PERMITTED BY ANY PARTY ONLY IF THE SAME IS IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
3. NO CONSTRUCTION OF ANY BUILDING, INCLUDING REPAIRS, SHALL BE PERMITTED BY ANY PARTY UNLESS THE SAME IS IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
4. NO LOT SHALL BE PARTIALLY SUBDIVIDED UNLESS THE REASON THEREFOR IS THE DEATH OF THE OWNER OF THE LOT.
5. EACH SUBDIVISION OF ANY LOT SHALL BE IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
6. THE RESTRICTIVE COVENANTS AND RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA, SHALL APPLY TO ALL LOTS AND SUBDIVISIONS OF LOTS.
7. THE RESTRICTIVE COVENANTS AND RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA, SHALL APPLY TO ALL LOTS AND SUBDIVISIONS OF LOTS.
8. THE RESTRICTIVE COVENANTS AND RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA, SHALL APPLY TO ALL LOTS AND SUBDIVISIONS OF LOTS.
9. THE RESTRICTIVE COVENANTS AND RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA, SHALL APPLY TO ALL LOTS AND SUBDIVISIONS OF LOTS.
10. THE RESTRICTIVE COVENANTS AND RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA, SHALL APPLY TO ALL LOTS AND SUBDIVISIONS OF LOTS.

DEVELOPMENT NOTES:

1. THE SUBDIVISION OF ANY LOT SHALL BE IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
2. CONSTRUCTION OF ANY BUILDING, INCLUDING REPAIRS, IS PERMITTED BY ANY PARTY ONLY IF THE SAME IS IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
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Lot No.	Area (Acres)	Front Footage (ft)	Depth (ft)	Width (ft)	Notes
LOT 1	0.5	80	100	160	
LOT 2	0.5	60	100	160	
LOT 3	0.5	80	100	160	
LOT 4	0.5	80	100	160	
LOT 5	0.5	80	100	160	
LOT 6	0.5	80	100	160	
LOT 7	0.5	80	100	160	
LOT 8	0.5	80	100	160	
LOT 9	0.5	80	100	160	
LOT 10	0.5	80	100	160	
LOT 11	0.5	80	100	160	
LOT 12	0.5	80	100	160	
LOT 13	0.5	80	100	160	
LOT 14	0.5	80	100	160	
LOT 15	0.5	80	100	160	
LOT 16	0.5	80	100	160	
LOT 17	0.5	80	100	160	
LOT 18	0.5	80	100	160	
LOT 19	0.5	80	100	160	
LOT 20	0.5	80	100	160	
LOT 21	0.5	80	100	160	
LOT 22	0.5	80	100	160	
LOT 23	0.5	80	100	160	
LOT 24	0.5	80	100	160	
LOT 25	0.5	80	100	160	
LOT 26	0.5	80	100	160	
LOT 27	0.5	80	100	160	
LOT 28	0.5	80	100	160	

Area	Area (Acres)	Front Footage (ft)	Depth (ft)	Width (ft)	Notes
AREA ONE	12.96	1,000	100	100	
AREA TWO	6.74	1,000	100	100	
AREA THREE	26.23	1,000	100	100	
GREENSPACE/DETENTION	18.55	1,000	100	100	



ULTIMATE DISPOSAL

NOTE: This site plan is for informational purposes only and does not constitute an offer of any securities. The information contained herein is not intended to be used for any other purpose. The information contained herein is not intended to be used for any other purpose.

PROPERTY DESCRIPTION

SECTION 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

ACRES: 14.23

NET ACRES: 13.21

STREET FRONT OF LOT: 80 FT. & 60 FT.

WETLANDS	(COLORED BY OTHERS)
AREA ONE	12.96 Acres
AREA TWO	6.74 Acres
AREA THREE	26.23 Acres
GREENSPACE/DETENTION	18.55 Acres

CONCEPTUAL PLAN FOR REZONING
VERSAILLES BUSINESS PARK
SECTIONS 15&16, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

RPL

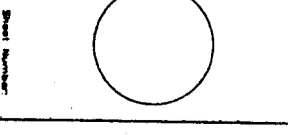
VERSAILLES, L.L.C.

