

AN ORDINANCE AMENDING SECTIONS 4.010 AND  
4.020 OF ORDINANCE NO. 1773 (ZONING ORDINANCE)  
TO ALLOW DUPLEXES IN CERTAIN ZONES AS CONDITIONAL  
USES, AND DECLARING AN EMERGENCY.

) ORDINANCE BILL NO. 58  
) for 1980  
) ORDINANCE NO. 1824

WHEREAS, it has been found by the Council of the City of Lebanon that duplexes are suitable in certain cases in Low Density Residential zones; and

WHEREAS, it has been found by the Council of the City of Lebanon that duplexes in Low Density zones should be reviewed at a public hearing; and

WHEREAS, a proposed amendment to the Lebanon Zoning Ordinance has been presented to and reviewed by the Lebanon Planning Commission on October 16, 1980, and the Planning Commission has approved said amendment; and

WHEREAS, a copy of said amendment is attached hereto, marked "Exhibit A" and incorporated herein by reference, NOW THEREFORE,

THE CITY OF LEBANON ORDAINS AS FOLLOWS:

Section 1. That Sections 4.010 and 4.020 of Ordinance No. 1773 are hereby amended, and those amendments approved.

Section 2. EMERGENCY CLAUSE. It is necessary for the health, safety, comfort and convenience of the people of the City of Lebanon that this ordinance have immediate effect. Therefore, an emergency is declared to exist, and this ordinance have immediate effect. Therefore, an emergency is declared to exist, and this ordinance shall be in full force and effect upon its passage and approval.

Passed by the Council by a vote of 3 for 0 against and approved by the Mayor this 10<sup>th</sup> day of December, 1980.

Michael J. Wheeler  
Mayor

ATTEST:

Edwin R. King  
Recorder

ARTICLE 4 USE ZONES

SECTION 4.010 RESIDENTIAL LOW DENSITY ZONE. RL

In a RL zone the following regulations shall apply:

- (1) Purpose. To provide areas suitable and desirable for primarily single-family use with provisions for associated public service uses, planned developments, and limited low density multiple-family use under controlled conditions.
- (2) Uses Permitted Outright. In a RL zone the following uses and their accessory uses are permitted outright:
  - (a) Single-family dwelling.
  - (b) Accessory structures and uses which are in keeping with the residential character of the zone.
  - (c) Home occupations which meet the requirements as set forth in Section 5.080.
- (3) Uses Permitted in Accordance with Site Review Procedures. Article (5.300)
  - (a) Lots over 12,000 square feet incapable of subdivision to City Standards may be allowed a density not to exceed 6,000 square feet (557.42 square meters), per dwelling unit based on an approved development plan.
- (4) Conditional Uses Permitted. In a RL zone, the following uses and their accessory uses may be permitted subject to the provisions of Article 6, and after a public hearing has been held.
  - (a) Cemetery.
  - (b) Church, non-profit religious or philanthropic institution.
  - (c) Community center.
  - (d) Two-family dwellings which meet an area requirement of 10,000 square feet (929.03 square meters).
  - (e) Governmental structure or use of land, including but not limited to recreation building, park, playground, fire station, library or museum.
  - (f) Mobile home subdivisions as a planned development.
  - (g) Nursery school, day nursery, kindergarten, or similar facility.
  - (h) Private golf course or country club, but excluding golf driving range, miniature golf course or similar facility.
  - (i) Private non-commercial recreational club such as tennis, swimming or archery club, but excluding commercial amusement or recreation enterprise.

- (j) Public school, and private school offering curricula similar to public school.
  - (k) Public utility facility.
  - (l) Agricultural uses subject to the following conditions and limitations.
    - 1. No retail or wholesale business, sales office shall be maintained on the premises.
    - 2. 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.
  - (m) Planned developments.
- (5) Lot Size and Width. Except as provided in Article 5 and 6, the minimum lot size and width in a RL zone shall be as follows:
- (a) The minimum lot area shall be 6,000 square feet (557.42 square meters) for a single-family dwelling and all other uses permitted in a RL zone, except two-family dwellings shall have a lot area of 10,000 square feet (929.03 square m).
  - (b) The minimum lot width shall be 60 feet (18.28 meters), except for corner lots which shall be 65 feet (19.81 meters).
  - (c) 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.
- (6) Yards. Except as provided in Article 5 and 6, in a RL zone yards shall be as follows:
- (a) Front yards shall be a minimum of 15 feet (4.57 meters), except at garages and adjacent to arterials, collectors, and highways where the minimum shall be 20 feet (6.09 meters).

- (b) Side yards shall be as follows:
- (1) One side yard shall be a minimum of five feet (1.52 meters) and the total of both side yards shall be a minimum of 15 feet (4.57 meters).
  - (c) Street side yards shall be a minimum of 15 feet (4.57 meters).
  - (d) Rear yards shall be a minimum of 20 feet (6.09 meters).
  - (e) Yards shall be landscaped as provided in Section 5.120.
- (7) Lot Coverage. In a RL zone all buildings shall not occupy more than forty (40) per cent of the lot area. (This includes all accessory buildings).
- (8) Building Height. Except as provided in Article 5 and 6, in a RL zone no building shall exceed a height of 25 feet (7.62 meters).
- (9) Clear Vision Area. A clear vision area shall be maintained as provided in Section 5.030. A 20 foot (6.09 meters) triangle at intersections.

