

# APPENDIX A: GLOSSARY OF TERMS

## *Part 1: Understanding Findings, Goals, Policies, and Recommendations as Used in this Comprehensive Plan*

**FINDINGS:** Findings are statements of fact or a conclusion reached after the examination or investigation of the available data and other relevant factual information. Findings address or identify relevant issues, conditions and factors that have been considered in order to fulfill state and local goals. Findings are found in Part One (Narrative) of each Comprehensive Plan Chapter.

**GOALS:** Goals are statements of intention expressing community values and attitudes, as well as desired ends or aspirations. The City's goals are consistent with the Statewide Planning Goals. Only those statements that are listed in the section entitled "Goals" in Part Two (at the end of each Comprehensive Plan Chapter) have the status of being the official Goals of the City in relation to the subject matter of that chapter.

**POLICIES:** Policies are usually identified as "shall" statements (i.e., "The City shall..."). Policies are directives for actions to be taken in achieving goals. The policies are the primary means by which the City will implement the Comprehensive Plan. The City must follow relevant policies when amending the Comprehensive Plan or developing other plans or ordinances that affect land use, such as public facility plans, zoning, and development standards. Policies are official statements of strategy or principle that specify the intent of the City. In the absence of implementing rules, e.g. development code measures, these policies will direct development. A policy may not be the only action the City can take to implement the goals. Only those statements that are listed in the section entitled "Policies" in Part Two (at the end of each Comprehensive Plan Chapter) have the status of being the official Policies of the City in relation to the subject matter of that chapter. Not all policies have the format of "The City shall..." but all policies have the same mandatory quality.

**RECOMMENDATIONS:** Recommendations are identified as "should" statements (i.e., "The City should..."). Recommendations are suggested actions that should be considered to assist in implementing the planning policies of the City. Recommendations are also statements outlining a specific City activity, action, project or standard, which if executed, could implement goals and policies. Only those statements that are listed in the section entitled "Recommendations" in Part Two (at the end of each Comprehensive Plan Chapter) have the status of being the official Recommendations of the City in relation to the subject matter of that chapter. [Not all Chapters in the Comprehensive Plan have a section of Recommendations.]

**TERMINOLOGY OF FINDINGS, GOALS, POLICIES, AND RECOMMENDATIONS: (1) MAY:** The word "may," as used in Findings, Goals, Recommendations or Policies, is advisory, and is used to highlight permissible alternatives. **(2) SHOULD:** The word "should," as used in Recommendation statements, is advisory. **(3) SHALL:** The word "shall," as used in the Policy statements, is mandatory; **(4) WILL:** The word "will" may be used as an equivalent of "shall."

## ***Part 2: General Definitions and Explanations***

### **Introduction**

- Definitions and explanations of terms used throughout the Lebanon Comprehensive Plan rely on applicable statutory definitions and explanations when they appear in Oregon law, and are implicit to the Comprehensive Plan. Definitions and explanations appearing in the City Lebanon Municipal Code are also incorporated by reference when they are not otherwise defined in this section. In cases where terms are not defined or explained in this section, and the City's Municipal Code and state statute conflict, the more restrictive of the two shall be considered to govern. When defined or explained in this section, the Comprehensive Plan definition and explanation will prevail, unless it explicitly conflicts with definitions and explanations appearing in applicable state or federal laws.
  - The various implementing documents (e.g., Zoning Ordinance, Transportation System Plan), also have their own lists of terms, definitions and explanations that do not appear in this Glossary.
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## **A**

**ABUTTING:** Contiguous or adjoining. It shall include the terms adjacent, adjoining and contiguous.

**ACCESS EASEMENT:** An easement recorded for the purpose of providing vehicle, bicycle, and/or pedestrian access from a public street to a parcel across intervening property under separate ownership from the parcel being provided access.

**ACCESS MANAGEMENT:** The control of street (or highway) access for the purpose of improving the efficiency, safety and/or operation of the roadway for vehicles; may include prohibiting, closing, or limiting direct vehicle access to a roadway from abutting properties, either with physical barriers (curbs, medians, etc.) or by land dedication or easement.