Project Number: 20-048

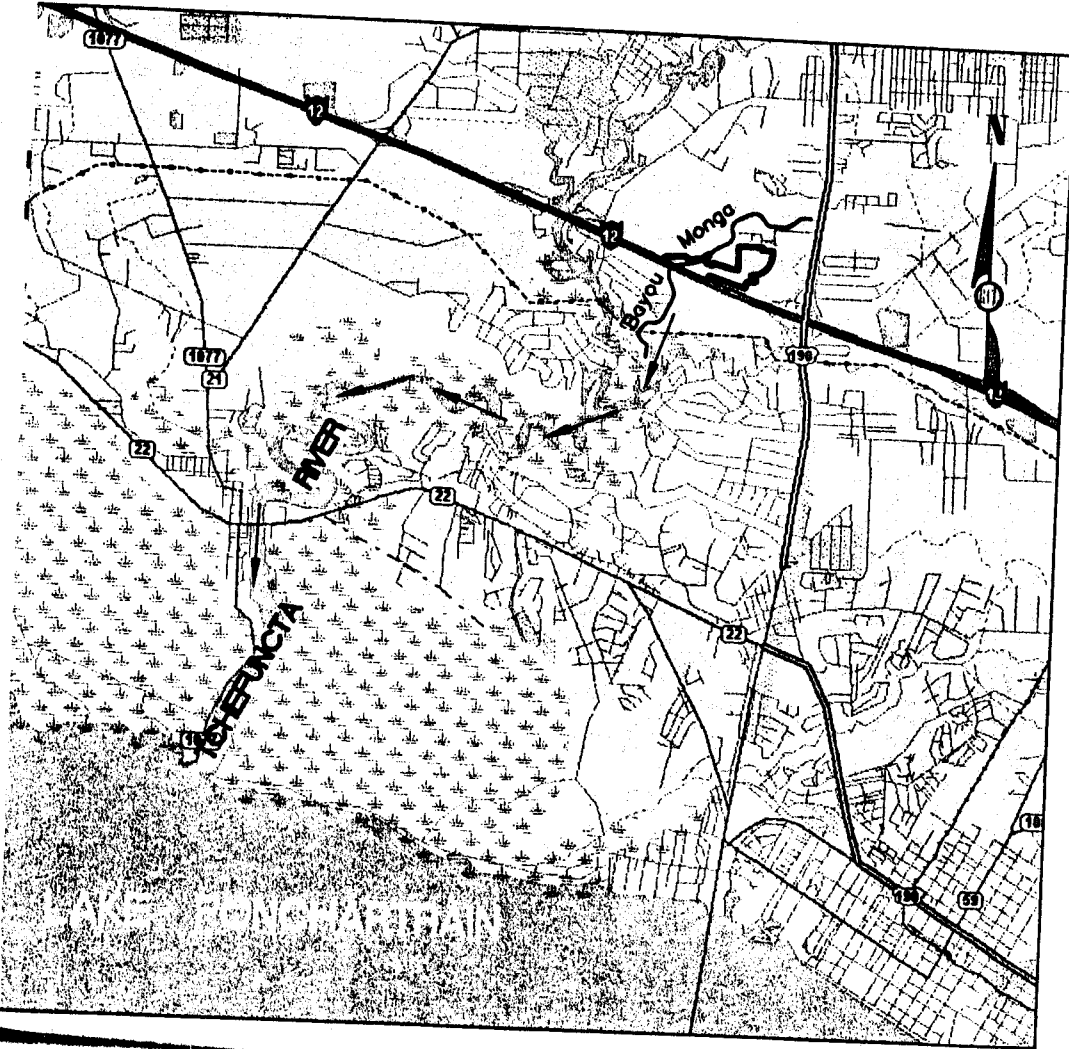
Project Date: 11-1-07

Drawn By: [Name]

Checked By: [Name]



ZC08-01-007



RCL

CONSULTANTS, L.L.C.