SECTION 4.020 RESIDENTIAL MIXED DENSITY ZONE RM

In a RM zone the following regulations shall apply:

- (1) Purpose. To provide areas suitable and desirable for single-family, two-family and multiple-family dwellings with provisions for associated public service uses and planned developments.
- (2) Uses Permitted Outright. In a RM zone the following uses and their accessory uses are permitted outright.
  - (a) Single-family dwellings.
  - (b) Two-family dwellings on corner lots which meet an area requirement of 10,000 square feet (929.03 sq.m).
  - (c) Accessory structures and uses which are in keeping with the residential character of the zone.
  - (d) Home occupations which meet the requirements as set forth in Section 5.080.
- (3) Uses Permitted in Accordance with Site Review Procedures. Section 5.300.
  - (a) Multiple-family dwelling abutting arterials, collectors, or highways as defined in the Comprehensive Plan and stated in Section 1.040.
  - (b) Mobile Home parks which abut a collector, arterial, or highway when in conformance with Section 6.080.3.
  - (c) Lots over 12,000 square feet (1114.84 sq. m) incapable of subdivision to City standards may be allowed a density not to exceed 6,000 square feet (557.42 sq.m) per dwelling unit based on an approved development plan.

Multiple family complexes of 20 or more units and all mobile home parks shall be reviewed by the full Planning Commission.
- (4) Conditional Uses Permitted. In a RM zone, the following uses and their accessory uses may be permitted subject to the provisions of Article 6, and after a public hearing has been held.
  - (a) Multiple family dwellings of up to a maximum of four (4) units on corner lots not located on a collector, arterial or highway.
  - (b) Boarding, lodging, or rooming houses.
  - (c) Two-family dwellings on interior lots which meet an area requirement of 10,000 square feet (929.03 sq.m).

- (d) Fraternal club or lodge.
  - (e) Hospital or nursing home.
  - (f) Medical or dental clinic which abut a collector, arterial, or highway.
  - (g) Public parking areas.
  - (h) Real estate offices which abut a collector, arterial or highway.
  - (i) Church.
  - (j) Public or private schools or college.
  - (k) Utility substation.
  - (l) Governmental structure or use of land including, but not limited to, recreation building, park, playground, fire station, library, or museum.
  - (m) Agricultural uses subject to the following conditions and limitations.
    - 1. No retail or wholesale business sales office shall be maintained on the premises.
    - 2. 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.
  - (n) All uses listed conditional uses in the RL zone.
- (5) Lot Size and Width. Except as provided in Article 5 and 6, the minimum lot size and width in a RM zone shall be as follows:
- (a) The minimum lot area shall be 6,000 square feet (557.42 sq. m) for single-family dwellings.
  - (b) The minimum lot area shall be 8,000 square feet (743.22 sq. m) for multiple-family dwellings.

- (c) The minimum lot width shall be 60 feet (18.28 m) for single family dwellings, except for corner lots which shall be 65 feet (19.81 m).
- (d) The minimum lot width shall be 80 feet (24.38 m) for multiple-family dwellings.

(6) Minimum Site Area Per Multiple-Family Dwelling.

- (a) The minimum site area per dwelling unit shall be as follows for dwellings abutting arterials, collectors, or highways as defined in the Comprehensive Plan and stated in Section 1.040.

<u>UNIT TYPE</u>	<u>SITE AREA PER DWELLING UNIT</u>
STUDIO	126.44 sq. m. (1361 sq. ft.)
ONE BEDROOM	168.62 sq. m. (1815 sq. ft.)
TWO BEDROOM	250.84 sq. m. (2700 sq. ft.)
THREE BEDROOM	367.89 sq. m. (3960 sq. ft.)
FOUR OR MORE	449.65 sq. m. (4840 sq. ft.)

- (b) The minimum site area per dwelling unit for corner lots not abutting an arterial, collector or highway shall be as follows:

<u>UNIT TYPE</u>	<u>SITE AREA PER UNIT</u>
STUDIO	185.81 sq. m. (2,000 sq. ft.)
ONE BEDROOM	278.70 sq. m. (3,000 sq. ft.)
TWO BEDROOM	371.61 sq. m. (4,000 sq. ft.)
THREE BEDROOM	464.52 sq. m. (5,000 sq. ft.)
FOUR OR MORE	557.42 sq. m. (6,000 sq. ft.)

(7) Yards. Except as provided in Articles 5 and 6, in a RM zone the yard requirements shall be as follows:

- (a) Single family dwellings.

1. Front yards shall be a minimum of 15 feet (4.57 m), except at garages and adjacent to arterials, collectors and highways where the minimum shall be 20 feet (6.09 m).

2. Side yards shall be as follows:

One side yard shall be a minimum of 5 feet (1.52 m) and the total of both side yards shall be a minimum of 15 feet (4.57 m).

3. Street side yards shall be a minimum of 15 feet (4.57 m).

4. Rear yards shall be a minimum of 20 feet (6.09 m).

(b) Yards for all other uses shall be as follows:

1. Front yards shall be a minimum of 15 feet (4.57 m) except at garages and adjacent to arterials, collectors, and highways where the minimum shall be 20 feet (6.09 m).

2. Side yards shall be a minimum of 5 feet (1.52 m).

3. Street side yards shall be a minimum of 15 feet (4.57 m).

4. Rear yards shall be a minimum of 10 feet (3.05 m).

5. Yards shall be landscaped as provided in Section 5.120.

(8) Lot Coverage. In a RM zone all buildings shall not occupy more than 45 per cent of the lot area.

(9) Open Space. In a RM zone, multiple-family dwellings shall be provided with usable open space at the rate of 300 square feet (27.84 sq. m) per dwelling unit. Such space shall not occupy a required yard or parking area and must provide a minimum dimension of 10 feet (3.05 m).

(10) Building Height. Except as provided in Article 5 and 6, in a RM zone no building shall exceed a height of 30 feet (9.14 m).

(11) Clear Vision Area. A clear vision area shall be maintained as provided in Section 5.030. A 20 foot (6.09 m) triangle at intersections.