

A BILL FOR AN ORDINANCE  
AMENDING ORDINANCE 1773, AS  
AMENDED THEREAFTER, AND  
CONTAINED IN TITLE 17 OF THE  
LEBANON MUNICIPAL CODE, AND  
DECLARING AN EMERGENCY

ORDINANCE BILL NO. 16  
For 1989  
ORDINANCE NO. 2060

The City of Lebanon ordains as follows:

Section 1. Article 4, Sections 4.010, 4.020, 4.030, 4.110, 4.120, 4.130, 4.210, 4.230, of the Lebanon Zoning Ordinance 1773, enacted March 5, 1980, and as amended thereafter, and contained within Chapters 17.08, 17.10, 17.12, 17.14, 17.16, 17.18, 17.20, and 17.22 of the Lebanon Municipal Code, shall be amended by the adoption of "Exhibit A" as attached hereto and made a part of this Ordinance.

Section 2. This Ordinance shall not apply to approved uses in existence prior to the effective date of this Ordinance.

Section 3. That 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 City Council and approval by the Mayor.

Passed by the Council of the City of Lebanon by a vote of 5 for and 0 against, and approved by the Mayor this 28 day of June, 1989.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Administrator

**Chapter 17.08****RL RESIDENTIAL LOW DENSITY ZONE****Sections:**

- 17.08.010 **Applicability.**
- 17.08.020 **Purpose.**
- 17.08.030 **Uses permitted outright.**
- 17.08.040 **Uses permitted with administrative review.**
- 17.08.050 **Conditional uses.**

**17.08.010 Applicability.**

In an RL (residential low density) zone, the regulations set out in this chapter shall apply. (Ord.1910 § 1(Exh.A(part)),1983:Ord.1824 § 1 (part),1980:Ord.1773 § 4.010(part), 1980)

**17.08.020 Purpose.**

The purpose of the RL zone is 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. (Ord.1910 § 1 (Exh.A(part))), 1983: Ord.1824 § 1 (part),1980: Ord.1773 § 4.010(1),1980)

**17.08.030 Uses permitted outright.**

In an 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 Chapter 17.40 of this code. (Ord.1910 § 1 (Exh.A(part)),1983:Ord. 1824 § 1 (part),1980:Ord.1773 § 4.010(2), 1980)

**17.08.040 Uses permitted with administrative review.**

In an RL zone, the following uses may be permitted in accordance with

the administrative review procedures of Chapter 17.56 of this code:

A. Lots over twelve thousand square feet incapable of subdivision to city standards may be allowed a density not to exceed six thousand square feet (557.42 square meters) per dwelling unit, based on an approved development plan;

B. Two-family dwellings which meet an area requirement of ten thousand square feet;

C. Adult foster homes for up to two residents. (Ord.2027 § 2 (part),1987; Ord.1972 § 4(part), 1985;Ord.1910 § 1 (Exh.A(part), 1983:Ord. 1824 § 1 (part),1980: Ord.1773 § 4.010(3), 1980)

**17.08.050 Conditional uses.**

In an RL zone, the following uses and their accessory uses may be permitted, subject to the provisions of Chapter 17.50 of this code and after a public hearing has been held:

- A. Cemetery;
- B. Church, nonprofit religious or philanthropic institution;
- C. Community center;
- D. Governmental structure or use of land, including, but not limited to, recreation building, park, playground, fire station, library or museum;
- E. Mobile home subdivisions as a planned development;
- F. Nursery school, day nursery, kindergarten or similar facility;
- G. Private golf course or country club, but excluding golf driving range, miniature golf course or similar facility;
- H. Private, noncommercial recreational club such as tennis, swimming or archery club, but excluding commercial amusement or recreation enterprise;
- I. Public school, and private school offering curricula similar to public school;

J. Public utility facility;

K. Agricultural uses, subject to the following conditions and limitations:

1. No retail or wholesale business sales office shall be maintained on the premises,

2. Permitted agricultural uses are limited to 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;

L. Planned developments;

M. Adult foster homes for up to five residents. (Ord.2027 § 2 (part),1987;Ord.1972 § 4(part), 1985;Ord.1910 § 1(Exh.A(part)), 1983;Ord. 1824 § 1(part),1980: Ord.1828 § 8,1981;Ord. 1773 § 4.010(4),1980)

17.18.060

Lot Size. Except as otherwise provided in this code 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.

