


Robert M. Campbell, Mayor

ATTEST:

Ann Garoffolo, City Clerk-Treasurer

ORDINANCE NO. #75-1

AN ORDINANCE TO AMEND THE ZONING CODE OF
LEBANON, INDIANA, THE SAME BEING ORDINANCE NO. 74-12
PASSED BY THE COMMON COUNCIL OF THE
CITY OF LEBANON, INDIANA, ON SEPTEMBER 9, 1974.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA, THAT:
SECTION 1. Section 30-3 of Article II of the Zoning Code of Lebanon,
Indiana, be amended to insert following the Unit Development Plan District being
"UD" the following new districts.

"FP" Flood Plain District
"FW" Floodway District
"FF" Floodway Fringe District

SECTION 2. Section 30-4 of Article II of the Zoning Code of Lebanon,
Indiana, be amended to insert a new subsection to be numbered 30-4(a) which shall
read as follows; district

Section 30-4(a)(1) A new district is hereby established on the zone map,
Lebanon, Indiana, 1974, which shall be a flood plain district; that a map of said
district is attached to this ordinance, marked "Exhibit A" and made a part hereof.

SECTION 3. Section 30-9 of Article II of the Zoning Code, Lebanon, Indiana,
be amended by adding the following subsections:

- (k) No non-conforming use in a floodway district shall be expanded or en-
larged without a permit for construction in a floodway from Natural
Resources.
- (l) A non-conforming use in a floodway fringe district may be altered, en-
larged, or extended, on a one-time-only basis, provided such alterations,
enlargements, or extensions do not increase the value of the building
or structure, excluding the value of land, by more than forty (40)
percent of its pre-improvement market value, unless such building or
structure is permanently changed to a conforming use.
- (m) A non-conforming use in a flood plain district may be altered, enlarged,
or extended on a one-time-only basis, provided the procedures set
forth in this ordinance are followed and further provided such alter-
ations, enlargements, or extensions do not increase the value of the
building or structure, excluding the value of land, by more than forty
(40) percent of its pre-improvement market value, unless such building
or structure is permanently changed to a conforming use.
- (n) Any non-conforming use in the FP, FW, and FF districts which is damaged
by flood, fire, explosion, act of God, or the public enemy may be re-
stored to its original dimensions and conditions, provided the damage
does not reduce the value of the buildings, excluding the value of the
land, by more than forty (40) percent of its predamage value.

SECTION 4. The following new sections of Article II of the Zoning Code,
Lebanon, Indiana, shall be inserted immediately following Section 30-24 and shall
be numbered as follows:

Sec. 30-24(1) "FP" FLOOD PLAIN DISTRICT

- (a) Statement of Purpose
(1) The purpose of the "FP" District is to guide development in
flood hazard areas in which a Commission Floodway has not
been established.
- (b) Permitted Uses
(1) Agricultural uses such as the production of crops, pastures,
orchards, plant nurseries, vineyards, and general farming.
(2) Forestry, wildlife areas, and nature preserves.
(3) Parks and recreational uses, such as golf courses, driving
ranges, and play areas.
- (c) Special Exceptions.
The following special exception uses may be permitted in the
Flood Plain (FP) district only after a proper permit for same has
been granted by Natural Resources. All terms and conditions
imposed by Natural Resources will be incorporated in any permit
issued by the (Plan) Commission. The (Plan) Commission may impose
greater restrictions.
(1) Water management and use facilities, such as dams, docks,
dolphins, channel improvements, dikes, jetties, grains, marinas,
piers, wharves, levees, seawalls, floodwalls, weirs, and
irrigations facilities.
(2) Transportation facilities, such as streets, bridges, roadways,
fords, airports, pipe lines, railroad, and utility transmission
facilities.
(3) Temporary or seasonal flood plain occupancy, such as circus
sites, fair sites, carnival sites, boat ramps, camps, roadside
stands, and transient amusement facility sites.