LAKESHORE ESTATES PUD
LAKESHORE VILLAGE PUD
CONCEPTUAL 25 YEAR MASTER PLAN

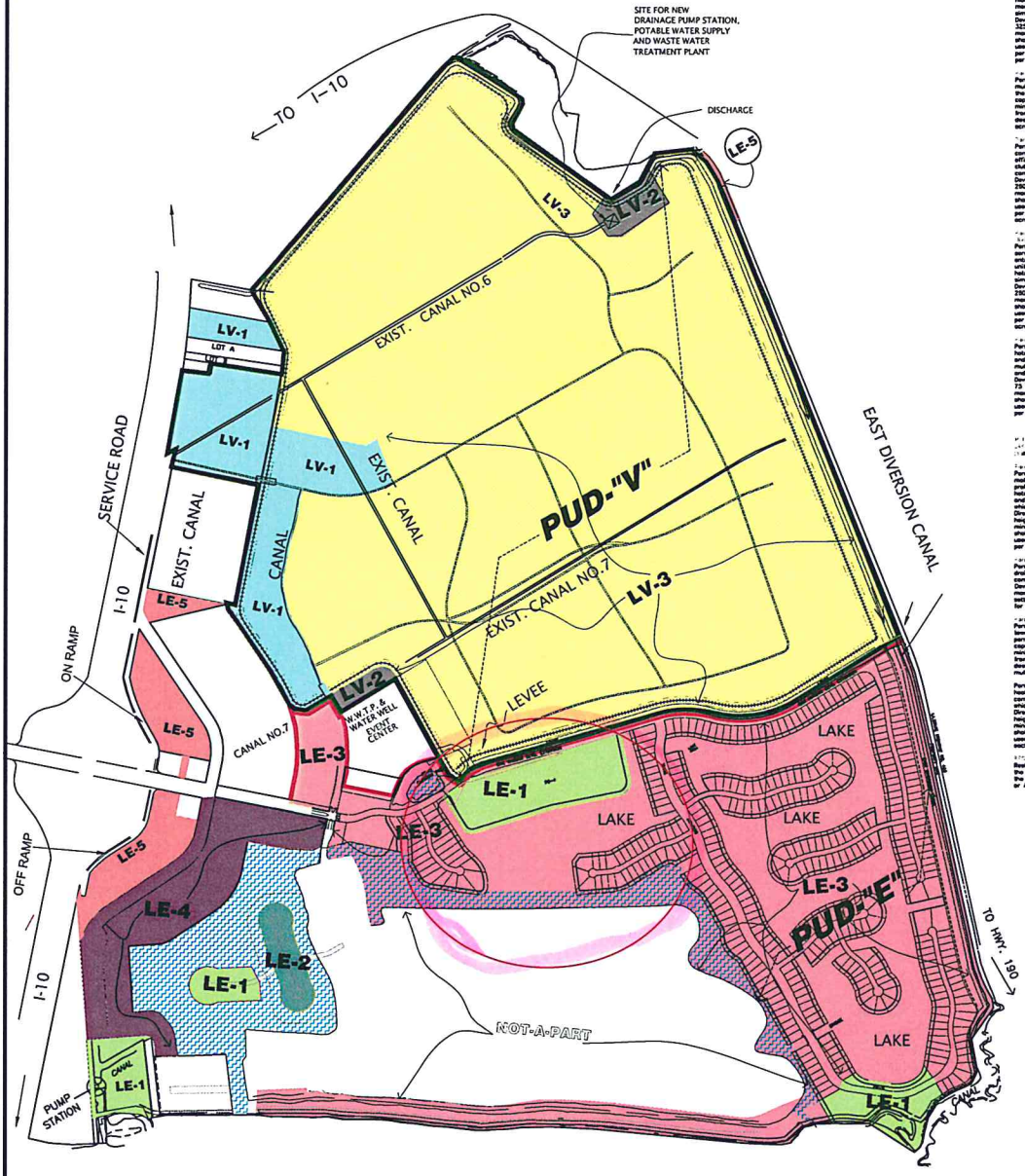
TAMMANY HOLDING CORPORATION

ST. TAMMANY PARISH, LA.