17.08.070

Yards. Except as otherwise provided in this code 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 Chapter 17.44 of this code.

17.08.080

Lot Coverage. In a RL zone all buildings shall not occupy more than forty (40) per cent of the lot area, including all accessory buildings.

17.08.090

Building Height. Except as otherwise provided in this code, in a RL zone no building shall exceed a height of 25 feet (7.62

## Chapter 17.10

RM RESIDENTIAL MIXED DENSITY  
ZONE

## Sections:

- 17.10.010 Applicability.
- 17.10.020 Purpose.
- 17.10.030 Uses permitted outright.
- 17.10.040 Uses permitted with administrative review.
- 17.10.050 Mobile home parks and large multifamily complexes.
- 17.10.060 Uses permitted with site review.
- 17.10.070 Conditional uses.

**17.10.010 Applicability.**

In an RM (residential mixed density) zone, the regulations set out in this chapter shall apply. (Ord.1910 § 1 (Exh.A(part)),1983: Ord.1824 § 1 (part),1980: Ord.1773 § 4.020(part), 1980)

**17.10.020 Purpose.**

The purpose of the RM zone is 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. (Ord.1910 § 1 (Exh.A (part)),1983: Ord. 1824 § 1 (part), 1980: Ord.1773 § 4.020(1), 1980)

**17.10.030 Uses permitted outright.**

In an 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 ten thousand square feet (929.03 square meters);
- 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 Chapter 17.40 of this code.(Ord.1910 § 1 (Exh.A(part)),1983: Ord.1824 § 1 (part),1980:Ord.1773 § 4.020(2), 1980)

**17.10.040 Uses permitted with administrative review.**

In an RM zone, the following uses may be permitted in accordance with the administrative review procedures of Chapter 17.56 of this code:

A. Multifamily dwelling abutting collectors or highways, as defined in the comprehensive plan and stated in Section 17.02.140;

B. Lots over twelve thousand square feet (1114.84 square meters) incapable of subdivision to city standards may be allowed a density not to exceed six thousand square feet (557.42 square meters) per dwelling unit, based on an approved development plan;

C. Two-family dwellings on interior lots which meet an area requirement of ten thousand square feet (929.03 square meters);

D. Professional offices, including real estate, which abut a collector, arterial or highway;

E. Adult foster home for up to five residents. (Ord.2027 § 2 (part),198; Ord.1972 § 2, 1985; Ord.1910 § 1 (Exh.A(part)),1983:Ord.1824 § 1 (part),1980: Ord.1773 § 4.020(3) (a,b,c,d,e), 1980)

**17.10.050 Mobile home parks and large multifamily complexes.**

Multifamily complexes of twenty or more units and all mobile home parks shall be reviewed by the full planning commission. (Ord.1910 § 1 (Exh.A(part)),1983:Ord. 1824 § 1 (part),1980:Ord.1773 § 4.020(3) (part),1980)

**17.10.060 Uses permitted with site review.**

In an RM zone, the following uses may be permitted in accordance with the site review procedures of Chapter 17.48 of this code:

- A. Mobile home parks which abut a collector, arterial, or highway when in conformance with Section 17.50.190;
- B. Multiple-family dwellings of up to a maximum of four units on corner lots not located on a collector, arterial or highway;
- C. Boarding, lodging or rooming houses;
- D. Medical or dental clinic which abuts a collector, arterial or highway;
- E. Public parking areas;
- F. Utility substation. (Ord.1910 § 1 (Exh.A(part)),1983: Ord. 1824 § 1 (part), 1980: Ord.1773 § 4.020(4),1980)

**17.10.070 Conditional uses.**

In an RM zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapter 17.50

of this code, and after a public hearing has been held:

- A. Fraternal club or lodge;
- B. Hospital or nursing home;
- C. Church;
- D. Public or private schools or college;
- E. Governmental structure or use of land including, but not limited to, recreation building, park, playground, fire station, library or museum;
- F. Agricultural uses subject to the following conditions and limitations:
  - 1. No retail or sholesale 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;
- G. all uses listed as conditional uses in the RL zone. (Ord.1910 § 1 (Exh.A(part)),1983:Ord. 1824 § 1 (part),1980: Ord.1773 § 4.020(5),1980)

17.10.080

Lot Size. Except as otherwise provided in this code, 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.