Planning
Architecture
Engineering
Construction
Management

RICHARD C. LAMBERT
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RCLC

Versailles Business Park A Planned Unit Development

Purpose

The Versailles Business Park is intended to provide suitable space for various types of business uses, thereby protecting and strengthening the economic base of the Parish, and decreasing the need for members of our bedroom community to cross the Lake for employment. It's location in the northwest quadrant of the I-12 & Hwy 190 intersection is ideal for such a goal; The addition of a connector road from the current service road to Three Rivers Road will offer an alternative route to residents in the surrounding area, thereby increasing the efficiency and effectiveness of traffic circulation both within and adjacent the development. The PUD concept allows the Business Park the flexibility to transition from larger buildings adjacent C-2 zoning to intermediate buildings adjacent I-12 to smaller buildings near residential to green space adjacent residential. It further allows a sliding scale to be applied to zoning. The most important environmental natural feature of the property, Bayou Monga, will remain undeveloped.

Areas

The property has been divided into three areas:

Area 1 is located in the northeast section. It is surrounded by C-2 zoning, and is the farther area from Versailles Subdivision. Hence, this area will have the largest structures (< 100' in height) and business uses and prohibited uses as listed below.

Area 2 is located due west of Area 1, and is adjacent to Versailles Subdivision. Hence, this area will have the smallest structures (< 45' in height), and will be more limited in what business's may operate; Those establishments which might generate more traffic or noise are prohibited, as listed below in 'Additional Prohibited Uses in Area 2'.

Area 3 is located between the connector road (Versailles Business Parkway) and I-12. This area will allow moderate size structures (< 60' in height), and business uses as listed below.

Greater than 25% of the property has been set aside for green space. This green space is being placed primarily along the boundary of Versailles Subdivision and Bayou Monga, thereby creating a buffer which separates business uses and the connector road from residents and the bayou.

The net result of this entire design is that higher impact uses and larger structures are away from the residents and the environmentally sensitive bayou; This is followed by a

In regards to the permitted and prohibited uses within the Development, we have agreed to the following modifications:

1. At the request of the adjacent homeowners, we have eliminated "ornamental ironworks" as a permitted use; and
2. As a result of Staff Comments, we have eliminated "banks" as a permitted use on Lots 15, 16, 17, 18 and 19 within Area 2; and
3. As a result of Staff Comments, we have eliminated single family detached residences as a permitted use within the Development.

In addition to the foregoing, please also note the following modifications to the plat for the Development, a copy of which is attached hereto:

1. As a result of the concerns of the adjacent homeowners, and through discussions with Mr. Fontenot and the Administration, we no longer show a constructed extension of Avenue St. Albert into the Development. Rather, at the request of the Administration, the right-of-way necessary to make this connection will be dedicated but unconstructed.
2. As a result of the adjacent homeowners' concerns for potential sound emanating from U.S. Interstate 12, the developer will plant a five foot thick bamboo swathe from the western edge of Lot 20 to the Avenue St. Albert right-of-way.
3. As a result of the concerns of the adjacent homeowners, and in accordance with the ordinances of the Parish of St. Tammany, a six foot tall opaque fence will be constructed along the boundary of the Development and the eastern boundary of Versailles Subdivision, where commercial zoning meets residential. This fence will be constructed at the time of construction of the buildings within the applicable lots.
4. As a result of Staff Comments, a pedestrian/bike path has been added along the front of the lots within the Development. Through discussions with the Administration, this will allow for future expansion of the path from the Development to Three Rivers Road.
5. As a result of Staff Comments, all buildings to be located within Area 1 with a proposed height of 100 feet shall be at least 450 feet from the nearest single family residential property line.

transition to lower impact uses and smaller structures which then slide into a green space-buffer directly adjacent to residents and the bayou..

Permitted Uses

Retail and Service Uses

The following retail and service uses shall not exceed 7500 square feet (Larger square footage by Conditional Use Permit by the Parish).

