

507.2 Criteria for Award of Bonus.

The Planning Board may allow a gross density of development greater than allowed under Article III of this Ordinance for PURDs, ***manufactured housing PURDs***, or PRec's up to a maximum bonus allowed by Table 507.1. The Planning Board may approve a density bonus for any one or more of the categories identified in Section 507.1. Density bonuses granted pursuant to this section shall be cumulative. The following guidelines shall be used in determining whether a bonus shall be awarded.

- A. **Use of Technique**. An applicant may receive a bonus not exceeding 12% for using either the PURD or PRec form of development.
- B. **Workforce Housing**. For every dwelling unit which qualifies as ***workforce housing***, one (1) market rate dwelling unit may be added as a density bonus, to a maximum of 20 bonus units or 10%, whichever is greater, as approved by the Planning Board.
- D. **Energy Efficient Design**. The Planning Board may award a density bonus of up to 10% for any development that will be constructed to meet standards for industry-accepted energy efficiency standards including but not limited to those of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), the Passive House Institute (PHI), or the Passive House Institute US (PHIUS). In evaluating the requested density bonus, the Planning Board shall take into account the extent and scope of proposed energy efficiency construction throughout the development together with any other relevant factors and considerations related to the development and any applicable energy efficiency certification programs that the applicant proposes to participate in.
- C. **Renewable Energy Systems**. The Planning Board may award a density bonus of up to 10% when one or more non-accessory ***renewable energy systems*** are incorporated into the design of the development. The bonus awarded shall be commensurate with the amount of energy produced for the development by the proposed ***renewable energy system(s)***.

The decision of the Planning Board in awarding such a bonus and the amount thereof is hereby declared to be a discretionary administrative decision of the Planning Board. In no case shall the Planning Board award a bonus if it determines that the limitations of a site cannot accommodate the increase.

SECTION 508 PLANNED BUSINESS PARKS.

508.1 Purpose.

The purpose of this Section is to encourage and promote well planned, suitable and appropriate industrial development with ***office***, residential and commercial components. The purpose of ***planned business parks*** are to:

- A. Provide for the diverse needs of the residents of the City and to allow developers the flexibility to accomplish such goals without sacrificing the existing image and character of the surrounding neighborhood.
- B. Encourage efficient land use by facilitating compact, high-density development and minimizing the amount of land needed for surface parking by utilizing ***parking structures***.
- C. Facilitate safe, compatible and attractive development for residents, employers, employees, patrons and pedestrians.

508.2 General Requirement. A ***planned business park*** is a use permitted in the Light Industrial District and the Industrial Rail Access District.

508.3 Lot Area. A ***planned business park*** shall include a minimum of twenty (20) contiguous acres with at least four (4) lots.

508.4 Sectors, Allowed Uses.

- A. The ***planned business park*** shall be shown on an approved Subdivision Plan and Use Allocation Plan. The Subdivision Plan and Use Allocation Plan approved by the Planning Board shall designate the allocation of the Industrial/ Office, Commercial and Residential Uses within the Park.
- B. No more than 20% of the net land area not planned for open space, roads, or utilities shall be used for the Commercial Sector.
- C. Unless limited by the Planning Board at the time of subdivision approval, the following uses shall be permitted.
 - 1. The following uses shall be permitted by right for any ***planned business park*** Industrial/Office Sector: ***light industry; warehouse;*** trucking terminal; publishing/printing; plumbing, electrical or carpentry shop; research laboratory; local government use; ***essential service;*** outdoor storage per Section 303.4 (less than 20%); ***group day care facility*** per Section 604; general business offices, research facilities, medical office buildings; ***health clubs,*** Educational Facility, College/University; Educational Facility, Vocational School; and ***accessory uses*** to a permitted use. Retail showrooms per Sections 303.5 and 303A.5 shall be allowed by ***conditional use*** permit.
 - 2. The following uses shall be permitted by right for any ***planned business park*** Commercial Sector: ***retail store(s)*** up to a cumulative maximum of 20,000 sq. ft. of ***gross floor area;*** ***personal service;*** bank, branch bank; ***restaurant,*** sandwich shop/deli; refreshment stand; ***office; motel; hotel;*** movie theater; ***membership club;*** ***amusements (indoor);*** printing (i.e. retail copy store); radio or TV studio; ***group day care facility*** per Section 604; local government use; and ***health clubs.***
- D. ***Dwelling units*** in ***one-family, two-family*** and ***multi-family dwellings*** or appropriate mixes thereof at the discretion of the Planning Board, shall be provided

for in all ***planned business parks***. The maximum number of ***dwelling units*** allowed pursuant to this section shall be based on a minimum of 15% and a maximum of 25% of the net land area of the park not planned for open space, roads, or utilities and calculated at a density of 13 ***dwelling units*** per acre. Such ***dwelling units*** may be clustered together and/or distributed within the Park at the discretion of the Planning Board.

- E. There shall be no more than one ***group day care facility*** and one ***health club*** in the ***planned business park*** for service to the general public. However, said facilities are allowed as exclusive adjuncts to a business company or corporation.

508.5 Dimensional Requirements.

- A. The minimum ***lot*** requirements and maximum limitations for the ***planned business park*** shall be those set forth in the Table of Area, Dimensions and Coverage for the zone in which the Park is located.

508.6 Application Procedures.

- A. **Conditional Use Permit.** All ***planned business parks*** shall obtain a ***conditional use*** permit from the Planning Board:

The ***conditional use*** permit shall clearly set forth all conditions of approval including the dimensional requirements and uses allowed by the Zoning Ordinance in effect at the time of such approval and any additional restrictions on the uses allowed within the Sectors by Section 508.4.C above which are judged by the Planning Board to be necessary to accomplish the objectives of the Lebanon Master Plan and of this section; and shall clearly list all plans, drawings and other submittals that are part of the approved development. Everything shown or otherwise indicated on a plan or submittal that is listed on the ***conditional use*** permit shall be considered to be a condition of approval unless otherwise waived by the Planning Board.

- B. **Application Procedure.** Applications for ***conditional use*** permits for ***planned business parks*** shall be made in accordance with the procedures set forth in the Subdivision Regulations of the Planning Board. Applications shall comply with all requirements of the Subdivision Regulations, as applicable. Subsequent development of individual lots shall be made in accordance with the procedure set forth in the Site Plan Review Regulations.

- C. **Approval of Applications.** A ***conditional use*** permit shall be issued only if a ***planned business park*** complies with all of the requirements of this section.

- D. **Phasing of Development.** The Planning Board may establish a reasonable timetable for phasing the development of an approved ***planned business park*** in order to mitigate the impact of a development on community facilities, services or utilities.

- E. **Applicable Requirements.** In order to encourage long-range planning and the consistent development of the project as a whole, the dimensional requirements set forth in the ***planned business park's conditional use*** permit as evidenced by