**ACCESS:** The way or means by which pedestrians, bicycles and motor vehicles enter (Ingress) and leave (egress) property.

**ACCESSIBLE:** Approachable and useable by people with disabilities. Complies with the Americans With Disabilities Act.

**ACCESSORY DWELLING:** A complete separate residential unit, including facilities for cooking and sanitation, provided either as a separate structure on the same lot or as part of a primary single-family residence. Development of an accessory dwelling must comply with all applicable lot development standards including required yards (setbacks), off-street parking and lot coverage. Development of an attached accessory dwelling shall not reduce the floor area of the primary residence.

**ACCESSORY STRUCTURE OR ACCESSORY USE:** A structure or use incidental, appropriate and subordinate to the main use of property and located on the same lot as the main use.

**ACKNOWLEDGEMENT:** An LCDC order that certifies that a comprehensive plan and land use regulations, land use regulation or plan or regulation amendment complies with the statewide planning goals. (ORS 197.015)

**ADJACENT:** Abutting or located directly across a street right-of-way.

- ADMINISTRATIVE:** A discretionary action or permit decision made without a public hearing, but requiring public notification and an opportunity for appeal.
- ADULT FOSTER HOME:** Any family home or facility in which residential care is provided for five or fewer adults who are not related to the provider by blood or marriage. “Residential Care” and “Provider” shall have that meaning set forth in ORS 443.705. All homes are required to have a residential manager. All homes must be licensed by the State of Oregon in accordance with ORS Chapter 443.
- ADVERSE IMPACT:** Negative affect of development that can be measured (e.g., noise, air pollution, vibration, dust, etc.).
- AFFECTED LOCAL GOVERNMENT:** A city, county or metropolitan service district that is directly impacted by a proposed transportation facility or improvement.
- AFFORDABLE:** Means housing affordable to a certain percentage of the population earning a specified level of income and spending no more than 30 percent of their income on housing expenses. *Affordable Housing IS* housing that requires no more than 30% of the monthly income of a household that has income at or below 80% of the area median. [Sources: Federal Department of Housing and Urban Development and the Oregon Department of Housing and Community Services.]
- AGRICULTURE:** The production of food and fiber, including the growing of crops and/or the grazing of animals on prime or improved pasture land. Agriculturally designated lands (designated resources lands subject to Statewide Planning Goal 3) are not found within the Lebanon Urban Growth Boundary.
- ALLEY:** Alleys are another type of local street. Alleys in commercial and industrial areas provide alternate means of freight delivery and employee access, and are required to be paved. Alleys in residential areas provide alternate access for local residents, and will generally be paved when they serve a primary access function. Generally, alleys will not include planting areas, parking or sidewalks.
- ALLUVIAL:** Soils deposited by stream action.
- ALTERATION:** Any change, addition or modification in construction or occupancy.
- ALTERNATIVE MODES:** Alternative methods of travel to the automobile, including public transportation (light rail, bus and other forms of public transportation), bicycles and walking.
- ANNEX:** (1) To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction. (2) To add territory to a governmental unit, usually an incorporated place, by an ordinance, a court order, or other legal action (*United States Census Bureau*).
- ANNEXATION:** (1) The act or process of adding land to a governmental unit, usually an incorporated place, by an ordinance, a court order, or other legal action (*United States Census Bureau*). (2) The process by which cities extend their municipal services, regulations, voting privileges, and taxing authority to new territory.

**ANNEXATION (PRIMARY PURPOSE):** Prior to annexation, land inside the Urban Growth Area (UGA) has a City of Lebanon Comprehensive Plan Map designation, but is under Linn County's jurisdiction and has a County land use zone designation. The act of annexation, in and of itself, has two primary purposes and two primary consequences, both of which occur simultaneously when the City approves an annexation. First, jurisdiction over the annexation territory transfers from Linn County to the City of Lebanon. Second, a City of Lebanon land use zoning map designation that is consistent with the City's Comprehensive Plan Map designation is assigned for the first time to the annexation territory as it is incorporated into the City Limits. Annexation fully incorporates territory within the Urban Growth Area into the City Limits. This standard process of annexation is discussed in Section 5 of the City of Lebanon/Linn County Urban Growth Management Agreement (*UGMA*) and detailed throughout Chapter 3 of the Lebanon Comprehensive Plan (*with the exclusions for Delayed Annexations noted below*).

