

3.5 ACRE LAND DEVELOPMENT OPPORTUNITY

9442 HOOPER ROAD
BATON ROUGE, LA 70818

FOR SALE



LAND DEVELOPMENT

CASTRO REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY DESCRIPTION

9442 Hooper Road
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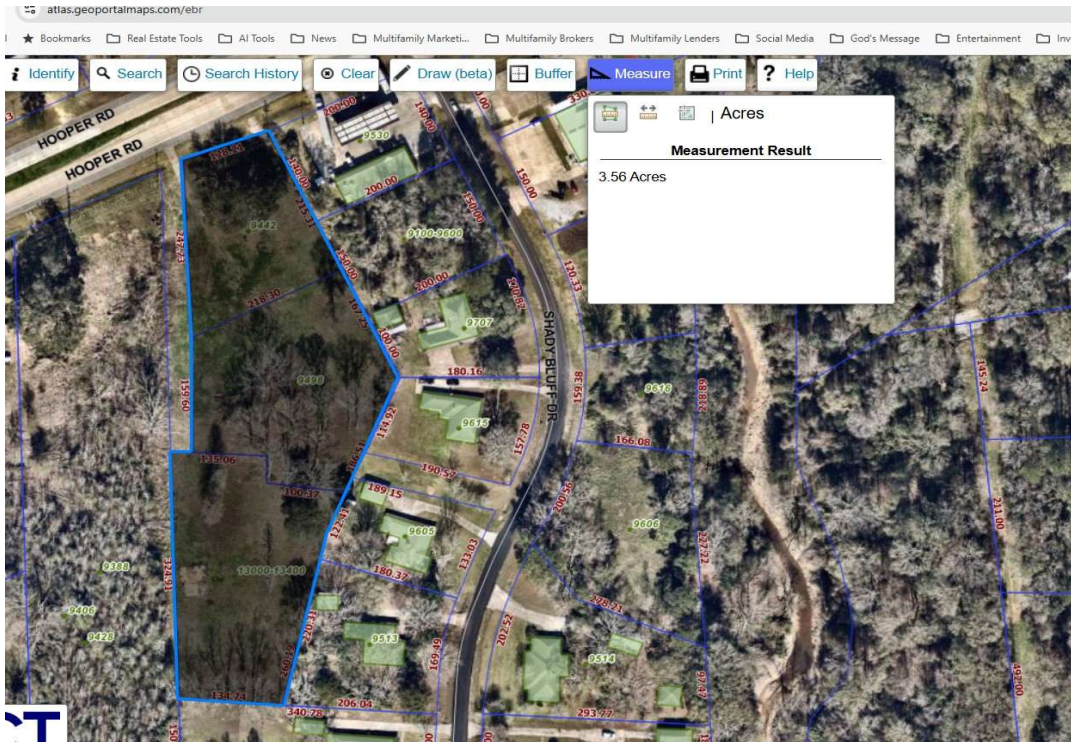
Property Description

Castro Real Estate Services is excited to bring to market this prime location in the City of Central. The property consists of three separate parcels that go 780 feet deep and front Hooper Road at 128 feet. Anyone in traffic heading home on Hooper Road at 5pm knows this property. There are between 15,000 to 18,000 cars passing by this property daily.

This property is zoned RA (Rural Agricultural) and it does have some limitations as to what you can build. However, you will be surprised as to what the city will allow. Please refer to the back of the marketing package for more information on zoning

PROPERTY DETAILS

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Property Details

Parcel Tax ID APN	718254, 718262, 718394	Parish County	East Baton Rouge
Legal Description	Lots XYZ on The John Hausey Property		
Land Size	152,624 SF (3.5 Acres)	Building Size	None
Dimensions	128 x 780	Zoning	RA Rural Agricul
Mineral Rights	Negotiable	Wetlands	Unknown
Opportunity Zone	No	Flood Zone	AE
Did it flood in 2016	Yes	Year Built	None