- Antique Shops
- Art and School Supply Stores
- Art Galleries
- Bakeries
- Barber and Beauty Shops
- Book or Stationery Stores
- Utility Collection Offices
- Catering Establishments
- Convenience Stores
- Custom Dressmaking and Sewing Shops
- Dry Cleaning
- Drug Stores
- Florist
- Food Stores
- Delicatessens
- Garden Supply Centers & Greenhouses
- Gift Shops
- Hardware Stores
- Hobby Shops
- Ice Cream Shops
- Instruction of Fine Arts
- Interior Decorating Shops
- Jewelry Stores
- Physical Culture & Health Establishments
- Photography Shops & Studios
- Shoe Stores and Repair Shops
- Sporting Goods Stores
- Toy Stores
- Wearing Apparel Shops

Offices

Law

Architecture or Engineering
Accountant
Real Estate
Insurance
Doctor, Dentist or Chiropractor
Other Professional Offices
General, multi-use office buildings

Light Manufacturing and Assembly

Generally, those light manufacturing uses listed below, conducted in enclosed buildings, which do not create any danger to health and safety in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, lint, odor, heat or glare, than that which is generally associated with light industries of the types specifically permitted below:

Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, games, and electrical apparatus.
Packaging and processing of pre-manufactured items.
Manufacture of computer and high technology items.
Manufacture of ceramic products.
Laboratories, research, experimental or testing centers.

Outdoor storage associated with a permitted use provided that the occupied area is twenty (20) percent or less of the area of the developed site.
Printing, lithography and publishing establishments

Public, Private, or Business Educational Facilities

Public Elementary School
Public Secondary School
Private or Charter Elementary Schools
Institution of Fine Arts
Adult Education Classes
Business College or Business Schools operated as a business enterprise

Public Uses

Police and Fire Stations
Public Utility Facilities
Post Office
Governmental offices
Museums and Libraries

Medical

Clinics, limited to 25 out-patients or less
Veterinary clinics

Miscellaneous Uses

Churches, Temples and Synagogues
Restaurants and Restaurants with lounges
Branch Banks and Financial Institutions (Not permitted on lots 15, 16, 17, 18, 19)
Public and Private Auditoriums
Wholesale merchandise broker/agent including associated offices and storage facilities.
Funeral Home and Mausoleum
Day-Care Centers, Nursery Schools, pre-schools and kindergartens
Radio, Television and Motion Picture Studios and Broadcasting Stations
Clubs, Lodges, Fraternal & Religious Institutions, Meeting Halls
Hotels and Motels
Public Service Facilities, including electric distributing substations, fire or police stations, telephone exchange and similar uses
Parcel post delivery stations
Mini-warehouses
Service establishments catering to commerce and industry including professional office, linen supply, communication services, business machine services, canteen services, employment agencies, sign companies and similar uses.
Wholesaling, warehousing, or distribution establishments, cold storage or refrigeration plants.

Prohibited Uses and Structures

Chemical, paints, and fertilizer manufacturing
Disposal and or permanent storage of hazardous Waste.
Explosive manufacturing or storage.
Hospitals or clinics.
Landfills for the disposal of solid wastes, hazardous, and / or toxic substances.
Paper pulp manufacturing
Petroleum refining.

Mobile homes for residential purposes

Retail and repair establishment for the sale and / or repair of new and used automobiles, motorcycles, trucks, and tractors, mobile homes, boats, automotive parts, and accessories, heavy machinery and equipment, farm building supplies, monuments and similar uses.

Transportation terminal including motor, bus or truck.

Mobile Homes sales.

Nightclubs, bars and lounges

Funerary Crematoriums, Cemeteries

Drive-In Movie Theaters

Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles.

Passenger Transportation Terminals

Auto body Shops

Horse Riding and Training Stables

Kennels.

Additional Uses Prohibited in Area 2

Area 2 consists of parcels which abut the Versailles subdivision. The following list of uses which are permitted in Areas 1 and 3 are prohibited in Area 2:

Restaurants and Restaurants with lounges.

Convenience Stores

Drug Stores.

Food Stores

Funeral Homes and Mausoleums

Hotels, Motels

Police and Fire Stations

Post Office

Veterinary Clinics

Automotive service station

Public or Private auditoriums