

LAKESHORE ESTATES PUD LAKESHORE VILLAGE PUD CONCEPTUAL 25 YEAR MASTER PLAN

TAMMANY HOLDING CORPORATION
ST. TAMMANY PARISH, LA.

DATE: APRIL 30, 2004

REVISED AND AMENDED JUNE 7, 2005

MP 06-07-05A

PERMITTED USES
(Will be printed on final plan)

Parcel in LE-1: Hi-Rise Multi-Unit Residential and Commercial
Permitted uses include multi-family dwellings, townhouses, hotels,
motels, boarding and lodging houses, apartment hotels, professional offices, health
and medical facilities, specialty retail shops and services, restaurants, health
entertainment, night clubs, and other uses which are similar or
compatible with the permitted uses in LE-1 as determined by the Director of
Development acting in the capacity of Zoning Administrator. Maximum building height is
250 feet. There are no minimum or maximum building sizes. There are no minimum or
maximum side-yard, front yard setbacks. Parking for commercial buildings
shall be a minimum of one space per 500 feet of net leasable area excluding areas
used for warehousing or storage. Maximum density for residential uses is 250 units
per acre.

Parcel in LE-2: Waterfront Villa Homes
Permitted uses include multi-family dwellings, townhouses, condominiums, and
multi-family dwellings. Maximum density for residential uses shall be 550 units
per acre.

Parcel in LE-3: Multi-Unit Residential, Single Unit Residential and Commercial
Permitted uses include single family dwellings, multi-family dwelling units, townhouses,
condominiums, hotels, boarding and lodging houses, apartment hotels, professional
offices, health and medical facilities, places of entertainment, restaurants, taverns, health
entertainment, night clubs, and other uses which are similar or
compatible with the permitted uses in LE-3 as determined by the Director of
Development acting in the capacity of Zoning Administrator. Maximum building height is
250 feet. There are no minimum or maximum building sizes. There are no minimum or
maximum side-yard, front yard setbacks. Parking for commercial buildings
shall be a minimum of one space per 500 feet of net leasable area excluding areas
used for warehousing or storage. Maximum density for residential uses is 550 units per
acre.

Parcel in LE-4: Marina Commercial, Neighborhood Commercial, Multi-Unit Residential
Mixed Uses
Permitted uses include marina and boat services, general retail, specialty retail and
services including but not limited to marinas, restaurants, lounges, places of
entertainment, night clubs, yacht clubs, and the like as well as multi-family dwelling
entertainment, health and medical facilities, places of entertainment, restaurants, taverns, health
entertainment, night clubs, and other uses which are similar or
compatible with the permitted uses in LE-4 as determined by the Director of
Development acting in the capacity of Zoning Administrator. Maximum building height is
250 feet. There are no minimum or maximum building sizes. There are no minimum or
maximum side-yard, front yard setbacks. Parking for commercial buildings
shall be a minimum of one space per 500 feet of net leasable area excluding areas
used for warehousing or storage. Maximum density for residential uses is 550 units per
acre.