**ANNEXATION (DELAYED):** The process of delayed annexations is established in Section 7 of the City of Lebanon/Linn County Urban Growth Management Agreement (*UGMA*), and is a separate annexation process that is NOT to be confused with the standard process of annexation discussed immediately above and in Section 5 of the *UGMA*, and detailed throughout Chapter 3 of the Lebanon Comprehensive Plan (excluding Subsection 6.3 of Chapter 3 and Chapter 3 Polices P-28 and P-29). Delayed Annexations are in fact an Urban Growth Area (UGA) development procedure. A delayed annexation agreement is a three party agreement between the City, County and the developer of the property, and upon completion qualifies the property for the issuance of City administered of building permits.

**ARTERIAL STREETS:** The primary functions of these facilities are to: (1) serve local and through traffic as it enters and leaves the urban area; (2) connect Lebanon with other urban centers and regions; and, (3) provide connections to major activity centers within the UGB. Emphasis should be on traffic flow, pedestrian and bicycle movements.

**ASSISTED LIVING FACILITY (ALF):** A special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential. (*Also see **elderly housing***)

## **B**

**BICYCLE FACILITIES:** A General term denoting improvements and provisions made to accommodate or encourage bicycling, including parking facilities and all bikeways.

**BLIGHTED AREA:** An area which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the health, safety or welfare of the community. As used here, "Blight Area" shall have the full meaning as defined by ORS 457.010.

**BLOCK:** A parcel of land or group of lots bounded by intersecting streets.

**BUFFER, URBAN:** An area designed to provide attractive space or distance, obstruct undesirable views, serve as an acoustic barrier, or generally acts to soften or mitigate the effects of one land use on the other.

**BUILDABLE LANDS:** Lands in the Urban Growth Boundary that are capable of supporting new development, or redevelopment.

**BUILDING:** Any structure used or intended for supporting or sheltering any use or occupancy.

**BUILDING ELEVATION:** A building face, or scaled drawing of the same, from grade to roof ridgeline.

**BUILDING FOOTPRINT:** The outline of a building, as measured around its foundation.

**BUILDING OR PLANNING OFFICIAL:** An employee of the City of Lebanon appointed by the City Council with duties and authority as designated by the Council including the enforcement of the provisions of this ordinance. The City Administrator or his designated agent.

**BUILDING SCALE:** The dimensional relationship of a building and its component parts to other buildings.

**BUILDING, MAXIMUM HEIGHT:** The vertical distance from the average elevation of the finished grade to the highest point of the structure.

**BUILD OUT:** Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

**BUS:** A motor vehicle designed for carrying 15 or more passengers, exclusive of the driver, and used for the transportation of persons. (ORS 184.674)

## **C**

**CAPACITY:** Maximum holding or service ability, as used for transportation, utilities, parks and other public facilities.

**CAPITAL IMPROVEMENT PROGRAM:** A City adopted schedule showing when permanent City infrastructure and facility improvements such as streets, sewers, water facilities, storm drainage, parks, or buildings will be constructed and how they will be financed. Usually lists project five budget years in advance and is updated periodically.

**CAPITAL IMPROVEMENTS PROJECTS (IN CITY OF LEBANON):** “Capital Improvements Projects” are City initiated and funded City infrastructure extensions and enhancements, and/or improvements to facilities.

**CHILD CARE CENTER, FAMILY CHILD CARE:** Facilities that provide care and supervision of minor children for periods of less than 24 hours. “Family child care providers” provide care for not more than 12 children in a home. See also, ORS 657A for certification requirements.

**CITY COUNCIL:** The City Council of the City of Lebanon, Oregon.

**CITY STREET:** Any street located within the city or city and county, except a freeway, state highway, or county highway (ORS 376.705). Within Lebanon, City streets are those for which the City assumes responsibility for maintenance.

