

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

ORDINANCE BILL NO. 2  
for 1978  
ORDINANCE NO. 1666

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 section and sub-sections of Ordinance No. 1428, as amended, are to read as set forth below:

Section 3.800 Purpose. The purpose of a SPD zone is to recognize areas that possess potential for several types of land use (residential, commercial, industrial) or combinations of different land uses. It is further intended to achieve an environment in which different land uses can co-exist by providing building groupings for privacy, usable and attractive open spaces, safe circulation and the general wellbeing of the inhabitants.

Section 3.810 Principal Permitted Uses. In the SPD zone there shall be no principal permitted uses.

Section 3.820 Conditional Uses Permitted. In the SPD zone the following uses and their accessory uses may be permitted when authorized in accordance with Article 5 of this Ordinance.

Uses Requiring Public Hearing:

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
4. Church
5. Governmental structure of land use including but not limited to a public park, playground, recreation building, fire station, library or museum.
6. Public or private school or college, including business or trade school.

7. Multiple family dwellings (Four Plex or larger).
8. Boarding, lodging or rooming house.
9. Hospital or nursing home.
10. Medical or dental clinic.
11. 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.
12. Business, governmental or professional office and financial institutions.
13. Service commercial and commercial amusement establishment such as hotel, motel, motor hotel, tourist court, restaurant, tavern, club, lodge, fraternal organization, theater, and drive-in restaurants.
14. Personal and business service such as barber shop, tailoring shop and printing shop.
15. Public Parking areas. Parking lots provided that a 3' landscape strip is placed along front property lines.
16. 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, truck gardening, nurseries for raising and sales confined to plant materials and other similar enterprises carried on in the general field of horticulture.
17. Mobile home park.
18. Mobile home sales.
19. Automobile, boat, trailer or truck rental sales; automobile and truck repair facilities, automobile, truck or vehicles service station.
20. Laundry or dry cleaning establishment including auto laundry; self-service laundry; laundry or dry cleaning distribution station.

21. Funeral home.
22. Monument sales.
23. Dairy products processing plant with retail sales.
24. Farming or logging materials, implements or machinery sales and service.
25. Retail building materials, lumber supply and hardware sales and storage.
26. Second-hand goods store.
27. Auction House.
28. Animal hospital with enclosed boarding areas for convalescent use.
29. Feed and seed warehouses and retail outlets.
30. Freight depots and truck terminals.
31. General warehouses.
32. Research laboratories.
33. Storage building for household goods.
34. Wholesale business salesrooms distributor outlet.
35. Radio and television transmitter.
36. Utility substation.
37. Dwelling for caretaker or watchmen employed on the premises and trailers for temporary offices (6 months).

Section 3.830 Lot Size. Lot sizes for residential land uses shall be the same as required in the R-S and R-M2 use zones for their respective uses.

Section 3.840 Yard Requirements. Yard requirements for residential land uses shall be the same as required in the R-S and R-M2 use zones for their respective uses. All other uses shall use the setback requirements in the C-G (3.340) and M-L (3.530) use zones. If there is a question of a proposed use being a commercial or industrial use the Planning Commission shall make that decision.

Section 3.850 Off-Street Parking. Off street parking shall be provided in accordance with Article 4 and Sections 3.060 for R-S uses, 3.180 for R-M uses, 3.350 for C-H uses and 3.570 for M-L uses.

Section 3.860 Special Standards. In an SPD zone, the following special standards shall apply:

A. In approving a specific request for the development of property in the SPD zone the following considerations shall be emphasized:

1. The plan for development will assure the creation, maintenance or improvement of an attractive environment which will protect present and potential development from any possible blighting effects.

2. The area around the specific property to be developed can be planned to be in substantial harmony with the proposal.

B. Where special situations arise from uses proposed in the SPD zone not covered in Section 3.800 to 3.870 the Planning Commission may refer to other applicable sections in the Zoning Ordinance in making a decision or making additional requirements on the applicant.

Section 3.870 Procedure for taking action on a Conditional Use application in a SPD zone:

A. In taking action on a request in the SPD zone the Planning Commission shall first hold a public hearing at which time the Commission may only consider the proposed use without specific development plans. The Planning Commission may approve or deny the proposed use with or without attaching additional conditions.

The proposal shall consist of preliminary plan in schematic fashion with consideration given to the following elements:

1. A vicinity map showing location of streets and lots in the area within 300 feet of the proposed development.

2. Existing land uses.

3. Vehicular and pedestrian access, circulation and parking pattern. Status of street ownership.

4. Parks, playgrounds, and open spaces.

5. Existing natural features such as streets, streams, and topography.

6. Landscaping, screening and fencing proposals.

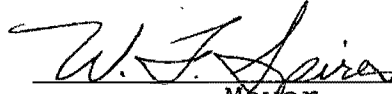
7. Proposed method for provisions of water supply for domestic and fire flow purposes and sewage disposal.
8. Proposed method for the handling of surface water drainage.
9. Proposed grading patterns.
10. Street and open space lighting proposals.

B. Before final approval by the Planning Commission or Site Review Committee the City Council shall approve the proposed use along with any additional requirements placed upon the proposed development by the Planning Commission.

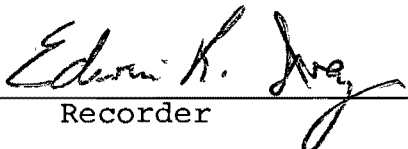
C. Upon approval by the Planning Commission of a proposed use in a SPD zone the Planning Commission shall specify whether the final approval is to be given by the Site Review Committee or come back to the Planning Commission for final approval. In either case, the guidelines outlined in Article 5 shall be used in processing the request.

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 by a vote of 6 for and 0 against, and approved by the Mayor this 25<sup>th</sup> day of January, 1978.

  
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Mayor

ATTEST:

  
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Recorder