PROPERTY PHOTOS

9442 Hooper Road
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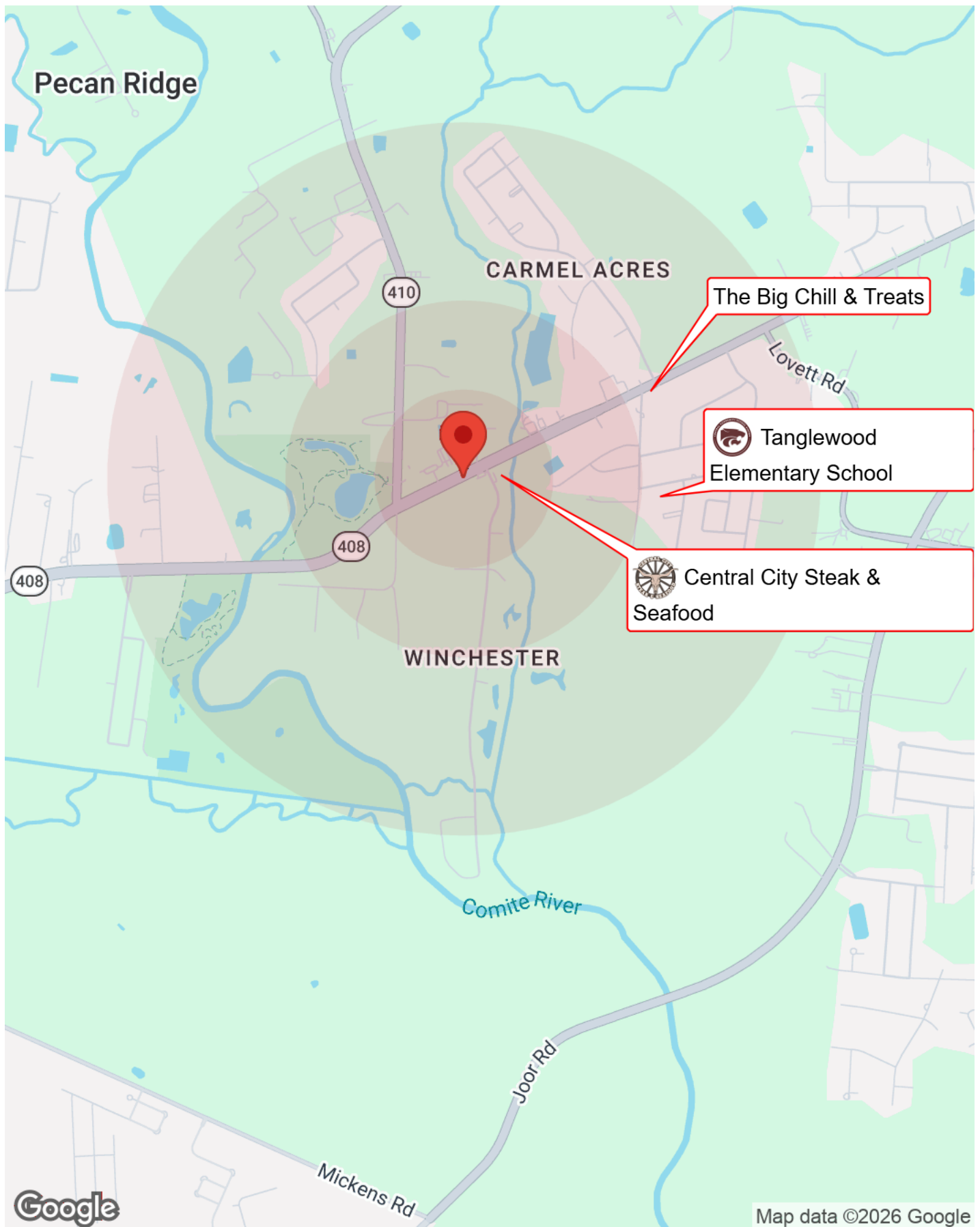