**CITY:** The City of Lebanon, Oregon.

**CLUSTER:** A grouping of development. Specifically, the locations of structures on a given site in one area leaving the remainder of the land in open space.

**COLLECTOR STREETS:** The primary function of collector streets is to provide connections between neighborhoods/major activity centers and the arterial street system. Some degree of access is provided to adjacent properties, while maintaining circulation and mobility for all users. Collector Streets include the following subcategories: **(1) Service Collectors** carry lower traffic volumes at slower speeds than major and minor arterials. **(2) Neighborhood Collector Streets:** The neighborhood collector profile is a concept introduced to the community in 2003 through the Russell Drive Neighborhood Refinement Plan. The standards for neighborhood collectors will be a blend of the standards for collectors and local streets. **(3) Collector streets within residentially zoned areas** should be two lane collectors where as, **(4) collector streets within industrially or commercially zoned properties** should be constructed with a center turn lane.

**COMMERCIAL USES:** Activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services.

**COMMON AREA:** Land commonly owned to include open space, landscaping or recreation facilities (e.g., typically owned by homeowners associations).

**COMMUNITY FRIENDLY DEVELOPMENT:** Lebanon's approach to Community Friendly Development includes principles that combine sound local and regional planning techniques with a variety of elements from several different perspectives. Such principles focus on creating a built environment suitable for the needs of a diverse population through a variety of usesscaled for the pedestrian, and capable of accommodating the automobile and mass transit.

**COMPREHENSIVE PLAN:** A document with general, coordinated text, policies, coordinated land use map and policy statements of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs. (ORS 197.015)

**COMPREHENSIVE PLAN MAP:** Provides a graphic plan of all land in the Urban Growth Boundary that identifies land development designations/districts.

**CONDOMINIUMS:** Residential development utilizing zero lot lines, individual ownership of units and common ownership of open space and other facilities, and which are regulated in part, by state law (ORS-91.010: 91.675).

**CONNECTIVITY:** The degree to which the transportation facilities for vehicles, bicycles, and pedestrians in a given area are interconnected.

**CONSERVATION EASEMENT:** An easement that protects identified special features and natural areas, such as wetlands, woodlands, significant trees, floodplains, wildlife habitat, and similar resources.

## D

**DAY NURSERY:** Any institution, establishment or place, including nursery schools or private kindergartens, in which are commonly received at one time for less than 24 hours per day, 6 or more non-resident children under the age 6 years for the purpose of being given care, supervision or training apart from a parent or legal guardian.

**dB (DECIBEL):** A sound measurement unit used to express the relative intensity of a sound.

### **DECISIONS, TYPES OF:**

**ADMINISTRATIVE:** A discretionary action or permit decision made without a public hearing, but requiring public notification and an opportunity for appeal; a type of Limited Land Use Decision.

**DISCRETIONARY DECISION:** An action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project. (See *Decision, Quasi-Judicial*)

**LAND USE DECISION:** (1) Includes: (a) A final decision or determination made by a local government or special district that concerns the adoption, amendment or application of: (i) The goals; (ii) A comprehensive plan provision; (iii) A land use regulation; or (iv) A new land use regulation; or (b) A final decision or determination of a state agency other than LCDC with respect of which the agency is required to apply the goals; and (2) Does not include a decision of a local government: (a) Which is made under land use standards which do not require interpretation or the exercise of policy or legal judgment; (b) Which approves or denies a building permit issued under clear and objective land use standards; (c) Which is a limited land use decision; or (d) Which determines final engineering design, construction, operation, maintenance, repair or preservation of a transportation facility which is otherwise authorized by and consistent with the comprehensive plan and land use regulations; and (3) Does not include a decision by a school district to close a school. (ORS 197.015)

**LEGISLATIVE DECISION:** A decision made by elected officials of a local, state, or federal government based on their perception of the best course of action. No evidence must be present in the record to support the decision, and findings of fact based on the record are therefore not required. Legislative decisions typically occur when the city is adopting an ordinance or resolution, or establishing a basic principle or policies, such as during adoption of a comprehensive plan. **LEGISLATIVE:** A legislative action or decision is the making of law, as opposed to the application of existing law to a particular use (e.g., adoption of, or amendment to, a comprehensive plan or development regulation).

