

A BILL FOR AN ORDINANCE AMENDING)	
SECTION 17.38.100 OF THE LEBANON)	ORDINANCE BILL NO. <u>27</u>
MUNICIPAL CODE, EXCEPTIONS, SETBACKS)	for 1995
AND MISCELLANEOUS PROVISIONS, AND)	
DECLARING AN EMERGENCY)	ORDINANCE NO. <u>2169</u>

WHEREAS, on June 21, 1995, the Lebanon Planning Commission held a public hearing on a proposed amendment to the Lebanon Municipal Code, Section 17.38.100, pursuant to the provisions of the Lebanon Municipal Code, Section 17.58.040; and,

WHEREAS, pursuant to Lebanon Municipal Code, Section 17.58.050, the Planning Commission has recommended to the City Council the approval of a proposed zone text amendment which would affect the minimum width that residential parcels must abut a street; and

WHEREAS, pursuant to the provisions of the Lebanon Municipal Code, Section 17.58.060, the City Council has received the recommendation of the Planning Commission and has thereafter held a public hearing on the proposed amendment in conformity with the notice provisions of Chapter 17.66 of the Lebanon Municipal Code; and

WHEREAS, the City Council has considered the recommendation of the Planning Commission and the testimony of witnesses at a public hearing conducted on the 26th day of July, 1995; and

WHEREAS, the City Council has determined that it is in the best interests of the people of the City of Lebanon to amend Section 17.38.100 of the Lebanon Municipal Code, regarding the minimum width that residential parcels must abut a street;

NOW THEREFORE, the people of the City of Lebanon do ordain as follows:

Section 1. Section 17.38.100 of the Lebanon Municipal Code is hereby amended to read as follows (new language in bold):

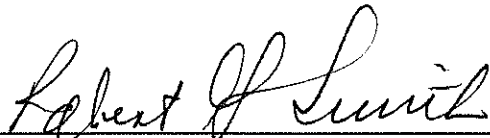
Every lot shall abut a street other than an alley, for a minimum width of 20 feet (6.09

meters) or as described below except, where the Planning Commission has approved an easement for access or where the easement existed prior to the adoption of this ordinance.

1. **Single family dwelling - a lot containing a single family dwelling must abut a street for a minimum width of 14 feet including a minimum 12-foot wide driveway.**
2. **Two adjacent single family dwellings - two adjacent lots, each containing a single family dwelling, must abut a street for a minimum of 24 feet (minimum of 12 feet for each lot) which may include a shared 12-foot wide driveway serving both dwellings. Perpetual reciprocating access easements and maintenance agreements for the driveway are required.**
3. **Three or four single family lots - up to a maximum of four single family dwelling lots may be served by a minimum 30-foot wide access easement with a minimum 24-foot wide two-way driveway. All buildings must be set back at least 5 feet from the access easement. Perpetual reciprocating access easements and maintenance agreements for all lots proposed to use the driveway are required.**

Section 2. 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 Council and approval by the Mayor.

Passed by the Council by a vote of 4 for and 0 against and approved by the Mayor this 26th of July, 1995.



Mayor

ATTEST:



City Recorder