17.10.080

Minimum Site Area.

- (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 Chapter 17.04 of this code.

<u>UNIT TYPE</u>	<u>SITE AREA PER DWELLING UNIT</u>		
	<u>STANDARD</u>	<u>WITH 70% SOLAR PROTECTION</u>	<u>WITH 85% SOLAR PROTECTION</u>
Studio	1361 sq. ft.	1225 sq. ft.	1157 sq. ft.
One Bedroom	1815 sq. ft.	1634 sq. ft.	1543 sq. ft.
Two Bedroom	2700 sq. ft.	2430 sq. ft.	2295 sq. ft.
Three Bedroom	3960 sq. ft.	3564 sq. ft.	3366 sq. ft.
Four or More	4840 sq. ft.	4356 sq. ft.	4114 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 DWELLING UNIT</u>		
	<u>STANDARD</u>	<u>WITH 70% SOLAR PROTECTION</u>	<u>WITH 85% SOLAR PROTECTION</u>
Studio	2000 sq. ft.	1800 sq. ft.	1700 sq. ft.
One Bedroom	3000 sq. ft.	2700 sq. ft.	2550 sq. ft.
Two Bedroom	4000 sq. ft.	3600 sq. ft.	3400 sq. ft.
Three Bedroom	5000 sq. ft.	4500 sq. ft.	4250 sq. ft.
Four or More	6000 sq. ft.	5400 sq. ft.	5100 sq. ft.

17.10.090

Yards. Except as otherwise in this code, 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).
5. Yards shall be landscaped as provided in Chapter 17.44 of this code.

(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 Chapter 17.44 of this code.

17.10.100

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

17.10.110

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).

17.10.120

Building Height. Except as otherwise provided in this code, in a RM zone no building shall exceed a height of 30 feet (9.14 m).

17.10.130



## Chapter 17.12

**RH RESIDENTIAL HIGH DENSITY  
ZONE\*****Sections:**

- 17.12.010 Applicability.
- 17.12.020 Purpose.
- 17.12.030 Uses permitted outright.
- 17.12.040 Uses permitted with administrative review.
- 17.12.050 Uses permitted with site review.
- 17.12.060 Conditional uses.

\*Prior ordinance history: Ord. 1876 § 4.

**17.12.010 Applicability.**

In an RH (residential high density) zone, the regulations set out in this chapter shall apply. (Ord.1910 § 1 (Exh.A(part)), 1983:Ord.1773 § 4.030(part),1980)

**17.12.020 Purpose.**

The purpose of the RH zone is to provide areas suitable and desirable for multiple-family dwellings, with provisions for associated public service uses, in close proximity to the downtown area of the city. (Ord.1910 § 1 (Exh.A(part)),1983:Ord.1773 § 4.030(1),1980)

**17.12.030 Uses permitted outright.**

In an RH 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 eight thousand square feet (743.22 square meters);
- 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 Chapter 17.40 of this code. (Ord.1910 § 1 (Exh.A(part)),1983:Ord. 1773 § 1 4.030(2),1980)

**17.12.040 Uses permitted with administrative review.**

In an RH zone, the following uses may be permitted in accordance with the administrative review procedures of Chapter 17.56 of this code:

- A. Multifamily dwellings other than duplexes on corner lots. Complexes of twenty or more units shall be reviewed by the full planning commission;
- B. Boarding, lodging or rooming houses;
- C. Professional and real estate offices;
- D. Adult foster home for up to five residents. (Ord.2027 § 2 (part), 1987;Ord.1972;Ord.1972 § 3,1985;Ord.1910 § 1 (Exh.A(part)), 1983:Ord.1773 § 4.030(3),1980)

**17.12.050 Uses permitted with site review.**

In an RH zone, the following uses may be permitted in accordance with the site review procedures of Chapter 17.48 of this code:

- A. Medical or dental clinic;
- B. Public parking areas. (Ord. 1910 § 1 (Exh.A(part)),1983:Ord. 1773 § 4.030(4),1980)

**17.12.060 Conditional uses.**

In an RH zone, the following uses and their accessory uses may be permitted, subject to the provisions of Chapter 17.50 of this code and after a public hearing has been held

