

ORDINANCE NO. 2015-08

**AN ORDINANCE OF THE COMMON COUNCIL FOR THE CITY OF LEBANON
AMENDING THE TEXT OF THE UNIFIED DEVELOPMENT ORDINANCE OF
THE CITY OF LEBANON, INDIANA**

WHEREAS, the City of Lebanon Plan Commission initiated and proposed an ordinance amending the text of the Unified Development Ordinance of the City of Lebanon, Indiana; and

WHEREAS, pursuant to Indiana Code 36-7-4-602, the City of Lebanon Plan Commission conducted the required public hearing and determined its favorable recommendation on the 20th day of April, 2015 by a 7-0 vote; and thereafter certified its recommendation to this legislative body, the Common Council of the City of Lebanon, Indiana, on the 28th day of April, 2015; and

WHEREAS, pursuant to Indiana Code 36-7-4-602, the Common Council of The City of Lebanon, Indiana, have considered the proposed text change amendment, along with the recommendation of the City of Lebanon Plan Commission, now adopts the amendment and approves this ordinance amending the text of the Unified Development Ordinance, all as hereafter set out.

IT IS THEREFORE CONSIDERED, ORDAINED AND ADOPTED as follows:

1. Amend the Text of the Unified Development Ordinance, specifically, Section 7.10 Accessory Uses and Structures, subsection, A.4.b. as follows:

Area. No accessory structure located on residentially zoned property shall have an area greater than fifty percent (50%) of the area of the principal structure. Accessory structures located on non-residentially zoned properties shall not have an area greater than fifteen percent (15%) of the area of the principal structure.

2. Amend the Text of the Unified Development Ordinance, specifically, Section 7.18 Design Standards, 5. Architectural Design.

Architectural Design. All Commercial Uses shall have building walls with architectural features which increase visual interest, reduce undifferentiated masses and relate to the human scale. The design standards of Section 7.18 shall not be applicable to Industrial Uses, specifically, large scale distribution centers and manufacturing facilities.

3. Amend the Text of the Unified Development Ordinance, specifically, UDO Section 6.1.L.2.a.2 as follows:

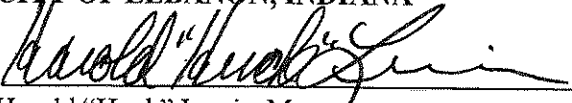
Commercial Uses located in an Overlay District shall be constructed using a minimum of fifty percent (50%) masonry as described below. This zoning provision shall not be applicable to large scale distribution centers and manufacturing uses which exceed 100,000 square feet.

4. Amend the Text of the Unified Development Ordinance, specifically, UDO Section 6.1 as follows:

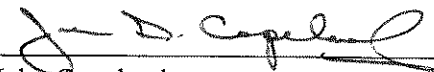
Any change in land use permitted by Section 4 of this Ordinance on existing lots located in the boundaries of the Thoroughfare Overlay District as defined above is subject to the provisions herein.

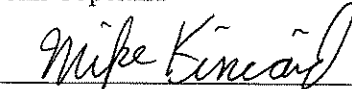
ALL OF WHICH IS ORDAINED AND ADOPTED this 26th day of May, 2015 by the Common Council for the City of Lebanon, Indiana.

COMMON COUNCIL FOR THE
CITY OF LEBANON, INDIANA


Harold "Huck" Lewis, Mayor



Keith Campbell


John Copeland


Mike Kincaid


Lana Kruse


Jeremy Lamar


Steve Large

ABSENT
Preston Myers, President

ATTEST:


Tonya Thayer,
Clerk-Treasurer, City of Lebanon, Indiana