**LIMITED LAND USE DECISION:** A final decision or determination made by a local government pertaining to a site within an urban growth boundary which concerns: (a) The approval or denial of a subdivision or partition, as described in ORS Chapter 92. (b) The approval or denial of an application based on discretionary standards designed to regulate the physical characteristics of a use permitted outright, including but not limited to site review and design review. (ORS 197.015)

- MINISTERIAL DECISION:** A routine governmental action or decision that involves little or no discretion. The issuance of a building permit is such an action. Ministerial decisions are not land use decisions.
- QUASI-JUDICIAL DECISION:** Refers to “judicial” acts by agencies and authorities that are not really constituted as courts of law, and which must make findings of fact based on the record and substantial evidence as part of their decision making process. For example, a ruling by the Planning Commission is a quasi-judicial decision, which must be based on findings of fact. **QUASI-JUDICIAL:** An action or decision that requires substantial discretion or judgment in applying the standards or criteria of this Code, and usually involves a public hearing.
- DEDICATION:** The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses are often made conditions for approval of development.
- DENSITY BONUS:** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is planned or zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.
- DENSITY(IES):** A measurement of the number of dwelling units in relationship to a specified amount of land. As used in this Code, density does not include land devoted to street right-of-way. Density is a measurement used generally for residential uses.
- DENSITY, GROSS:** Refers to the number of dwelling units for each acre of land, including areas devoted to streets, parks, sidewalks, and other public rights-of-way.
- DENSITY, NET:** The number of dwelling units per buildable area of land, excluding land used for public improvements.
- DEVELOPABLE:** Buildable land, as identified by the City’s Comprehensive Plan. Includes both vacant land and land likely to be redeveloped, per ORS 197.295(1).
- DEVELOP:** To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or the appearance of land, to divide land into parcels, or to create or terminate rights to access.
- DEVELOPMENT:** The act, process or result of developing. Development includes such actions as the division of land, the installation of sewer and water lines, the construction of sidewalks and streets, the cutting of trees, the building of structures.
- DISCONTINUED/ABANDONED USE:** See Non-Conforming Uses and Developments.
- DISCRETIONARY:** Describes a permit action or decision that involves substantial judgment or discretion.
- DOWNTOWN:** An area of the City that includes the Central Business Commercial District.
- DRAINAGEWAY (or OPEN CHANNEL WATERWAYS or WATERWAY):** The bed and banks of a waterway used to discharge surface waters from a given area. It also includes adjacent areas necessary to preserve and maintain the drainage function."
- DUPLEX:** A two-family dwelling.

**DWELLING UNIT:** A living facility that includes provisions for sleeping, eating, cooking and sanitation, as required by the Uniform Building Code, for not more than one family, or a congregate residence for 10 or less persons. (UBC 205)

**DWELLING, MULTI-FAMILY:** A building or portion thereof designed for occupancy by 3 or more families living independently of each other, with the number of families in residence not exceeding the number of dwelling units provided.

**DWELLING, SINGLE-FAMILY:** A detached building, townhouse, condominium rowhouse, or manufactured dwelling, other than a mobile home or trailer house, designed for and occupied by not more than one family.

**DWELLING, TWO-FAMILY (DUPLEX):** A building with two dwelling units designed for and occupied by not more than 2 families living independently of each other.

## **E**

**EASEMENT:** A right of usage of real property granted by an owner to the public or to specific persons, firms, and corporations.

**EFFICIENT:** Urban land management and/or development activities that can be supported or accommodated by the land base and existing, and/or proposed facility and services currently or planned to serve the site.

**EFFLUENT:** Any waste discharge (air, water, sewage) resulting from industrial processing and or treatment.

**ENERGY EFFICIENCY:** Achieving the desired result (i.e., utilization of energy) with a minimum of effort, expense or waste.