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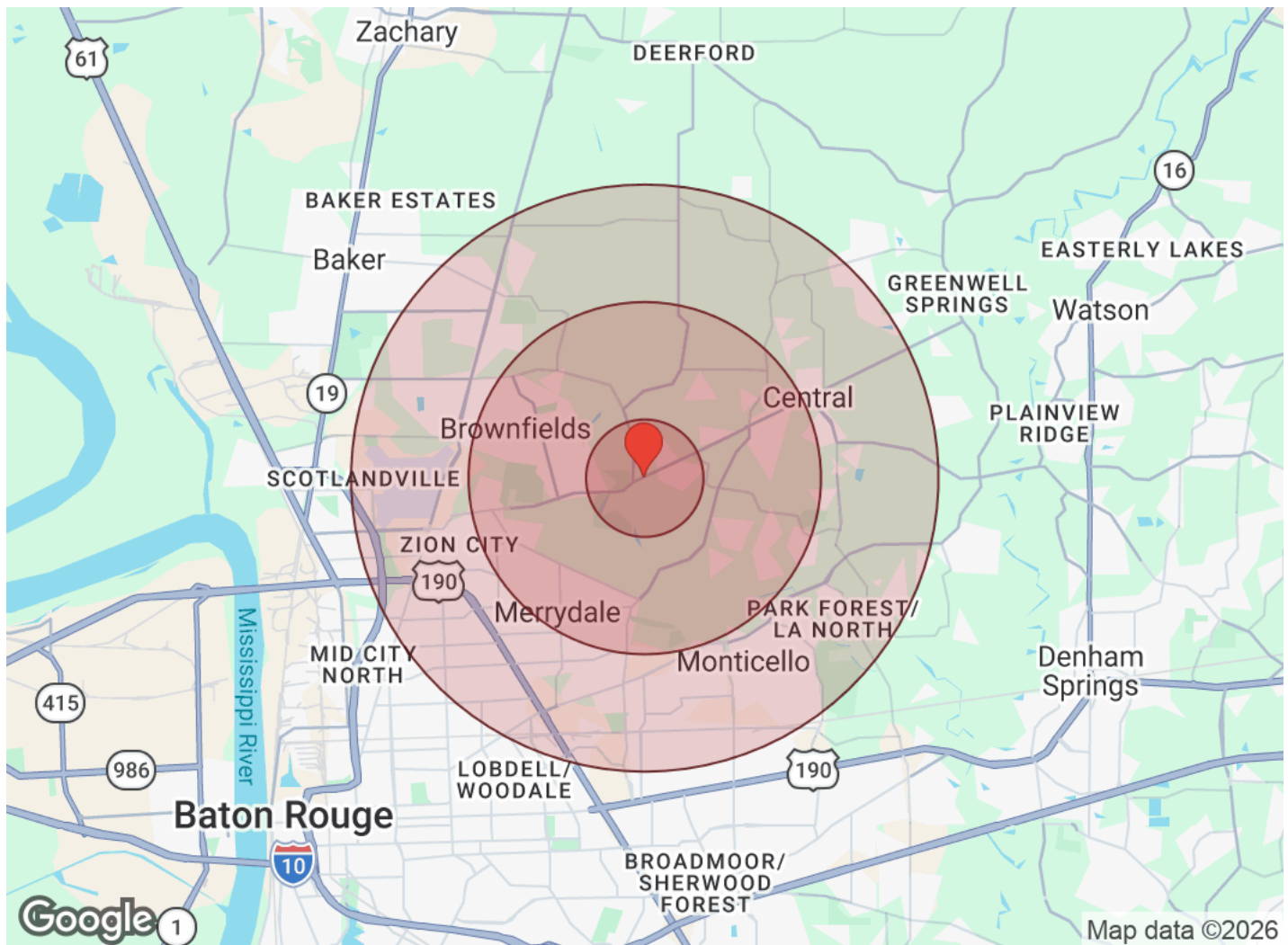
9442 Hooper Road
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BUSINESS MAP

