

A BILL FOR AN ORDINANCE)
AMENDING ORDINANCE #1773,)
AND DECLARING AN EMERGENCY.)
ORDINANCE BILL NO. 27
for 1984
ORDINANCE NO. 1951

THE CITY OF LEBANON ORDAINS AS FOLLOWS:

Section 1. Article 4, of Lebanon Zoning Ordinance 1773, enacted March 5, 1980, be amended by adoption of Exhibit "A" as attached hereto and made part of this ordinance.

Section 2. To establish an Industrial Opportunity Overlay Zone, IO, by adding Section 4.610 by adoption of Exhibit "A" as attached hereto and made a part of this ordinance.

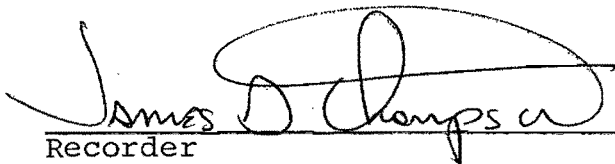
Section 3. That inasmuch as the provisions of this ordinance are necessary for the immediate preservation of the peace, health and safety of the people of the City of Lebanon, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect immediately upon its passage by the City Council and approval by the Mayor.

Passed by the Council by a vote of 6 for and 0 against and approved by the Mayor this 24th day of October, 1984.



Mayor

ATTEST:



Recorder

SECTION 4.610 INDUSTRIAL OPPORTUNITY OVERLAY ZONE IO

In an IO Overlay Zone the following regulations shall apply:

- (1) Purpose. The Industrial Opportunity Overlay Zone is intended to encourage industrial and economic development but allow that development to take place with less than full urban services, provided that certain conditions or circumstances are present.
- (2) Establishment of an Industrial Opportunity Overlay Zone. An Industrial Opportunity Overlay Zone may be established in any industrial zone on any parcel meeting the following criteria:
 - (a) The site is at least 2 acres.
 - (b) Urban services, sewer, water, storm drainage and improved streets are not available at the site or within 100 feet.
 - (c) Proposed industrial uses conform with the industrial zone in which they are intended.
- (3) Procedures for Approval.
 - (a) An Industrial Opportunity Overlay Zone may be granted by the Planning Commission following a public hearing. Applications shall be made on forms provided by the City Planning Department and shall be submitted along with 10 copies of necessary supplementary data at least thirty (30) days prior to the hearing.
 - (b) Sufficient data to facilitate a thorough review shall be included with the application. Such data shall include, but is not limited to, site boundary, proposed building and parking areas, signing, lighting and landscaping. The application shall also include operational details on utility service proposed.
 - (c) The Planning Commission shall review the request and may grant approval with or without modifications or conditions or it may deny the request, subject to adoption of findings of fact.
- (4) Development Standards. Setback, lot coverage, building heights and permitted uses of the underlying zone shall be maintained as required.
 - (a) Public Improvements. All on-site or off-site public improvements shall be made in accordance with established City Standards. The applicant may elect to

reduce the standards, i.e., septic system vs. public sewer, well vs. public water, etc., but as such these improvements will be private and will not be publicly maintained.

- (b) Non-Public Improvements. Such non-public improvements such as drives, parking, landscaping, etc. may be built to a reduced standard following approval by the Planning Commission.
- (c) Development Adjacent to Public Facilities. Where development is adjacent to or along the path of a public improvement, the project will either make the improvement concurrent with development or agree not to remonstrate at a future time when improvements are made. These improvements include street, water, sewer and storm drain extensions.