

A BILL FOR AN ORDINANCE AMENDING )  
SECTION 5.010 OF ORDINANCE 1773 )  
DEALING WITH GENERAL PROVISIONS )  
REGARDING ACCESSORY USES, AND )  
DECLARING AN EMERGENCY. )

ORDINANCE BILL NO. 3  
for 1982  
ORDINANCE NO. 1873

THE CITY OF LEBANON ORDAINS AS FOLLOWS:

Section 1. That Section 5.010 of Ordinance No. 1773, enacted March 5, 1980 be amended to read as follows:

SECTION 5.010 GENERAL PROVISIONS REGARDING ACCESSORY USES

An accessory use shall comply with all requirements for a principal use, except where specifically modified by this section. Accessory uses shall not be used for human habitation except as specified in this section. Accessory uses shall comply with the following standards:

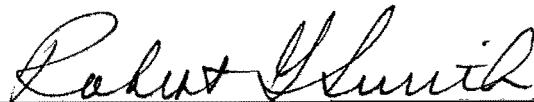
- (1) Fences, walls, and hedges may be allowed as follows:
  - (a) Fences, walls, and hedges may be allowed up to a maximum of 30" in height when situated in the area between the front or street side property line and the normal building setback line.
  - (b) Fences, walls, or hedges of up to six (6) feet in height may be located in any other yard or property line except as described above in (a-1).
  - (c) Fences, walls, and hedges other than as noted in (a) and (b) above may be granted at the discretion of the Planning Official when it can be demonstrated that the following circumstances are applicable.
    1. On or off-site conditions are such that a detrimental hardship will result from not allowing discretionary relief.
    2. The request is the only or best way in which the hardship can be alleviated.
    3. The request will not cause detrimental harm to the community or neighboring property.

4. The request will not cause a safety, nor vision clearance hazard nor block existing or potential solar access.

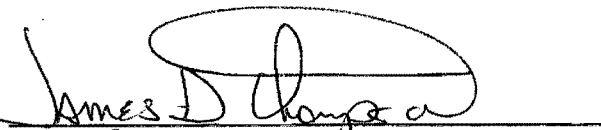
(2) A decision of the Planning Official shall be final unless appealed to the Planning Commission as described in Section 2.060 (1) of this Ordinance.

Section 2. EMERGENCY CLAUSE. 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 of the Mayor.

Passed by the Council by a vote of 4 for and 0 against and approved by the Mayor this 10<sup>th</sup> day of February, 1982.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Recorder