9442 Hooper Road
9442 Hooper Road | Baton Rouge, LA 70818





Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	863	10,382	39,081
Female	941	11,745	43,426
Total Population	1,804	22,127	82,507
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,048	7,185	22,029
Black	553	13,427	54,776
Am In/AK Nat	2	18	91
Hawaiian	1	4	8
Hispanic	135	1,040	3,614
Asian	28	173	908
Multiracial	35	268	982
Other	1	15	99
Housing	1 Mile	3 Miles	5 Miles
Total Units	794	9,449	35,285
Occupied	677	8,205	30,361
Owner Occupied	542	6,156	19,707
Renter Occupied	135	2,049	10,654
Vacant	117	1,244	4,924

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	382	4,457	16,335
Ages 15 - 24	244	3,201	12,923
Ages 25 - 54	630	7,567	29,866
Ages 55 - 64	200	2,693	9,714
Ages 65+	348	4,210	13,667
Income	1 Mile	3 Miles	5 Miles
Median	\$89,100	\$59,143	\$53,099
Under \$15k	23	1,274	5,297
\$15k - \$25k	2	729	2,841
\$25k - \$35k	1	421	2,200
\$35k - \$50k	98	1,000	3,909
\$50k - \$75k	82	1,288	5,221
\$75k - \$100k	234	1,086	3,837
\$100k - \$150k	146	1,386	3,813
\$150k - \$200k	84	468	1,738
Over \$200k	7	552	1,505

Footnotes:

--- (4) ---

Editor's note— Ord. No. 2024-37, § 1, adopted Sept. 24, 2024, renumbered the former Chapter 3, §§ 7:3.01—7:3.103 as Chapter 8, §§ 7:8.01—7:8.103 and enacted a new Chapter 3 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.

PART I. - ALLOWED USES

Sec. 7:3.1. - Purpose.

This chapter provides regulations, applicable to all zoning districts, governing the uses and structures that may be allowed on the property.

(Ord. No. 2024-41, 10-22-2024)

Sec. 7:3.2. - Principal, accessory, and temporary uses.

(a) Principal Uses.

- (1) Principal uses are shown in the Use Tables in Section 7:3.3.
- (2) There shall be only one (1) principal use or structure on any platted lot, except the following may have more than one principal use or structure:
 - a. As may be allowed in Planned Unit Developments; or
 - b. Non-residential structures with only non-residential uses in the B, ORD, and LM-1 districts.

(b) Accessory Uses.

- (1) Accessory Uses are:
 - a. As specifically shown in the Use Tables in Section 7:3.3; or
 - b. Allowed for any use in any district in accordance with the definition of accessory uses and the specific use standards of Section 7:3.21.
- (2) An accessory use may not be established on a property before a principal use, except for fences.

(c) Temporary Uses.

- (1) Temporary uses are shown in the Use Tables in Section 7:3.3.
- (2) A temporary use may not exist for longer than allowed by its specific use standard.

(Ord. No. 2024-41, 10-22-2024)

Sec. 7:3.3. - Use tables.

- (a) Uses are grouped into the following tables:
 - (1) Residence or Accommodation (1000)

- (3) Manufacturing and Wholesale Trade (3000)
- (4) Transportation, Communication, Information, and Utilities (4000)
- (5) Arts, Entertainment, and Recreation (5000)
- (6) Education, Public Administration, Health Care, and Other Institutional (6000)
- (7) Construction-Related (7000)
- (8) Mining and Extraction (8000)
- (9) Agriculture, Forestry, Fishing, and Hunting (9000)

(b) Each use is marked with one of the following:

- (1) "P" indicates a use that is allowed as a principal use, not subject to any specific use standards.
- (2) "S" indicates a use that is allowed as a principal use, subject to specific use standards.
- (3) "C" indicates a use that is allowed as a principal use:
 - a. Only if granted a conditional use permit by the City Council as described in Chapter 8 of this UDC; and
 - b. Subject to specific use standards.
- (4) "A" indicates a use that is allowed as an accessory use. All accessory uses are subject to specific use standards and some require a conditional use permit.
- (5) "T" indicates a use that is allowed as a temporary use, subject to specific use standards.
- (6) "-" indicates a use that is prohibited and is not allowed.

(c) The Planning Director may determine the appropriateness of any use not listed.

(d) All uses must comply with all:

- (1) Standards of the zoning district;
- (2) Standards specific to that use, if any (except for "P" uses); and
- (3) Other applicable requirements of this Code.

