

A BILL FOR AN ORDINANCE AMENDING THE)
ZONING ORDINANCE No. 1428, AND)
DECLARING AN EMERGENCY.)

ORDINANCE BILL NO. 12
for 1973
ORDINANCE NO. 1475

THE PEOPLE OF THE CITY OF LEBANON DO ORDAIN AS FOLLOWS:

Section 1. Pursuant to Article 8 of Ordinance No. 1428, and as initiated by the City Council, by the Planning Commission, and by application of the property owners, and upon compliance with the requistes of said Article 8, the following sections and sub sections of Ordiance No. 1428 are amended to read as set forth below:

(1) Section 3.060 Parking.

1. Two off-street parking spaces shall be furnished for each dwelling. Required parking spaces shall be permitted on driveways in the required front yard in conjunction with any single family or two family dwelling on a single lot.

(2) Section 4.010 General Provisions Regarding Off-Street Parking and Loading Areas.

8. In residential zones required parking spaces shall be permitted on driveways in the required front yard in conjunction with any single family or two family dwelling on a single lot.

(3) Section 9.040 Filing Fees.

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| 1. Conditional Use Permit. | \$30.00 |
| 2. Variance | 30.00 |
| 3. Amendment proposed by property owner . . | 40.00 |

(4) Section 3.020 Conditional Uses Permitted.

2. Governmental structure or land use including but not limited to a public park, playground, recreation building, fire station, library, or museum.
5. Duplexes on interior lots that meet an area requirement of at least 10,000 square feet based on an approved development plan.
6. Lots over 12,000 square feet incapable of subdivision to city standards may be allowed a density not to exceed 6,000 square feet per dwelling unit based on an approved development plan.
7. Agricultural uses subject to the conditions and limitations provided herein:

- a. No retail or wholesale business sales office shall be maintained on the premises.
- b. Orchards, tree farms, tree crops, flower gardening, berry and bush crops, trucks gardening, nurseries for raising and sales confined to plan materials and other similar enterprises carried on in the general field of horticulture.

(5) Section 5.040 Public Hearing on a Conditional Use.

1. Before the planning Commission may act on a request for a conditional use it shall hold a public hearing. Within 45 days after filing an application for a conditional use, the planning commission shall hold a public hearing on the request. Notice of the public hearing shall be by at least one publication in a newspaper of general circulation in the city, not less than three days nor more than 10 days prior to the date of the hearing, the City Recorder shall give written notice by mail of the hearing to property owners and abutting property owners, including owners of property which would be abutting if there were no intervening streets, for the lot or land parcel on which the conditional use is requested, using for this purpose the names and addresses of owners as shown upon the records of the county assessor. Failure of a person to receive the notice shall not invalidate any proceedings in connection with the proposed conditional use.

(6) Section 7.040 Notice of Public Hearing on an Appeal.

1. Within 45 days after filing, the board shall hold a public hearing on the appeal. Notice of the public hearing shall be by one publication in a newspaper of general circulation in the city, and not less than three days nor more than 10 days prior to the date of the hearing; the city recorder shall give written notice by mail of the hearing to property owners and abutting property owners, including owners of property which would be abutting if there were no intervening streets, for the lot or parcel of land on which the appeal is made, using for this purpose the names and addresses of owners as shown on the records of the county assessor. Failure of a person to receive the notice, shall not invalidate any proceedings in connection with the appeal.

(7) Section 7.090 Notice of Public Hearing on a Variance.

1. Within 45 days after filing an application for a variance, the board shall hold a public hearing on the request. Notice of the public hearing shall be by one publication in a newspaper of general circulation in the city, not less than three days nor more than 10 days prior to the date of the hearing, the city recorder shall give written notice by mail of the hearing to property owners and abutting property owners, including owners of property which would be abutting if there were no intervening streets, for the lot or land parcel on which the variance is requested, using for this purpose the names and addresses of owners as shown upon the records of the county assessor. Failure of a person to receive the notice shall not invalidate any proceedings in connection with proposed variance.

(8) Section 8.030 Public Hearing on Amendment.

B. In addition, a notice of hearing on an amendment ^{to} a zone boundary shall be mailed to property owners and abutting property owners, including owners of property which would be abutting if there were no intervening streets, for the lot or land parcel which a zone boundary amendment has been requested. The notice of hearing shall be mailed at least 10 days prior to the date of hearing using for this purpose the names and addresses of the owners as shown on the records of the county assessor.

(9) Section 3.010 Principal Permitted Uses.

3. Duplexes on corner lots that meet an area requirement of 10,000 square feet.

Section 2. In as much 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 Council and approval by the Mayor.

Passed by the Council and approved by the Mayor this 2 day of May, 1973.

Richard H. Green
Mayor

ATTEST:

Van R. Shover
Recorder