- A. Fraternal club or lodge;
- B. Hospital or nursing home;
- C. Church;
- D. Public or private schools;
- E. Utility substation;
- F. Governmental structure or use of land, including, but not limited to, recreation building, park, playground, fire station, library or museum;
- G. Cemetery;
- H. Community center;

17.12.070

Lot Size. Except as otherwise provided in this code, the minimum lot size and width in a RH zone shall be as follows:

- (A) The minimum lot area shall be 557.42 sq. m. (6,000 sq. feet) for single family dwellings.
- (B) The minimum lot area shall be 743.33 sq. m. (8,000 sq. feet for multiple family dwellings.
- (C) The minimum lot width shall be 18.28 m. (60 feet) for single family dwellings, except for corner lots which shall be 19.81 m. (65 feet).
- (D) The minimum lot width shall be 24.38 m. (80 feet) for multiple family dwellings.

17.12.080

Minimum Site Area.

The minimum site area per dwelling unit shall be as follows for multiple family dwellings in the RH zone:

UNIT TYPE	SITE AREA PER DWELLING UNIT		
	STANDARD	WITH 70% SOLAR PROTECTION	WITH 85% SOLAR PROTECTION
Studio	1361 sq. ft.	1225 sq. ft.	1157 sq. ft.
One Bedroom	1815 sq. ft.	1634 sq. ft.	1543 sq. ft.
Two Bedroom	2700 sq. ft.	2430 sq. ft.	2295 sq. ft.
Three Bedroom	3960 sq. ft.	3564 sq. ft.	3366 sq. ft.
Four or More	4840 sq. ft.	4356 sq. ft.	4114 sq. ft.

17.12.090

Yards. Except as otherwise provided in this code, in a RH zone the yard requirements shall be as follows:

- (A) Front yard shall be a minimum of 4.57 m. (15 feet), except at garages where the minimum shall be 6.09 m. (20 feet).
- (B) Side yards shall be 1.52 m. (5 feet).
- (C) Street side yards shall be a minimum of 15 feet (4.57 m).
- (D) Rear yards shall be a minimum of 10 feet (3.05 m).
- (E) Yards shall be landscaped as provided in Chapter 17.44 of this code.

17.12.100

Building Height. The maximum building height in a RH zone shall be 30 feet (9.14 m).

17.12.110

## Chapter 17.14

CN NEIGHBORHOOD COMMERCIAL  
ZONE

## Sections:

- 17.14.010 Applicability.
- 17.14.020 Purpose.
- 17.14.030 Uses permitted outright.
- 17.14.040 Uses permitted with administrative review.
- 17.14.050 Uses permitted with site review.

**17.14.010 Applicability.**

In the CN (neighborhood commercial) zone, the regulations set out in this chapter shall apply. (Ord.1910 § 1 (Exh.A(part)),1983:Ord.1773 § 4.110 (part),1980)

**17.14.020 Purpose.**

The purpose of the CN zone is to enhance the livability of residential areas by providing for small neighborhood shopping clusters to serve the frequently recurring needs of residents. (Ord.1910 § 1 (Exh.A(part)), 1983: Ord. 1773 § 4.110(1),1980)

**17.14.030 Uses permitted outright.**

No uses are permitted outright in the CN zone. (Ord.1910 §1 (Exh.A9part)),1983:Ord. 1773 § 4.110(2),1980)

**17.14.040 Uses permitted with administrative review.**

In a CN zone, the following uses may be permitted in accordance with the administrative review procedures of Chapter 17.56 of this code:

- A. Grocery store, delicatessen, meat market or bakery;
- B. Barbershop and beauty shop;
- C. Drug, sundry, hobby or gift store;
- D. Laundromat;
- E. Coffee shop. (Ord.1910 § 1 (Exh.A(part)),1983:Ord.1773 § 4.110(3),1980)

**17.14.050 Uses permitted with site review.**

In the CN zone, the following uses may be permitted in accordance with the site review procedures of Chapter 17.48 of this code:

- A. Service station. (Ord.1910 § 1 (Exh.A(part)),1983:Ord.1773 § 4.110(4),1980)

17.14.060

Yards. Except as otherwise provided in this code, in a CN zone yards shall be as follows:

- (A) Front yards and street side yards shall be a minimum of 3.05 m. (ten (10) feet).
- (B) Front yards or street side yards abutting a residential zone shall be 6.09 m. (twenty (20) feet).
- (C) Side yards abutting a residential zone shall be 3.05 m. (ten (10) feet).
- (D) Rear yards abutting a residential zone shall be 6.09 m. (Twenty (20) feet).
- (E) Yards shall be landscaped as provided in Chapter 17.44 of this code.