Table 7:3.3.1. Residence or Accommodation (1000)

Use	R/A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	ORD	LM-1	Specific Use Standard
Private household:												
Accessory dwelling unit	A	A	-	-	-	-	-	-	-	-	-	CZO <u>Sec. 19.2</u>

ALLOWED USES

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Home occupation	A	A	A	A	A	A	A	A	A	A	-	CZO <u>Sec. 2.3</u>
Manufactured or mobile home park	-	-	-	C	-	-	C	C	C	C	-	CZO Chapter 18
Manufactured or mobile home, individual	S	S	S	S	-	-	-	-	-	-	-	CZO Chapter 18
Multi-family dwelling	-	-	-	P	C	C	C	C	C	C	-	(a)
Residence of the proprietor, caretaker, or watchman	-	-	-	-	-	-	-	-	-	A	-	(b)
Rural Event Venue (REV)	A	-	-	-	-	-	-	-	-	-	-	CZO <u>Sec. 19.5</u>
Single-family attached dwelling	-	-	-	P	-	-	-	-	-	-	-	
Single-family detached dwelling	P	P	P	P	-	-	-	-	-	-	-	
Two-family dwelling	-	-	-	P	C	C	C	C	C	C	-	(a)
Assisted housing:												
Assisted living facility	-	-	-	P	C	C	C	C	C	C	-	
Group home	-	S	S	S	-	-	-	-	-	-	-	CZO <u>Sec. 19.3</u>
Nursing home	-	-	-	P	C	C	C	C	C	C	-	



Rehabilitative or congregate care facility	-	-	-	-	-	-	C	C	C	C	-	(c)
Lodging and group accommodation:												
Hotels and motel	-	-	-	-	-	-	P	P	P	P	C	
Monastery	-	S	S	S	C	C	C	C	C	C	-	(d)

(a) On the second floor only.

(b) Of a permitted use or approved conditional use.

(c) Shall have a six-foot wooden or vinyl privacy fence between any outdoor areas used by the residents and neighboring residential properties.

(d) On lots not less than 150 feet in width and 18,000 square feet in area.

Table 7:3.3.2. General Sales or Service (2000)

Use	R/A	R-1	R-2	R-3	B-1 (a)	B-2 (a)	B-3	B-4	B-5	ORD (a)	LM-1 (a)	Specific Use Standard
Animal and pet sales or service, except:	-	-	-	-	-	C	C	C	C	C	C	
Kennel	C	-	-	-	-	C	C	C	C	C	C	
Bank and financial institution, drive-thru	-	-	-	-	-	C	C	C	C	C	P	
Bank and financial institution, no drive-thru	-	-	-	-	P	P	P	P	P	P	P	

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Business, professional, scientific, and technical office and service, except:	-	-	-	-	P	P	P	P	P	P	P	
Research, development, and testing	-	-	-	-	-	-	-	-	-	P	C	
Scientific research facility	-	-	-	-	-	-	-	-	-	P	P	
Food service, except:	-	-	-	-	P	P	P	P	P	P	P	
Bakery, retail	-	-	-	-	S	S	S	S	S	S	P	(b)
Banquet facility	-	-	-	-	-	C	C	C	C	C	P	
Restaurant, drive-through	-	-	-	-	-	C	C	C	C	C	P	
Restaurant, no drive-thru or alcoholic beverage	-	-	-	-	P	P	P	P	P	P	P	
Tavern or bar, with live entertainment	-	-	-	-	-	-	C	C	C	C	-	
Tavern or bar, without live entertainment	-	-	-	-	C	C	C	C	C	C	-	
Personal service, except:	-	-	-	-	P	P	P	P	P	P	C	

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Adult use	-	-	-	-	-	-	S	S	S	S	-	CZO <u>Sec. 19.1</u>
Retail, over 75,000sqft	-	-	-	-	-	-	-	-	C	-	C	
Retail, under 75,000sqft, except:	-	-	-	-	P	P	P	P	P	P	P	
Appliance sales	-	-	-	-	-	P	P	P	P	P	P	
Automobile parts and accessory sales	-	-	-	-	-	-	P	P	P	P	P	
Automobile, Motorcycle, RV, and Boat sales	-	-	-	-	-	-	P	P	P	P	C	
Bookstore	-	-	-	-	-	P	P	P	P	P	P	
Building material sales	-	-	-	-	-	-	C	C	C	C	C	(c)
Camera store	-	-	-	-	-	P	P	P	P	P	P	
Drug store and pharmacy, drive-thru	-	-	-	-	-	C	C	C	C	C	P	
Farm stand for the sale of produce	A	-	-	-	-	-	-	-	-	-	-	(d)
Filling station	-	-	-	-	-	C	P	P	P	P	P	
Furniture sales	-	-	-	-	-	P	P	P	P	P	P	
Glass/mirror shop	-	-	-	-	-	-	P	P	P	P	P	

