

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

ORDINANCE BILL NO. 21  
for 1976  
ORDINANCE NO. 1602

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

Section 1. Pursuant to Article 8 of Ordinance No. 1428 (compiled as 10-9), and as initiated by the City Council, by the Planning Commission, and upon compliance with the requisites of said Article 8, the following sections and sub-sections of Ordinance No. 1428 (compiled as 10-9:3.030, 3.110, 3.120, 3.210, 3.310, 3.410, 3.510, and 3.610) are amended to read as set forth below:

(1) Section 3.030 Lot Size. In the R-S zone the minimum lot size shall be as follows:

1. Minimum lot area shall be 6,000 square feet of land area.
2. Minimum lot width at the front setback line shall be 60 feet.

Provided, however, that the Planning Commission may require larger lot areas and lot width within proposed subdivisions when determined appropriate for the neighborhood or to maintain compatibility with existing lots in the immediate area.

(2) Section 3.110 Principal Permitted Uses. In the R-M Zone the following building and uses are permitted:

1. Single-Family and two family dwellings.
2. Accessory buildings and uses which are in keeping with the residential character of the zone in accord with Article 4.030.
3. Triplex

(3) Section 3.120 Conditional Uses Permitted. In the R-M zone the following uses and their accessory uses may be permitted when authorized in accordance with Article 5 of this ordinance.

1. Multiple-Family dwellings or projects containing more than three dwelling units.
2. A conditional use permitted in the R-S zone.

3. Boarding, lodging or rooming house.
4. Fraternal club or lodge.
5. Hospital or nursing home.
6. Medical or dental clinic.
7. Mobile home park.
8. Public Parking areas.
9. Real estate offices.

(4) Section 3.210 Conditional Uses Permitted. In the C-G zone the following uses and their accessory uses may be permitted when authorized in accordance with Article 5 of this ordinance.

1. Dwelling units, provided the units are located above any use permitted in Sections 3.210 - 3.230.
2. A use permitted conditionally in an R-M zone, but not including residential use involving a mobile home park.
3. Retail trade establishment such as food store, drug store, hardware store, furniture store, clothing store, or department stores and similar retail stores catering to foot traffic.
4. Business, governmental or professional office and financial institutions.
5. Service commercial and commercial amusement establishment such as hotel, restaurant, tavern, club, lodge, fraternal organization and theater, excluding drive-in restaurants, automotive sales, service and gas stations.
6. Personal and business service such as barber shop, tailoring shop and printing shop.
7. Laundry, dry-cleaning establishment, funeral homes and motels.
8. Parking lots provided that a 3' landscape strip is placed along front property lines.

(5) Section 3.310 Conditional Uses Permitted. In the C-H zone the following uses and their accessory uses may be permitted when authorized in accordance with Article 5 of this ordinance.

1. Auction house;
2. Automobile, boat, trailer or truck rental and sales;
3. Automobile repair garage;
4. Automobile, truck or vehicles service station;
5. Business or trade school;
6. Dairy products processing plant with retail sales;
7. Farming or logging materials, implements or machinery sales and service;
8. Laundry or dry cleaning distribution station;
9. Laundry or dry cleaning shop including auto laundry, self-service laundry only;
10. Mobile home sales;
11. Monument sales;
12. Retail building materials, lumber supply and hardware sales;
13. Second-hand goods store;
14. Professional offices;
15. Drive-in restaurant;
16. Grocery and retail sale of convenience items;
17. Hotels, Motels, Motor Hotels, Tourist Courts;
18. Animal hospital with enclosed boarding areas for convalescent use;
19. Mobile home park;
20. Service stations and truck repair facilities.

(6) Section 3.410 Conditional Uses Permitted. In the C-N zone the following uses and their accessory uses may be permitted when authorized in accordance with Article 5 of this ordinance.

1. Grocery store, delicatessen, meat market or bakery;
2. Barber shop and beauty shop;
3. Drug, sundry, hobby, gift store;
4. Laundromats;
5. Coffee Shops;
6. Service Station.



(7) Section 3.510 Conditional Uses Permitted. In the M-L zone the following uses and their accessory uses may be permitted when authorized in accordance with Article 5 of this ordinance.

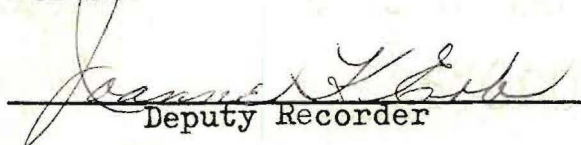
1. Use involving any manufacturing, compounding, processing, packaging, treatment or storage which complies with the performance standards provided therein;
2. Feed and seed warehouses and retail outlets;
3. Freight depots and truck terminals;
4. General warehouses;
5. Implement and equipment sales, service and storage;
6. Lumber and building materials sales and storage;
7. Offices;
8. Radio and television transmitter;
9. Railroad tracks and facilities necessary to serve other permitted uses;
10. Research laboratories;
11. Storage building for household goods;
12. Wholesale business salesrooms distributor outlet;
13. Other uses similar to the above and not specifically listed under the M-L zone, and other Industrial uses, provided that the use conforms to the performance standards provided herein.
14. Commercial feed lots and auction yards;
15. Quarry, gravel pit, surface or subsurface mining; including the crushing; screening or washing or extracted materials;
16. Service stations and truck repair facilities;
17. Dwelling for caretaker or watchman employed on the premises and trailers for temporary offices (6 months);

18. Wrecking yards and junk yards;
  19. Kennels and animal hospitals with unenclosed run.
- (8) Section 3.610 Conditional Uses Permitted. In the M-G zone the following uses and their accessory uses may be permitted when authorized in accordance with Article 5 of this ordinance.
1. Uses permitted in the M-L zone;
  2. Industrial uses and their accessory uses provided they meet the standards of the State of Oregon Department of Environmental Quality;
  3. Truck repair facilities;
  4. Commercial feed lots and auction yards;
  5. Quarry, gravel pit, mining and the screening and crushing of extracted materials;
  6. Dwelling for caretaker or watchmen employed on the premises;
  7. Trailers for temporary offices (6 months);
  8. Wrecking yards and junk yards;
  9. Service stations;
  10. Rendering plants and slaughter houses.

Section 2. 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 Council and approval by the Mayor.

Passed by the Council and approved by the Mayor this 8th day of June, 1976.

ATTEST:

  
Deputy Recorder

  
Mayor