

2026 ZONING DESCRIPTION

A. IP – Planned Business/Industrial Park

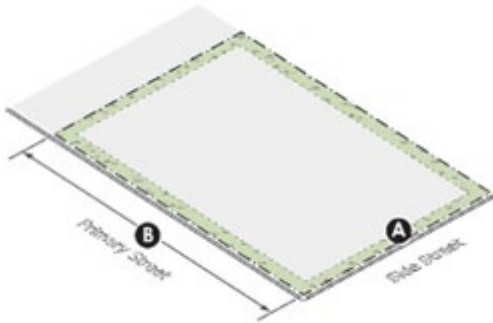
1. Character Description – This district provides for business/commercial uses and limited industrial uses that have little off-site impact and no toxic or noxious emissions in a planned environment.
2. Intent and Purpose
 - a. To implement the objectives of the Comprehensive Plan as concerns light industrial uses.
 - b. To facilitate the development of the right quantity of land for light industrial uses to meet current and future demand.
3. Applicability – This zoning district is applicable to all real property designated IP the City of Lebanon zoning atlas.
4. Land Uses

Permitted Uses	Conditional Uses	Prohibited Uses
Administrative Services	Car Wash	Data Center
Animal Care & Veterinarian Services	Intermediate Impact	Specialty Smoke and Vape Shops
Automotive Parking	Medium Industrial	Any use not specifically allowed
Automotive Repair and Cleaning (excluding Car Wash)		
Automotive Servicing		
Building Materials and Farm Equipment		
Consumer Repair Services		
Convenience Commercial		
Community Assembly		
Cultural and Recreation Services		
Entertainment & Amusement Services		
Extended Stay Hotel/Motel		
Financial, Consultative & Administrative		
Food & Beverage Services		
Food Service Drive-in & Drive-thru		
General Business & Communication Services		

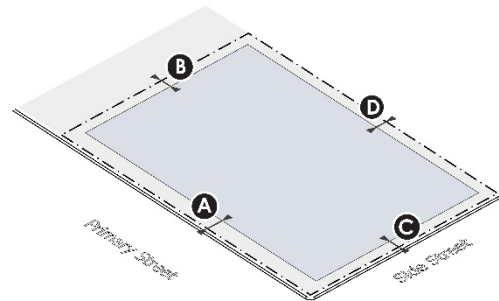
Permitted Uses	Conditional Uses	Prohibited Uses
General Retail Trade		
Hotel/Motel		
Construction Contractor Services		
Light Industrial		
Medical Services		
Personal & Group Care		
Transport & Warehousing		
Vehicular, Craft & Related Sales		
Wholesale Sales		

5. Lot Development Standards (IP)

a. Lot size



b. Building placement

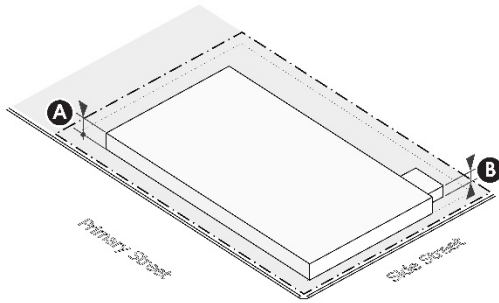


Lot dimensions		
A	Lot size (min)	20,000 sf
B	Width at building/at property line (min)	150 ft/ 40 ft

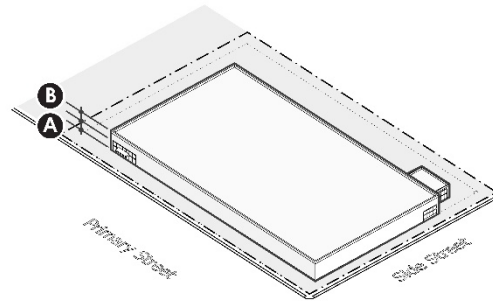
Principal building setbacks		
A	Front setback (min)	60 ft
B, C	Side setback (min)	25 ft
D	Rear setback (min)	25 ft
B, D	Adjoining a residential district (min)	75 ft
B, D	Abutting a railroad right-of-way	0 ft

6. Building Development Standards (IP)

a. Building height



b. Façade elements



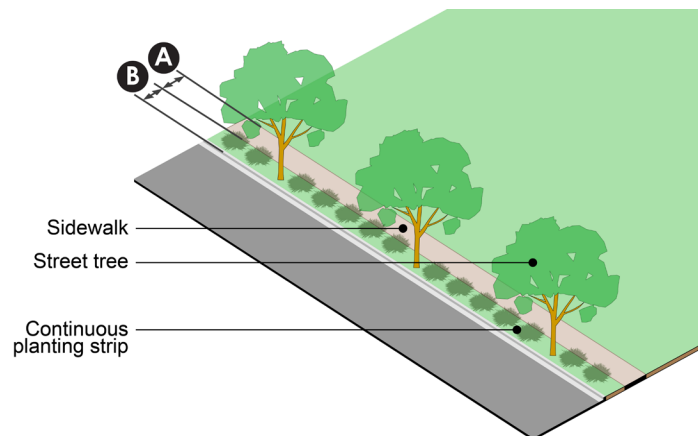
Building height		
A	Primary building height, stories (max)	6
	Primary building height, feet (max)	75

Façade elements		
A	Ground floor façade area with windows (min)	20%
	Upper floor façade area with windows (min)	20%

7. Parking and Loading Standards: Standards for parking and loading/unloading for this district are set out in Chapter 5 of this Ordinance.