17.14.070

Building Height. Except as otherwise provided in this code, in a CN zone no building shall exceed a height of 7.62 m. (twenty-five (25) feet).

17.14.080

Clear Vision Area. A clear vision area shall be maintained as provided in Chapter 17.32 of this code.

## Chapter 17.16

CB CENTRAL BUSINESS COMMERCIAL  
ZONE

## Sections:

- 17.16.010 Applicability.
- 17.16.020 Purpose.
- 17.16.030 Uses permitted outright.
- 17.16.040 Uses permitted with administrative review.
- 17.16.050 Uses permitted with site review.

**17.16.010 Applicability.**

In the CB (central business commercial) zone, the regulations set out in this chapter shall apply. (Ord.1910 § 1 (Exh.A(part)),1983: Ord.1773 § 4.120 (part),1980)

**17.16.020 Purpose.**

The purpose of the CB zone is to preserve and enhance areas within the commercial core of the community for concentrated retail sales and businesses that will serve the pedestrian shopper. (Ord.1910 § 1 (Exh.A(part)),1983: Ord. 1773 § 4.120(1),1980)

**17.16.030 Uses permitted outright.**

No uses are permitted outright in the CB zone. (Ord.1773 § 4.120(2), 1980)

**17.16.040 Uses permitted with administrative review.**

In a CB zone, the following uses may be permitted in accordance with administrative review procedures of Chapter 17.56 of this code:

A. Dwelling units, provided the units are located above any use permitted in the zone;

B. Fraternal club or lodge;  
C. Hospital or nursing home;  
D. Medical or dental clinic;

E. Parking lots, provided five-foot (1.5-meter) landscaping strip is placed along street property lines;

F. Retail trade establishments such as food store, drug store, hardware store, furniture store, clothing store or department store and similar retail store catering to foot traffic;

G. Business, governmental or professional office, and financial institution;

H. Service commercial and commercial amusement establishment such as hotel, restaurant, tavern, club, lodge, fraternal organization and theater, excluding drive-in restaurants, automobile sales, service and gas stations;

I. Personal and business service such as barbershop, tailoring shop and printing shop;

J. Business or trade school;

K. Laundry and dry cleaning establishments;

L. Funeral home;

M. Secondhand goods stores.(Ord. 1910 § 1 (Exh.A(part)),1983:Ord. 1773 § 4.120(3),1980)

**17.16.050 Uses permitted with site review.**

In the CB zone, the following uses may be permitted in accordance the with site review procedures of Chapter 17.4

17.16.060

Limitations on Use. Except as otherwise provided in this code all business, service, repair, processing, storage, or merchandise display shall be conducted wholly within an enclosed building, except for drive-in windows and display of merchandise along the outside wall of the building not more than 0.91 m. (three (3) feet), from the wall and where not located on a public sidewalk or right-of-way.

17.16.070

Yards. Except as otherwise provided in this code, in a CB zone no yards are required except as follows:

- (A) Front yards or street side yards abutting a residential zone shall be 6.09 m. (twenty (20) feet).
- (B) Side yards abutting a residential zone shall be 3.05 m. (ten (10) feet).
- (C) Rear yards abutting a residential zone shall be 6.09 m. (twenty (20) feet).
- (D) Where yards are required, 0.30 m. (one (1) foot) may be added for each foot by which the height of a building exceeds 13.72 m. (forty five (45) feet).
- (E) Yards shall be landscaped as provided in Chapter 17.44 of this code.

17.16.080

Building Height. Except as otherwise provided in this code, in a CB zone no building shall exceed a height of 22.86 m. (75 feet).

17.16.090

Clear Vision Area. A clear vision area shall be provided with the same requirements as in Chapter 17.32 of this code, the following:

- (1) No clear vision area is required at intersections with alleys.
- (2) The clear vision triangle dimensions shall be 2.13 m. (seven (7) feet), rather than 6.09 m. twenty (20) feet, as required in all other zones.