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Heating and air-condition sales	-	-	-	-	-	P	P	P	P	P	P	
Home improvement store, no outdoor storage	-	-	-	-	-	-	P	P	P	P	C	
Jewelry store	-	-	-	-	-	P	P	P	P	P	P	
Lawnmower sales	-	-	-	-	P	P	P	P	P	P	C	
Leather goods and luggage store	-	-	-	-	-	P	P	P	P	P	P	
Liquor sales (package or in restaurant)	-	-	-	-	C	C	C	C	C	C	P	
Manufactured or Mobile home sales	-	-	-	-	-	-	C	C	C	C	P	
Music or musical instrument sales	-	-	-	-	-	P	P	P	P	P	P	
Nursery or landscape store	-	-	-	-	-	-	P	P	P	P	P	
Paint and wallpaper store	-	-	-	-	-	P	P	P	P	P	P	
Pawnshop	-	-	-	-	-	-	C	C	C	C	P	
Picture frame shop	-	-	-	-	-	P	P	P	P	P	P	
Tobacco shop	-	-	-	-	-	P	P	P	P	P	P	

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Toy store	-	-	-	-	-	P	P	P	P	P	P	
Upholstery shop	-	-	-	-	-	P	P	P	P	P	P	
Service/repair, except:	-	-	-	-	-	-	P	P	P	P	C	
Appliance repair	-	-	-	-	P	P	P	P	P	P	P	
Automobile body shop	-	-	-	-	-	-	C	C	C	C	-	(e)
Automobile and motorcycle repair and service	-	-	-	-	-	C	P	P	P	P	C	
Bicycle repair	-	-	-	-	P	P	P	P	P	P	P	
Car wash	-	-	-	-	-	C	C	C	C	C	C	
Clothing and apparel repair	-	-	-	-	P	P	P	P	P	P	P	
Dry cleaner	-	-	-	-	S	S	P	P	P	P	C	(f)
Electronics repair	-	-	-	-	P	P	P	P	P	P	P	
Furniture cleaning and repair	-	-	-	-	-	-	P	P	P	P	P	
Heating and air-condition service	-	-	-	-	-	P	P	P	P	P	C	
Laundromat	-	-	-	-	P	P	P	P	P	P	C	
Lawnmower repair	-	-	-	-	P	P	P	P	P	P	C	
Musical instrument service	-	-	-	-	-	P	P	P	P	P	C	

Off-street parking for use in other district	-	C	C	C	-	-	-	-	-	-	-	
Optical service	-	-	-	-	P	P	P	P	P	P	C	
Photography studio	-	-	-	-	-	P	P	P	P	P	C	
Self-service storage facility	-	-	-	-	-	-	C	C	C	C	C	
Truck and trailer rental agency	-	-	-	-	-	-	C	C	C	C	P	

- (a) All activities, except outdoor storage when it is allowed, must be conducted within a completely enclosed building.
- (b) Not more than 50% of floor area can be for processing.
- (c) May include outdoor storage. Any outdoor storage area must be completely surrounded by a uniformly painted solid fence or wall not over eight (8) feet in height and no storage shall project higher than the height of the fence or wall.
- (d) At least 50 percent of the produce must be grown on the lot or parcel on which the farm stand is located.
- (e) Shall not provide for the storage of damaged vehicles except those that are to be immediately repaired.
- (f) Drop-off only; no plant on premises.

Table 7:3.3.3. Manufacturing and Wholesale Trade (3000)

Use	R/A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	ORD	LM-1 (a)	Specific Use Standard
Manufacturing, light	-	-	-	-	-	-	-	-	-	-	S	(b)