## **F**

**FAMILY:** (1) Two or more persons related by birth, marriage or adoption [U.S. Bureau of the Census].

**FAMILY DAY CARE:** See “Child Care Center”.

**FEMA:** Federal Emergency Management Agency.

**FINDING:** A statement of fact or a conclusion reached after the examination or investigation of the facts.

**FINDINGS (IN LEBANON COMPREHENSIVE PLAN):** Findings are statements of fact or a conclusion reached after the examination or investigation of the available data and other relevant factual information. Findings address or identify relevant issues, conditions and factors that have been considered in order to fulfill state and local goals. Findings are found in Part One (Narrative) of each Comprehensive Plan Chapter.

**FIRMS, FLOODPLAIN MAPS AND FLOOD INSURANCE STUDIES:** Flood insurance studies and Flood Insurance Rate Maps (FIRMs) are often used in characterizing and identifying flood prone areas. Floodplain maps are the basis for implementing floodplain regulations and for delineating flood insurance purchase requirements. A Flood Insurance Rate Map (FIRM) is the official map produced by the Federal Emergency Management Agency (FEMA), which delineates Special Flood Hazard Areas or floodplains where National Flood Insurance Program regulations apply. FIRMs are also used by insurance agents and mortgage lenders to determine if flood insurance is required and what insurance rates should apply. Water surface elevations are combined with topographic data to develop FIRMs. FIRMs illustrate areas that would be inundated during a 100-year flood and floodway areas. In some cases they may include 100-year base flood elevations (BFEs) and areas located within the 500-year floodplain. Flood Insurance Studies and FIRMs produced for the National Flood Insurance Program (NFIP) provide assessments of the probability of flooding at a given location.

**FLAG LOT:** A lot or parcel that has access to a road, street or easement, by means of a narrow strip of lot or easement.

**FLOOD, 100-YEAR EVENT:** A flood with a magnitude that has a 1% chance of occurring in any given year. This is the flood event most commonly used for regulatory purposes.

**FLOOD ELEVATIONS: Base Floods and Base Flood Elevations:** Flooding occurs for different reasons and at varying levels. “Base Flood” is defined by the NFIP regulations (44 CFR 59) as “the flood having a 1 percent chance of being equaled or exceeded in any given year.” This flood is referred to as the 100-year flood. Determination of the 100-year flood is based on a statistical analysis of record flood flows, some dating back to the 1860’s. The term “Base Flood Elevation” refers to the elevation (normally measured in feet above sea level), which the base flood is expected to reach. Base flood elevations can be set at levels other than the 100-year flood. Some communities choose to use higher frequency flood events as their base flood elevation for certain activities, using lower frequency events for others. For example, for the purpose of stormwater management, a 25-year flood event might serve as the base flood elevation, while the 500-year flood event may serve as base flood elevation for the tie down of mobile homes. The regulations of the National Flood Insurance Program focus on development in the 100-year flood plain.

**FLOOD FRINGE:** The flood fringe refers to the outer portions of the floodplain, beginning at the edge of the floodway and continuing outward. This is the area where development is most likely to occur, and where precautions to protect life and property need to be taken.

**FLOODPLAIN:** A floodplain is a land area adjacent to a river, stream, lake, estuary or other water body that is subject to flooding. These areas, if left undisturbed, act to store excess flood water. The floodplain is made up of two sections: the flood fringe and the floodway.

**FLOODPLAIN DEVELOPMENT:** For floodplain ordinance purposes, development is broadly defined to mean “any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. The definition of development for floodplain purposes is generally broader and includes more activities than the definition of development used in other sections of local land use ordinances.

**FLOODWAY:** The floodway is one of two main sections that make up the floodplain. Floodways are defined for regulatory purposes. Unlike floodplains, floodways do not reflect a recognizable geologic feature. For National Flood Insurance Program (NFIP) purposes, floodways are defined as the channel of a river or stream, and the overbank areas adjacent to the channel. The floodway carries the bulk of the floodwater downstream and is usually the area where water velocities and forces are the greatest. NFIP regulations require that the floodway be kept open and free from development or other structures, so that flood flows are not obstructed or diverted onto other properties. The NFIP floodway definition is “the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Floodways are not mapped for all rivers and streams but are generally mapped in developed areas.

