

# **LAKESHORE ESTATES PUD LAKESHORE VILLAGE PUD CONCEPTUAL 25 YEAR MASTER PLAN**

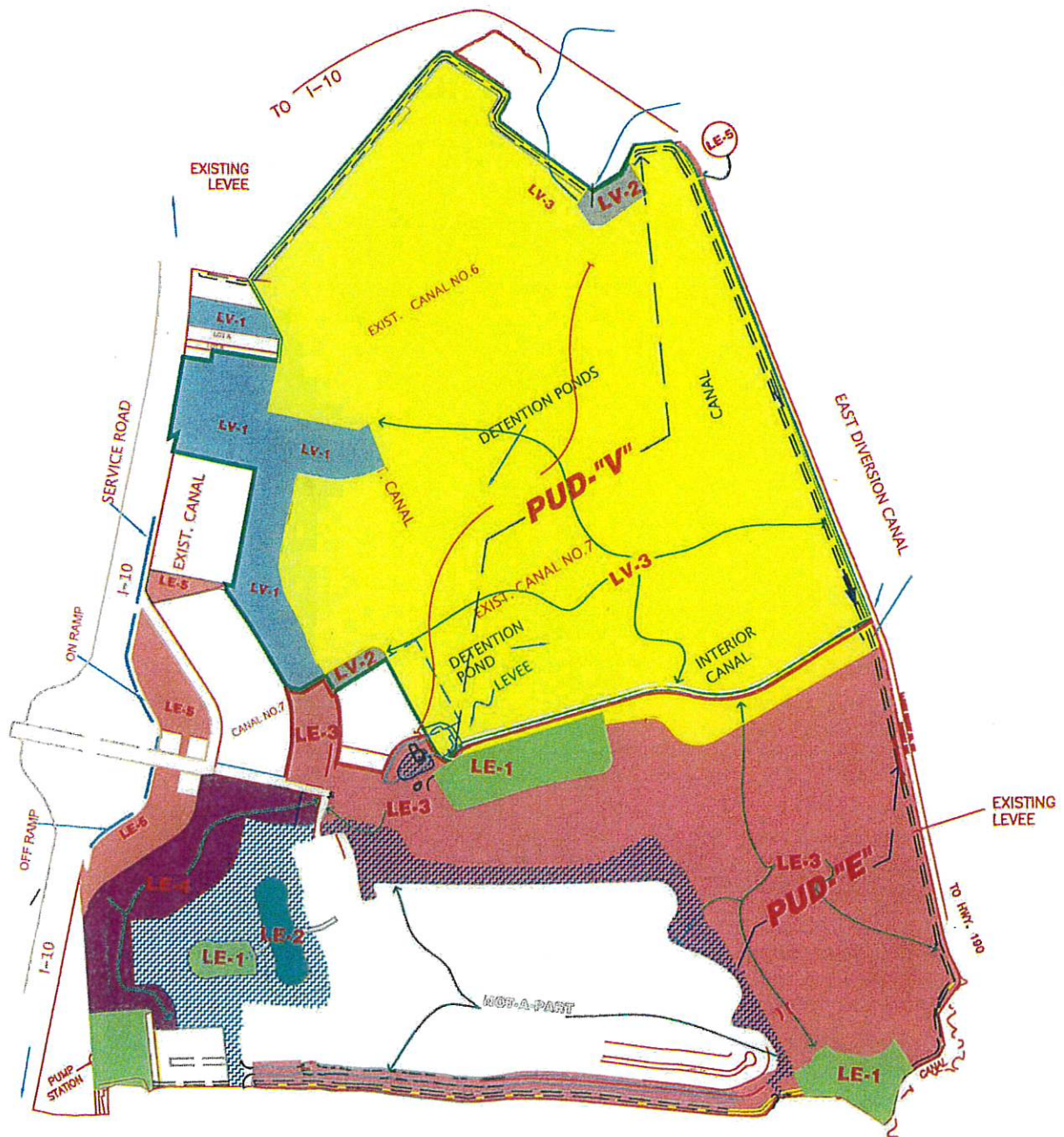
**TAMMANY HOLDING CORPORATION**

**ST. TAMMANY PARISH, LA.**

DATE: APRIL 30, 2004

REVISED AND AMENDED JUNE 7, 2005

MP 06-07-05A





## PERMITTED USES

### LE-1: HI-RISE MULTI-UNIT RESIDENTIAL AND COM-

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 325 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 leaseable 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 656 units per acre.

### LE-2: WATERFRONT 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 250 units per acre.

### LE-3: MULTI-UNIT RESIDENTIAL, SINGLE UNIT RESIDENTIAL

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 260 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 leaseable 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 656 units per acre.

### LE-4: MARINA COMMERCIAL, NEIGHBORHOOD COMMERCIAL,

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 260 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 leaseable 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 656 units per acre.

### 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 or rear yard setbacks. Parking for commercial buildings shall be a minimum of one space per 500 feet of net leaseable area excluding areas used for warehousing or storage. Maximum density for multi-unit residential is 250 units per acre.

## PERMITTED USES AND COVENANTS

### LV-1: NEIGHBORHOOD COMMERCIAL

Permitted uses include general retail and specialty retail, shopping centers, shopping malls, including uses like grocery stores, drug stores, laundromats, 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 leaseable area excluding areas used for warehousing or storage. Maximum density for multi-unit residential is 250 units per acre.

### 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 height for potable water supply facilities. Maximum building height for other buildings is 75 feet.

### LV-3: SINGLE FAMILY AND MULTI-FAMILY UNIT 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 150 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-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, front or rear setbacks. Parking for commercial buildings shall be a minimum of one space per 500 feet of net leaseable area excluding areas used for warehousing or storage and for residential buildings shall be one space per each family dwelling unit.

## RESTRICTIVE COVENANTS

Restrictive 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 Declarant, Successor or Assigns.

Lakeshore Estates Planned Unit Development will be governed by the Lakeshore Estates Homeowners Association or its successor, assignee or designee which will be responsible for the maintenance of all common areas and common improvements. All development including landscaping must be approved by the Architectural Review Committee of the Association.