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Manufacturing, other, except:	-	-	-	-	-	-	-	-	-	-	-	
Apparel and textile	-	-	-	-	-	-	-	-	-	P	P	
Bakery	-	-	-	-	-	-	-	-	-	P	P	
Bottling works	-	-	-	-	-	-	-	-	-	P	P	
Brewery, distillery, or other alcoholic beverage	-	-	-	-	-	-	-	-	-	C	P	
Cabinets	-	-	-	-	-	-	-	-	-	P	C	
Concrete plant	-	-	-	-	-	-	-	-	-	C	-	
Electronic components	-	-	-	-	-	-	-	-	-	P	P	
Metal fabrication (light), processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods, or products	-	-	-	-	-	-	-	-	-	P	P	
Warehousing and storage service:												
Warehousing and distribution	-	-	-	-	-	-	-	-	-	P	P	
Outdoor storage yard	-	-	-	-	-	-	C	C	C	C	C	



- (a) All activities, except outdoor storage when it is allowed, must be conducted within a completely enclosed building.
- (b) Noise, odor, smoke, heat, glare, and vibration resulting from the industrial activity must be confined entirely within the building.

Table 7:3.3.4. Transportation, Communication, Information, and Utilities (4000)

Use	R/A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	ORD	LM-1 (a)	Specific Use Standard
Transportation service:												
Freight trucking terminal	-	-	-	-	-	-	-	-	-	C	C	
Parcel shipping, including post office	-	-	-	-	P	P	P	P	P	P	P	
Towing service	-	-	-	-	-	-	P	P	P	P	C	
Communications and information:												
Broadcast studio	-	-	-	-	-	-	P	P	P	P	P	
Library	-	C	C	C	P	P	P	P	P	P	P	
Newspaper office, no printing	-	-	-	-	-	P	P	P	P	P	P	
Printing, publishing, or lithography	-	-	-	-	-	-	S	S	S	P	P	(b)
Wireless telecommunication facility	C	-	-	-	-	C	C	C	C	C	C	

Utilities and utility services, except:	C	C	C	C	C	C	C	C	C	C	C	
Solar energy production	-	-	-	-	-	-	-	-	-	-	C	Does not include solar ancillary to a use

(a) All activities, except outdoor storage when it is allowed, must be conducted within a completely enclosed building.

(b) Presses having beds of not more than 17 inches by 20 inches.

Table 7:3.3.5. Arts, Entertainment, and Recreation (5000)

Use	R/A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	ORD	LM-1	Specific Use Standard
Performing arts or supporting establishment:												
Athletic field, private	C	-	-	-	-	-	C	C	C	C	-	
Exhibition hall	-	-	-	-	-	-	P	P	P	P	-	
Movie theater, indoor	-	-	-	-	-	-	P	P	P	P	P	
Movie theater, outdoor	C	-	-	-	-	-	C	C	C	C	-	
Theater or concert hall	-	-	-	-	-	-	C	C	C	C	-	

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Art gallery	-	-	-	-	-	P	P	P	P	P	P	
Amusement, sports, or recreation establishment:												
Amusement facility, indoor	-	-	-	-	-	-	C	C	C	C	P	
Country, swim, or tennis club	C	C	C	C	-	-	-	-	-	-	-	
Golf course	C	C	C	C	-	-	-	-	-	-	-	
Golf course, miniature	-	-	-	-	-	-	C	C	C	C	-	
Golf driving range	-	-	-	-	-	-	C	C	C	C	-	
Health and fitness club	-	-	-	-	P	P	P	P	P	P	C	
Riding (horses) club or school	C	-	-	-	-	-	-	-	-	-	-	
Shooting range, indoor	C	-	-	-	-	-	-	-	-	-	C	(a)
Shooting range, outdoor	C	-	-	-	-	-	-	-	-	-	-	(a)
RV park	C	-	-	-	-	-	C	C	C	C	-	CZO <u>Sec. 19.4</u>
Natural and other recreational park, except:	P	P	P	P	P	P	P	P	P	P	P	

Community center or recreational building	C	C	C	C	-	-	P	P	P	P	P	
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(a) Must be a minimum of 300 feet from the property line of any residential use.