8. Sidewalk and Planting Standards

- See Section 14-504 for permitted and prohibited plants.
- The diagram below defines the sidewalk and planting standards in this zoning district. Minimum width sidewalk width ("A") is 6 feet. Minimum width of the planting strip ("B") is 7 feet. Street trees are planted in the planting strip. Modifications to this design may be approved by the Planning Department when the context warrants it.



9. Landscaping Standards: A foundation planting along one hundred (100) percent of the façade of each building which abuts a public street, excluding necessary breaks

for sidewalks, entrances, etc. The foundation planting area shall have a minimum depth of eight (8) feet and shall include:

- a. Two (2) Large Evergreen Shrubs as specified in Table 14.504-11 for every thirty (30) feet of building façade;
- b. Four (4) Medium Evergreen Shrubs as specified in Table 14.504-11 for every thirty (30) feet of building façade;
- c. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Table 14.504-11 for every thirty (30) feet of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses; and
- d. Two Class I Shade Trees, three (3) Class II Shade Trees, four (4) Ornamental Trees, or a combination thereof to achieve a minimum of four (4) trees as specified in Table 14.504-11 for every ninety (90) feet of building façade.

10. Building Design Standards

- a. Orientation: Principal buildings shall be oriented so that at least one (1) principal pedestrian entrance faces a fronting street. For the purposes of this standard, limited access highways shall not be considered a fronting street. No HVAC or other mechanical equipment shall be allowed between the building and the fronting street or courtyard.
- b. Transition: Any portion of a building located within 100 feet of property zoned RS20, RS12, or RS9 shall not exceed the actual height of the adjacent single-family zoned properties more than 1.5 times.

c. Façades

i. Primary Façade Materials

- (a).A minimum of 75% of Primary Façades, exclusive of openings, shall include materials selected from List 3 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), architectural metal panels, wood siding/shingles/trim, concrete (finished), fiber cement siding/shingles/trim, composite siding, or EIFS (2 feet above the finished floor elevation).
- (b).A maximum of 25% of Primary Façades, exclusive of openings, may include materials selected from List 4 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), architectural metal panels, metal siding, wood siding/shingles/trim, concrete (finished), concrete (unfinished), fiber cement siding/shingles/trim, fiber cement panels, composite siding, composite panels, or EIFS (2 feet above the finished floor elevation).

ii. Secondary Façade Materials

- (a).A minimum of 50% of the Secondary Façades, exclusive of openings, shall include materials selected from List 3 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), architectural metal panels, wood siding/shingles/trim, concrete (finished), fiber cement

siding/shingles/trim, composite siding, or EIFS (2 feet above the finished floor elevation).

- (b). A maximum of 50% of the Secondary Façades, exclusive of openings, may include materials selected from List 4 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), architectural metal panels, metal siding, wood siding/shingles/trim, concrete (finished), concrete (unfinished), fiber cement siding/shingles/trim, fiber cement panels, composite siding, composite panels, or EIFS (2 feet above the finished floor elevation).

- iii. Building materials of outbuildings of over 250 sq ft in area shall match the building material of the principal building.

d. Articulation

- i. Building façades that face a public street, private street, or usable open space (excluding Preserve type open spaces) shall not exceed fifty (50) feet in length without a building articulation intended to minimize the mass of the building. Permitted articulations include:
 - (a). Façade offset with a minimum depth of two (2) feet that extends to within two (2) feet of the full height of the façade.
 - (b). Façade projection with a minimum depth of four (4) inches and a minimum width of one (1) foot that extends the full height of the first story of the façade.
 - (c). Variation in building or parapet height of a minimum two (2) feet for single story buildings and four (4) feet for buildings with two or more stories.
 - (d). The use of multiple roof forms to create the effect of different building components.
 - (e). Awnings and canopies that meet the standards for Attachments in this section.

e. Openings

- i. Pedestrian Entrances: Required pedestrian entrances shall be defined by a roof covering at least 3 feet deep or by being recessed by at least 3 feet.
- ii. Transparency: Building façades that face a public street, private street, or usable open space (excluding Preserve type open spaces) shall have a minimum transparency of 20% consisting of doors, windows, or a combination thereof.

f. Roofs:

- i. Flat roofs shall have parapet walls on façades that face or are visible from a public street, private street, or usable open space. The primary material used on parapets shall match the material of its associated façade.
- ii. Roof-mounted equipment shall be located or screened in a manner to not be visible from a public street, private street, or usable open space

(excluding Preserve type open spaces).

g. Attachments

- i. Awnings/canopies shall not be internally illuminated. Awning/canopy encroachments into a public right-of-way shall be approved by the authority with ownership of the right-of-way. Awnings/canopies approved to encroach into a public right-of-way shall have a minimum clear height of nine (9) feet above adjacent grade.

h. Drive-thru facilities shall meet the following standards:

- i. Facilities including associated windows, refuse storage, and menu and ordering boards shall be located to the rear or side of buildings;
- ii. Refuse storage shall be provided near windows associated with drive-through facilities;

11. Other Standards: The following standards are set out in Chapter 5: landscape buffers; landscape screening; fences, walls and hedges; and plant materials.