

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
FEBRUARY 22, 2022 PUBLIC HEARING**

Overview:

Amendment of the Unified Development Ordinance

Section 6.1.H – Prohibited Uses – Thoroughfare Overlay District

The City of Lebanon Planning Staff has been inundated over the last several years with inquiries from the development community about appropriate locations for new automobile filling stations. According to the attached map of existing station locations, the city currently has 15 existing gas stations with one proposed for construction for a total of 16. Every interchange has at least one gas station and both the downtown and north side areas are served by multiple stations. It is Staff's current opinion the city is well served by existing gas stations and, in particular, the primary corridors are saturated. Primary corridors would include Lebanon Street/SR 39, South Street/SR 32, and Indianapolis Avenue. Because of the current saturation of these corridors, Staff is recommending a text amendment to the UDO that would prohibit additional automobile filling stations within the Thoroughfare Overlay District, which would restrict the use on SR 39, SR 32, Indianapolis Avenue, and Lafayette Avenue. Stations would still be permitted within proper zoning districts that are outside the overlay district boundaries.

The following is the recommended changes to the UDO text, with changes highlighted in red:

6.1.H. PROHIBITED USES

- 1. Used Motor Vehicle Sales*
- 2. Drive Through Establishments (Drive-through windows may be permitted as accessory uses, subject to the provisions of this section)*
- 3. Farm Equipment Sales & Service (not fully enclosed)*
- 4. Airport*
- 5. Heliport*
- 6. Highway Maintenance Garage*
- 7. Radio or Television Transmission Tower*
- 8. Boat or Marine Equipment Sales & Service*
- 9. Penal or Correctional Institution*
- 10. Sanitary Fill*
- 11. Sewage Treatment or Disposal Plant*
- 12. Wholesale/Warehousing/Industrial Services not contained entirely within buildings*
- 13. Used Motor Vehicle and Motorcycle Sales
Amended: 03/21/2014*
- 14. Junk Yard, Salvage yard Operation*
- 15. Raising of Non-Farm Fowl and Animals, Commercially (except kennel)*
- 16. Outdoor Storage*

17. *Mini Warehouses/ Self Storage*
18. *Signs greater than one hundred (100) square feet in sign area, except as noted elsewhere in this ordinance*
19. *Car Washes (self-service only)*
20. *Auto Repair*
21. *Adult Uses*
22. *Automobile Filling Station*

Plan Commission Action:

Staff would recommend that the Plan Commission forward the proposed text amendments to the Common Council with a favorable recommendation.