Table 7:3.3.6. Education, Public Administration, Health Care, and Other Institutional (6000)

Use	R/A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	ORD	LM-1	Specific Use Standard
Educational service, except:	-	-	-	-	-	P	P	P	P	P	P	
School; elementary, middle, or high	C	C	C	C	S	S	S	S	S	S	P	No boarding allowed
Public administration facility	C	C	C	C	P	P	P	P	P	P	P	
Public safety facility	C	C	C	C	P	P	P	P	P	P	P	
Health and human service:												
Ambulance service	-	-	-	-	-	-	P	P	P	P	C	
Day care center, adult	-	-	-	-	-	-	C	C	C	C	-	(a)
Day care center, child	-	C	C	C	-	C	C	C	C	C	P	
Medical clinic	-	-	-	-	P	P	P	P	P	P	P	

Religious institution	C	C	C	C	P	P	P	P	P	P	-	(b)
Death care service:												
Cemetery	C	A	A	A	A	A	A	A	A	A	-	
Funeral home	-	-	-	-	-	-	P	P	P	P	-	
Associations and other institutions:												
Club or lodge	-	-	-	-	C	C	P	P	P	P	P	
Meeting hall	-	-	-	-	-	-	P	P	P	P	P	

(a) Shall have a six-foot wooden or vinyl privacy fence between any outdoor areas used by the residents and neighboring residential properties.

(b) On lots not less than 12,000 square feet in area and not less than 90 feet in width.

Table 7:3.3.7. Construction-Related (7000)

Use	R/A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	ORD	LM-1 (a)	Specific Use Standard
Construction office or related buildings	T	T	T	T	T	T	T	T	T	T	P	(b)
Contractor yard	-	-	-	-	-	-	-	-	-	-	C	
Contractor office	-	-	-	-	-	-	P	P	P	P	P	
Junkyard	-	-	-	-	-	-	-	-	-	-	-	

(a) All activities, except outdoor storage when it is allowed, must be conducted within a completely enclosed building.

(b) may be used for such time as active construction is continuing or initial sales/leasing is ongoing, and must be removed upon completion or abandonment of construction work.

Table 7:3.3.8. Mining and Extraction (8000)

Use	R/A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	ORD	LM-1	Specific Use Standard
Borrow pit	C	-	-	-	-	-	-	-	-	-	-	CZO <u>Sec. 19.5</u>

Table 7:3.3.9. Agriculture, Forestry, Fishing, and Hunting (9000)

Use	R/A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	ORD	LM-1	Specific Use Standard
Barn or other agricultural building	P	-	-	-	-	-	-	-	-	-	-	
Breeding, raising, or keeping of livestock	S	-	-	-	-	-	-	-	-	-	-	<u>Title 3</u> Animals
Conservation area, nature or game preserve	P	-	-	-	-	-	-	-	-	-	-	
Farming	P	-	-	-	-	-	-	-	-	-	-	
Tanning, curing, or storage of rawhides or skins	-	-	-	-	-	-	-	-	-	-	-	
Wool pulling or scouring	-	-	-	-	-	-	-	-	-	-	-	

(Ord. No. 2024-41, 10-22-2024; Ord. No. 2025-02, § 1, 1-14-2025)

Secs. 7:3.4—7:3.9. - Reserved.

PART II. - PERFORMANCE STANDARDS

Sec. 7:3.10. - Applicability.

Section 2.4 Performance Standards of Appendix 1 City of Central Comprehensive Zoning Code of this Code applies to all uses.

(Ord. No. 2024-41, 10-22-2024)

Secs. 7:3.11—7:3.19. - Reserved.

PART III. - SPECIFIC USE STANDARDS

Sec. 7:3.20. - Applicability.

The specific use standards in this Part apply to:

- (1) A use that is designated in the Use Tables in Sec. 7:3.3 as:
 - a. "S";
 - b. "C";
 - c. "A"; or
 - d. "T"; and
- (2) All accessory uses.

(Ord. No. 2024-41, 10-22-2024)

Sec. 7:3.21. - Accessory uses, all.

- (a) *Size*. Accessory structures shall not:
 - (1) Exceed 4,000 square feet; and
 - (2) Cause the lot coverage maximums to be exceeded.
- (b) *Location*. Accessory structures, except fences and signs, shall:
 - (1) Be at least ten (10) feet from any existing structure on the same or adjacent property, measured eave to eave; and
 - (2)

ALLOWED USES

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meet all setback requirements, except storage sheds may be placed as close as seven and a half (7.5) feet to a rear or side lot line.

(Ord. No. 2024-41, 10-22-2024)



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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

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He attends Healing Place Church where he always finds an uplifting message.

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