

Passed by the Common Council and approved by me this 10th day of December, 1956.

(Signed) Max Edwards
Mayor

Attest (Signed) R. H. Kinkaid
City Clerk-Treasurer

Minute Book Pgs 487-496-500-501

Filed - "Zoning"

ORDINANCE NO. 30 - AN ORDINANCE TO AMEND ARTICLE II, SECTIONS I AND II AND ARTICLE III, SECTION I OF AN ORDINANCE ENTITLED, "AN ORDINANCE ESTABLISHING A ZONING PLAN FOR THE CITY OF LEBANON, (1) Classifying, regulating and limiting the height, area bulk and use of buildings hereafter to be erected; (2) Regulating and determining the area of front, rear and side yards and other open spaces about buildings; (3) Regulating and determining the use and intensity of use of land and lot areas; (4) Classifying, regulating and restricting the location of trades, callings, industries, commercial enterprises and the location of buildings designed for specified uses; (5) Dividing the city into districts of such kind, character, number, shape and area as may be deemed necessary to carry out the purposes of this ordinance; to provide for administration and for penalties for the violation for review of decisions of such board by the court. This ordinance, and ordinances supplemental or amendatory thereto, shall be known as the Zoning Ordinance of Lebanon.

BE IT ORDAINED by the Common Council of the City of Lebanon

SECTION I. That Section 1 and Section 2, of Article II of the above entitled ordinance be amended to read as follows:

ARTICLE II: SECTION 1. DISTRICTS. The City of Lebanon is hereby divided into eleven (11) districts in order to carry out the purposes of this ordinance. The districts shall be known and designated throughout the ordinance as follows:

NAME OF DISTRICT	DESIGNATION HEREINAFTER
"S" Suburban District	"S"
"AAA" Residential District	"AAA"
"AA" Residential District	"AA"
"AG" Agricultural District	"AG"
"A" Residential District	"A"
"B" Residential District	"B"
"C" Residential District	"C"
"LB" Local Business District	"LB"
"GB" General Business District	"GB"
"LI" Limited Industrial District	"LI"
"HI" Heavy Industrial District	"HI"

Sub-Section A: All districts in newly developed or annexed areas shall be designated by the Planning Commission to be one of the above set out districts. All Lots in "AAA" shall have a minimum width of 100 feet and a minimum area of 12000 square feet with the side yards, in the absence of a garage, to have a minimum width of 10 feet and 3 $\frac{1}{2}$ feet and, with a garage, the side yards shall have a minimum width of 10 feet each. All lots in "AA" shall have a minimum width of 75 feet and a minimum area of 9000 square feet with the side yards, in the absence of a garage, to have a minimum width of 7 $\frac{1}{2}$ feet and 25 $\frac{1}{2}$ feet and with a garage the side yards shall have a minimum width of 7 $\frac{1}{2}$ feet each. There shall be no controls in "AG" districts under this ordinance until such districts shall become platted for some other purposes than agricultural. All other requirements as set out on the Zone maps shall remain the same with the exception that in "A" districts the side yards shall have a minimum width of 6 feet and 16 feet in the absence of a garage, and with a garage the side yards shall have a minimum width of 5 feet.

Sub-Section B: In the event land in "AG" districts is platted for any purpose other than agricultural, it shall automatically become class "AA" and shall be subject to the controls of such class unless re-zoned by the Common Council on recommendation of the Planning Commission. All newly annexed land shall hereafter become "AA" districts.

SECTION 2: That Section 1 of Article III of said ordinance is amended to read as follows:

ARTICLE III: SECTION 1: USE. No building or land shall be used and no building shall be erected, reconstructed or structurally altered, which is arranged, intended or designed to be used for any purpose other than a use which is permitted and specified in a district in which such building or land is located. Provided however that the following professions and licensed by the State of Indiana shall be permitted to maintain offices in any residential district; Doctor, Attorney-at-Law, Dentist, Osteopath, Registered Engineer and Registered Architect; and like professional offices approved by the Planning Commission and Common Council; provided further that said offices can only be maintained if the following conditions are met:

- Any such office must retain continually all the external appearances of a residence.
- The maximum usable floor area, including all floors, shall be no more than 2000 square feet.
- The external appearance must conform to the general architecture of the neighborhood.
- All permits for offices in residential areas must be approved by the Planning Commission.