DATE: APRIL 30, 2004

REVISED AND AMENDED JUNE 7, 2005

MP 06-07-05A



PERMITTED USES
LAKESHORE ESTATES PLANNED UNIT DEVELOPMENT
(Will be printed on final plan)

Parcels in LE-1: Hi-Rise Multi-Unit Residential and Commercial
Permitted uses include multi-family dwelling units, townhouses, condominiums, hotels, motels, boarding and lodging houses, apartment hotels, professional offices, health and medical facilities, places of entertainment, specialty retail shops and services which are similar and 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 323 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side-yard, front yard or rear 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 and for residential buildings shall be at least one space per each family dwelling unit. Maximum density for residential uses shall be 636 units per acre.

Parcels in LV-1: Medium-Density Villa Homes
Permitted uses include single-family dwellings, townhouses, condominiums, and multi-family dwelling units and other such uses which are similar and compatible with the permitted uses in LE-2 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 or rear yard setbacks. Parking shall be at least one space per each family dwelling unit. Maximum density for single-family residential uses shall be 12 units per acre and for multi-unit residential 230 units per acre.

Parcels in LE-3: Mid-Rise Residential and Commercial
Permitted uses include single family dwellings, multi-family dwelling units, townhouses, condominiums, hotels, motels, boarding and lodging houses, apartment hotels, professional offices, health and medical facilities, places of entertainment, restaurants, lounges, health clubs, yacht clubs, marina, specialty retail and other uses which are similar and 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 290 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side-yard, front yard or rear 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 and for residential buildings shall be at least one space per each family dwelling unit. Maximum density for residential uses is 636 units per acre.

Parcels in LE-4: Mixed Commercial, Residential Commercial, Infill Residential and Mixed Uses
Permitted uses include marina and boat services, general retail, specialty retail and service uses including but not limited to marinas, restaurants, lounges, places of entertainment, health clubs, yacht clubs, and the like as well as multi-family dwelling units, townhouses, condominiums, hotels, motels, boarding and lodging houses, apartment hotels, professional offices, health and medical facilities, and other uses which are similar and 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 290 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side-yard, front yard or rear 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 and for residential buildings shall be at least one space per each family dwelling unit. Maximum density for multi-unit residential is 636 units per acre.

Parcels in LV-1: Medium-Density 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-3 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 or rear 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 230 units per acre.

PERMITTED USES
LAKESHORE VILLAGE PLANNED UNIT DEVELOPMENT
(Will be printed on final plan)

Parcels in LV-1: Medium-Density Commercial
Permitted uses include general retail and specialty retail, shopping centers, shopping malls, including uses like grocery stores, drug stores, bookstores, health clubs, professional offices, single family and multi-family dwellings, townhouses, condominiums, hotels, motels, boarding and lodging houses, apartment hotels, professional offices, health and medical facilities, maintenance facilities, warehouses, storage facilities and other uses which are similar and compatible with the permitted uses in LV-1 as determined by the Director of Development acting in the capacity of Zoning Administrator. Maximum building height is 125 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side, front or rear 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 230 units per acre.

Parcels in LV-2: Services
Permitted uses include water treatment plants, potable water supply facilities, utilities drainage facilities and equipment and the like and other uses which are similar and compatible with the permitted uses in LV-2 as determined by the Director of Development acting in the capacity of Zoning Administrator. There are no minimum or maximum building sizes. There are no minimum or maximum side, front or rear setbacks. There is no minimum parking required. There are no maximum building heights for potable water supply facilities. Maximum building height for other buildings is 75 feet.

Parcels in LV-3: Single Family and Multi-Family Residential
Permitted uses include single-family dwelling units, and multi-family dwelling units, townhouses, condominiums, and other uses which are similar and compatible with the permitted uses in LV-3 as determined by the Director of Development acting in the capacity of Zoning Administrator. Maximum building height is 45 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 130 units per acre.

Permitted uses include schools, churches, fire stations, police stations, post offices, health and medical facilities, recreational facilities, and government offices which are compatible with a neighborhood location in close proximity to children, and other uses which are similar and compatible with the permitted uses in LV-3 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, front or rear 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 and for residential buildings shall be one space per each family dwelling unit.

RESTRICTIVE COVENANTS
Restriction Covenants including the assurance of the maintenance of common areas and the continued protection of the PUD shall be governed by the Association identified in the Restrictive Covenants. All development must be approved by the Developer, Successor or Assigns.

PARISH PRESIDENT

CHAIRMAN OF PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILE NO.

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

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