## Chapter 17.18

## CH HIGHWAY COMMERCIAL ZONE

## Sections:

- 17.18.010 Applicability.
- 17.18.020 Purpose.
- 17.18.030 Uses permitted outright.
- 17.18.040 Uses permitted with administrative review.
- 17.18.050 Uses permitted with site review.
- 17.18.060 Conditional uses.

**17.18.010 Applicability.**

In the CH (highway commercial) zone, the regulations set out in this chapter shall apply. (Ord.1910 § 1 (Exh.A(part)), 1983:Ord.1773 § 4.130(part),1980)

**17.18.020 Purpose.**

The purpose of the CH zone is to provide areas suitable and desirable for a wide range of auto-oriented commercial and business uses in compact clusters adjacent to major thoroughfares. (Ord.1910 § 1 (Exh.A(part)),1983:Ord.1773 § 4.130(1),1980)

**17.18.030 Uses permitted outright.**

No uses are permitted outright in the CH zone. (Ord.1910 § 1 (Exh.A(part)), 1983:Ord. 1773 § 4.130(2),1980)

**17.18.040 Uses permitted with administrative review.**

In a CH zone, the following uses may be permitted in accordance with the administrative review procedures of Chapter 17.56 of this code:

- A. Auction house;
- B. Automobile, boat, trailer, or truck rental and sales;
- C. Automobile repair garage;
- D. Automobile, truck or vehicle service station;
- E. Business or trade school;

F. Dairy products processing plant with retail sales;

G. Farming or logging materials, implements or machinery sales and service;

H. Laundry or dry cleaning distribution station;

I. Mobile home sales;

J. Monument sales;

K. Retail building materials, lumber supply and hardware sales;

L. Secondhand goods store;

M. Professional offices;

N. Drive-in restaurant;

O. Grocery and retail sales of convenience items;

P. Hotels, motels, motor hotels and tourist courts;

Q. Animal hospital with enclosed boarding areas for convalescent use;

R. Funeral homes;

S. Permanent site-built "mini" storage warehouses;

T. All uses listed in the CB zone under "uses permitted" in accordance with the site review procedures. (Ord.2025 § 1,1987;Ord.1910 § 1 (Exh.A(part)),1983:Ord.1773 § 4.130(4),1980)

**17.18.050 Uses permitted with site review.**

In a CH zone, the following uses may be permitted in accordance with the site review procedures of Chapter 17.48 of this code:

A. Service stations and truck repair facilities. (Ord.1910 § 1 (Exh.A(part)),1983:Ord.1773 § 4.130(4),1980)

**17.18.060 Conditional uses.**

In the CH zone, the following uses and their accessory uses may be permitted, subject to the provisions of Chapter 17.50 of this code, and after a public hearing

17.18.070

Limitation on Use. Except as otherwise provided in this code, all business, service, repair, processing, storage or merchandise displays shall be conducted wholly within an enclosed building except for the following:

- (A) Off-street parking or loading;
- (B) Drive-in windows;
- (C) Nursery plants, shrubs or trees;
- (D) Displays of new or used automobiles, trailers, trucks, boats or other mobile equipment.

17.18.080

Yards. Except as otherwise provided in this code, in a CH zone yards shall be as follows;

- (A) Front yards and street side yards shall be a minimum of 10 feet (3.05 m).
- (B) Front yards or street side yards abutting a residential zone shall be 20 feet (6.09 m).
- (C) Side yards abutting a residential zone shall be 20 feet (6.09 m).
- (D) Rear yards abutting a residential zone shall be 20 feet (6.09 m).
- (E) Yards shall be landscaped as provided in Chapter 17.44 of this code.

17.18.090

Building Height. Except as otherwise provided in this code, in a CH zone no building shall exceed a height of 45 feet (13.72 m).

17.18.100

Clear Vision Area. A clear vision area shall be maintained as provided in Chapter 17.32 of this code.



## Chapter 17.20

**ML LIMITED INDUSTRIAL ZONE\*****Sections:**

- 17.20.010 **Applicability.**
- 17.20.020 **Purpose.**
- 17.20.030 **Uses permitted outright.**
- 17.20.040 **Uses permitted with administrative review.**
- 17.20.050 **Uses permitted with site review.**
- 17.20.060 **Conditional uses.**

\*Prior ordinance history: Ord. 1834 § 1.