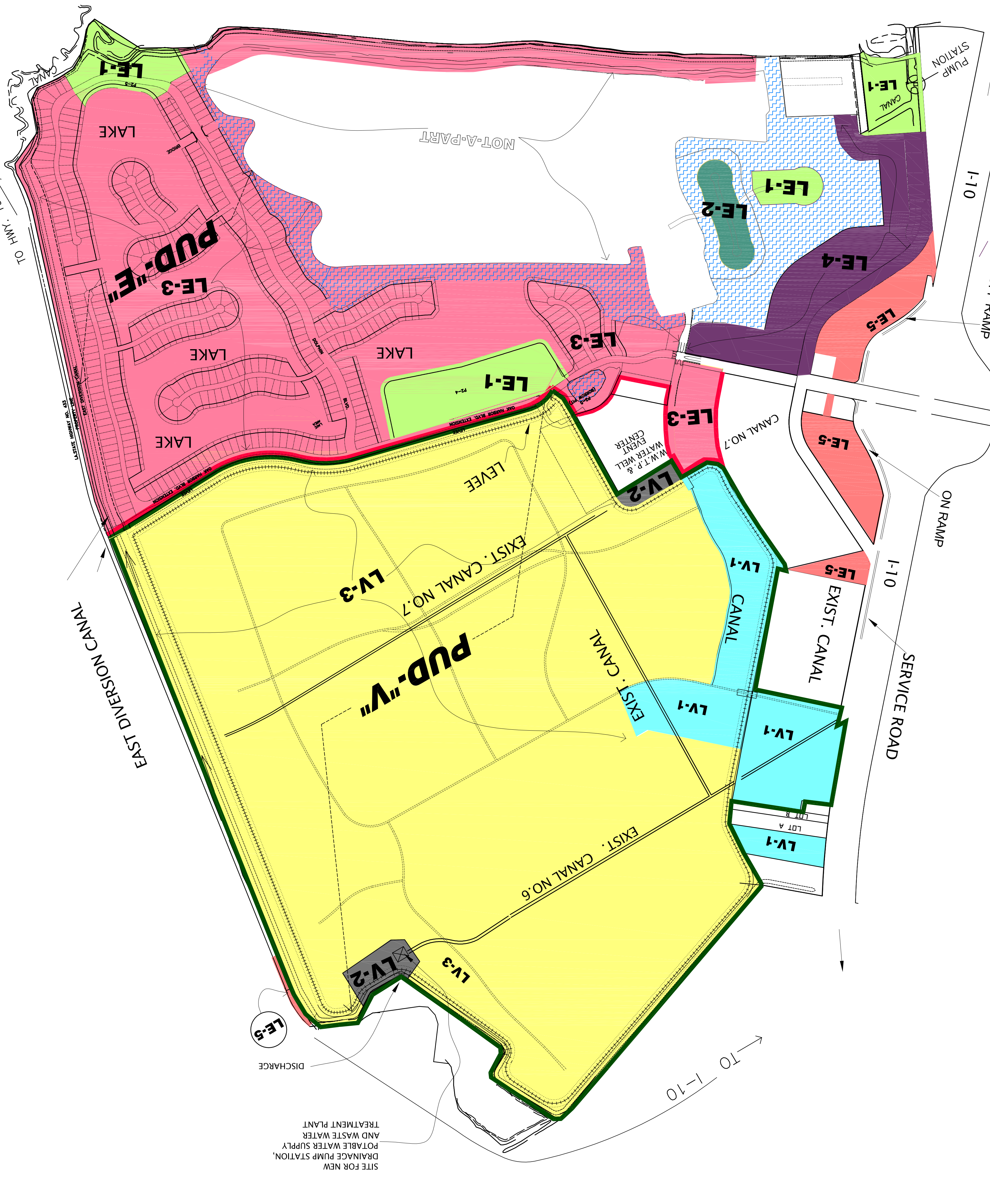
Parcel in LE-5 and S: Interstate Commercial
Permitted uses include shopping centers and shopping malls, general and specialty retail,
hotels, motels, boarding and lodging houses, apartment hotels, professional offices, health
and medical facilities, service stations, convenience stores, fast food outlets as well as
multi-family dwelling units, townhouses, condominiums, and other uses which are similar
and compatible with the permitted uses in LE-5 as determined by the Director of
Development acting in the capacity of Zoning Administrator. Maximum building height is
75 feet. There are no minimum or maximum building sizes. There are no minimum or
maximum side-yard, front yard setbacks. Parking for commercial buildings
shall be a minimum of one space per 500 feet of net leasable area excluding areas
used for warehousing or storage. Maximum density for multi-unit residential is 250 units
per acre.

Parcel in LE-6: Neighborhood Commercial
Permitted uses include general retail and specialty retail, shopping centers, shopping
centers, multi-family dwellings, townhouses, condominiums, health
entertainment, night clubs, and other uses which are similar or
compatible with the permitted uses in LE-6 as determined by the Director of
Development acting in the capacity of Zoning Administrator. Maximum building height is
75 feet. There are no minimum or maximum building sizes. There are no minimum or
maximum side-yard, front yard setbacks. Parking for commercial buildings
shall be a minimum of one space per 500 feet of net leasable area excluding areas
used for warehousing or storage. Maximum density for multi-unit residential is 250 units
per acre.

Parcel in LE-7: Services
Permitted uses include water treatment plants, potable water supply facilities, utilities,
service stations and other uses which are similar or compatible with the
permitted uses in LE-7 as determined by the Director of Development acting in the
capacity of Zoning Administrator. There are no minimum or maximum building heights
setbacks. There is no minimum parking required. There are no minimum or maximum
building sizes. There are no minimum or maximum side-yard, front yard or rear
yard setbacks. Maximum density for multi-unit residential is 75 units per acre and for
multi-family dwellings maximum density is 150 units per acre.

Parcel in LE-8: Single Family and Multi-Family Unit Residential
Permitted uses include single-family dwellings, multi-family dwelling units,
townhouses, condominiums, and other uses which are similar or compatible with the
permitted uses in LE-8 as determined by the Director of Development acting in the
capacity of Zoning Administrator. Maximum building height is 55 feet. There are no
minimum or maximum building sizes. There are no minimum or maximum side-yard,
front yard or rear yard setbacks. Parking shall be at least one space per each family
dwelling unit. Maximum density for single-family dwellings is 7 units per acre and for
multi-family dwellings maximum density is 150 units per acre.

Parcel in LE-9: Restricted Government
Restrictive Covenants including the assurance of the maintenance of common areas and
the restricted protection of the PUD shall be governed by the Association identified in
the Restrictive Covenants. All development must be approved by the Board, Successor
or Assigns.



KREBS, LaSALLE, LeMIEUX, CONSULTANTS, INC.
ENGINEERING • PLANNING • SURVEYING • HYDROLOGY • ENVIRONMENTAL

PARISH PRESIDENT
CHAIRMAN OF PLANNING COMMISSION
SECRETARY, PARISH PLANNING COMMISSION
CLERK OF COURT
DATE
FILE NO.