

**BROOKS COMMUNITY PLAN
LIMITED USE OVERLAY ZONE #2 (“LUCAS PROPERTY”)**

Revised 08/06/03
Revised08/03
Adopted 01/01

Section 1. Purpose.

The purpose of this Limited Use overlay zone is to implement the Brooks-Hopmere Community Plan and the Unincorporated Communities Rule (OAR 660, Division 22). Application of this zone is limited to the approximately 11-acre Tax Lot 800 of Township 6 South, Range 2 West, Section 17C (as depicted on Figure 3 of the Brooks-Hopmere Community Plan). This overlay zone is created as part of adoption of the Brooks-Hopmere Community Plan. All provisions of Chapter 164 of the Marion County Rural Zoning Ordinance shall apply except as modified by this Limited Use overlay zone.

Section 2. Permitted Uses.

Within this overlay zone the following use is permitted:

Manufacture of structural members and wood trusses (SIC 2439) in a structure or structures not exceeding 60,000 square feet of floor area.

Section 3. Conditional Uses.

No uses are conditionally permitted under the provisions of this Limited Use overlay zone.

Section 4. Prohibited Uses.

All uses not permitted in Sections 2 and 3 of this overlay zone are prohibited.

Section 5. Property Development Standards.

- A. All property development standards in Section 164.050 of the Marion County Rural Zoning Ordinance apply, except as follows:
1. Lot area - The minimum lot size shall be 11 acres;
 2. Parcel coverage - No more than 60,000 square feet of the parcel shall be covered by buildings located thereon.