**17.20.010 Applicability.**

In an ML (limited industrial) zone, the regulations set out in this chapter shall apply. (Ord. 1910 § 1 (Exh. A(part)), 1983: Ord. 1773 § 4.210(part), 1980)

**17.20.020 Purpose.**

The purpose of the ML zone is to provide areas suitable for limited manufacturing which will help support the economic base of the community and surrounding area, and to provide areas suitable for limited manufacturing, warehousing and similar activities which have a minimal effect on the surrounding areas of the community. (Ord. 1910 § 1 (Exh. A(part)), 1983: Ord. 1773 § 4.120(1), 1980)

**17.20.030 Uses permitted outright.**

No uses are permitted outright in an ML zone. (Ord. 1910 § 1 (Exh. A(part)), 1983: Ord. 1773 § 4.120(2), 1980)

**17.20.040 Uses permitted with administrative review.**

A. In an ML zone, the following uses may be permitted in accordance with the administrative review procedures of Chapter 17.56 of this code:

1. Uses involving limited manufacturing compounding, processing, packaging, treatment or storage which comply with the limitations provided in this chapter;

- 2. General warehouses;
- 3. Research laboratories;
- 4. Storage buildings, including "mini" storage;
- 5. Wholesale business salesrooms or distributor outlet;
- 6. Painting, plumbing, heating, electrical, metal or woodworking shops, storage or repairs;
- 7. Offices;
- 8. Radio and television transmitter;
- 9. Service stations and truck repair facilities;
- 10. Dwelling for caretaker or watchmen employed on the premises and trailers for temporary offices (6 months).

B. Any uses involving more than two and one-half acres shall be reviewed by the full planning commission. (Ord. 1910 § 1 (Exh. A(part)), 1983: Ord. 1773 § 4.210(3) (part), 1980)

**17.20.050 Uses permitted with site review.**

In an ML zone, the following uses may be permitted in accordance with the site review procedures of Chapter 17.48 of this code:

- A. Feed and seed warehouses and retail outlets;
- B. Implement and equipment sales, service and storage;
- C. Lumber and building materials sales and storage;
- D. Restaurants, not to include "drive-in" or "fast-food restaurants"
- E. Freight depots and truck terminals;

F. Kennels and animal hospitals with unenclosed run. (Ord.1910 § 1 (Exh.A(part)),1983:Ord.1773 § 4.120(4),1980)

**17.20.060 Conditional uses.**

In the ML zone, the following uses may be permitted when authorized in accordance with Chapter 17.50 of this code, and after a public hearing has been held:

A. Railroad tracks and facilities necessary to serve other permitted uses;

B. Commercial feed lots and auction yards;

C. Quarry, gravel pit, surface mining, including the crushing, screening or washing of extracted materials. All applications shall be accompanied by a detailed reclamation plan and guarantee that the site will be restored to a natural state;

D. Wrecking yards and junk yards. (Ord.1910 § 1 (Exh.A(part)),1983: Ord.1773 § 4.120(5),1980)

17.20.070

Limitations on Use. Except as otherwise provided in this code the following limitations shall apply:

- (A) All service, repair, fabrication or processing shall be conducted wholly within an enclosed building unless otherwise specified by the Planning Commission.
- (B) Open storage of materials or products may be allowed where natural or artificial screening can be provided to obscure from view at eye-level from the property line. Such storage shall not be permitted in required yards.
- (C) Uses which possess nuisance characteristics or those potentially detrimental to the public health, safety and general welfare of the community such as noise, vibration, smoke, odor, fumes, dust, heat, glare or electromagnetic interference shall not be permitted unless additional safeguards are specified by the Planning Commission. The applicant shall accurately specify the extent of emissions and nuisance characteristics relative to the proposed use. Misrepresentation or omission of required data shall be grounds for termination of a conditional use.
- (D) All uses shall meet all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality, and any other public agency having appropriate regulatory jurisdiction. Prior to approval of conditional use applications or building permits, evidence shall be submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies.

17.20.080

Yards. Except as otherwise provided in this code, in a ML zone yards shall be as follows:

- (A) Front yards and street side yards shall be 6.09 m. (20 feet) unless otherwise specified by the Planning Commission.
- (B) Other yards shall be a minimum of 6.09 m. (20 feet) where the lot abuts a residential zone.
- (C) Yards shall be landscaped as provided in Chapter 17.44 of this code.

17.20.090

Clear Vision Area. A clear vision area shall be maintained as provided in Chapter 17.32 of this code.

17.20.100

## Chapter 17.22

**MG GENERAL INDUSTRIAL ZONE\*****Sections:**

- 17.22.010 **Applicability.**
- 17.22.020 **Purpose.**
- 17.22.030 **Uses permitted outright.**
- 17.22.040 **Uses permitted with administrative review.**
- 17.22.050 **Uses permitted with site review.**
- 17.22.060 **Conditional uses.**

\*Prior ordinance history: Ord. 1834 § 2.

**17.22.010 Applicability.**

In an MG (general industrial) zone, the regulations set out in this chapter shall apply. (Ord. 1910 § 1 (Exh. A(part)), 1983: Ord. 1773 § 4.230(1), 1980)

**17.22.020 Purpose.**

The purpose of the MG zone is to provide areas suitable for general manufacturing and related activities which are potentially incompatible with most other uses and characteristically distant or buffered from residential areas. (Ord. 1910 § 1 (Exh. A(part)), 1983: Ord. 1773 § 4.230(1), 1980)

**17.22.030 Uses permitted outright.**

No uses are permitted outright in an MG zone. (Ord. 1910 § 1 (Exh. A(part)), 1983: Ord. 1773 § 4.230(2), 1980)

**17.22.040 Uses permitted with administrative review.**

A. In an MG zone, the following uses may be permitted in accordance with the administrative review procedures of Chapter 17.56 of this code:

1. Uses involving limited manufacturing, compounding, processing, packaging, treatment or storage which complies with the limitations provided herein;

- 2. General warehouses;
  - 3. Research laboratories;
  - 4. Storage buildings, including "mini" storage;
  - 5. Wholesale business sales-rooms distributor outlet;
  - 6. Painting, plumbing, heating, electrical, metal or woodworking shops, storage or repairs;
  - 7. Offices;
  - 8. Radio and television transmitter;
  - 9. Service stations and truck repair facilities;
  - 10. Dwelling and caretaker or watchmen employed on the premises and trailers for temporary offices (6 months);
  - 11. Feed and seed warehouses and retail outlets;
  - 12. Implement and equipment sales, service and storage;
  - 13. Lumber and building materials sales and storage;
  - 14. Restaurants, not to include "drive-in" or "fast-food restaurants"
  - 15. Freight depots and truck terminals;
  - 16. Kennels and animal hospitals with unenclosed run.
- B. Any uses involving more than two and one-half acres shall be reviewed by the full planning commission. (Ord. 1910 § 1 (Exh. A(part)), 1983: Ord. 1773 § 4.230(3), 1980)

**17.22.050 Uses permitted with site review.**

In an MG zone, the following uses may be permitted in accordance with the site review procedures of Chapter 17.48 of this code:

A. Industrial uses and their accessory uses provided they meet the standards of the state of Oregon Department of Environmental Quality.

A. Rendering plants and slaughter-houses;

B. Quarries, gravel pits, surface and subsurface mining, including the crushing, screening or washing of extracted materials. All applications shall be accompanied by a detailed reclamation plan and guarantee that the site will be restored to a natural state;

C. Wrecking yards and junkyards;

D. Railroad tracks and facilities necessary to serve other permitted uses;

E. Commercial feed lots and auction yards. (Ord.1910 § 1 (Exh.A(part)), 1983:Ord.1773 § 4.230(5),1980)

17.22.070

Limitation on Use. All conditional uses shall meet all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality, and any other public agency having appropriate regulatory jurisdiction. Prior to approval of conditional use applications or building permits, evidence shall be submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies.

17.22.080

Yards. Except as otherwise provided in this code, in a MG zone yards shall be as follows:

- (A) Front yards and street side yards shall be 20 feet (6.09 m) unless otherwise specified by the Planning Commission.
- (B) Other yards shall be a minimum of 30 feet (9.14 m) where the lot abuts a residential zone.
- (C) Yards shall be landscaped as provided in Chapter 17.44 of this code.

17.22.090

Clear Vision Area. A clear vision area shall be maintained as provided in Chapter 17.32 of this code.