**FLOODWAY FRINGE:** The part of the flood plain having a 1% chance of flooding in any given year. Areas inundated during what is commonly referred to as “a 100-year flood event” or identified by the National Flood Insurance Program as an “A” Zone or “V” Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. The area of the flood plain, lying outside the floodway, that is subject to flooding usually in the form of shallow overland flow and therefore does not contribute appreciably to the passage of flood water, but serves as a retention area.

**FRONTAGE:** The dimension of a property line abutting a public or private street.

**FRONTAGE STREET OR ROAD:** A minor street that parallels an arterial street in order to provide access to abutting properties and minimize direct access onto the arterial.

**FUNCTIONAL CLASSIFICATION:** The classification given to streets in the Lebanon Transportation System Plan and Comprehensive Plan.

## **G**

**GOAL (STATEWIDE PLANNING):** The mandatory state-wide planning standards adopted by LCDC pursuant to ORS Chapters 195, 196 and 197 (ORS 197.015). A general, long term aim or end toward which programs or activities are ultimately directed.

**GOALS (IN LEBANON COMPREHENSIVE PLAN):** Goals are statements of intention expressing community values and attitudes, as well as desired ends or aspirations. The City’s goals are consistent with the Statewide Planning Goals. Only those statements that are listed in the section entitled “Goals” in Part Two (at the end of each Lebanon Comprehensive Plan Chapter) have the status of being the official Goals of the City in relation to the subject matter of that chapter.

**GREENWAY (or GREENBELT):** A linear park or open space conservation area that provides passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas. A Greenway may also function as an open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

**GROSS LAND AREA:** The area encompassed by the boundaries of a property ownership.

**GROUNDWATER:** Water under the earth's surface, often confined to aquifers, capable of supplying wells and springs.

**GUIDELINES:** Suggested approaches designed to aid cities and counties in preparation, adoption and implementation of comprehensive plans in compliance with goals and to aid state agencies and special districts in the preparation, adoption and implementation of plans, programs and regulations in compliance with goals. Guidelines shall be advisory and shall not limit state agencies, cities, counties and special districts to a single approach. (ORS 197.015)

## **H**

**HABITAT:** Any area where there is naturally occurring food and cover for wildlife.

**HAZARDOUS MATERIALS:** (1) Materials described as hazardous by Oregon Department of Environmental Quality. (2) Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

**HEIGHT OF BUILDING:** The vertical distance from grade on a given face of the building to the highest point of the structure.

**HISTORIC:** An historic building or site that is at least 50 years old and is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts, based on specific criteria recognized by the City, State, or Federal Government.

**HISTORIC PRESERVATION:** The preservation of historically significant sites, structures, areas and neighborhoods in order to facilitate restoration and rehabilitation of the building(s) to a former condition.

**HISTORIC RESOURCES:** (1) All areas, districts, structures or sites listed on the City of Lebanon *Historic Register*. The *Lebanon Historic Register* (initiated in 1992) is developed through the inclusion by official action of the City areas, districts, structures or sites that are on the *Historic Inventory* (1984). The *Register* evaluates each significant historical site based on specific criteria developed by the City of Lebanon and the State Historic Preservation Office (SHPO). The *Lebanon Historic Register* also includes findings of fact for each of the sites based on its integrity, historical significance, and architectural significance. (2) All areas, districts, structures or sites in Lebanon listed on the National Register of Historic Places and/or historic resources recognized by the State of Oregon.

**HOME OCCUPATION:** A lawful occupation carried on by a resident of a dwelling, where the occupation is secondary to the main use of the property as a residence.

## I

**IMPACT FEE:** A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise unmitigated impacts the project will produce.

**IMPERVIOUS SURFACE:** A structural or surface improvement that does not allow for water infiltration.

**INCIDENTAL AND SUBORDINATE TO:** A use or portion of a development that is secondary to, and less apparent, than the primary use or other portion of the development.

**INDUSTRIAL (C-IND), LEBANON COMPREHENSIVE PLAN & MAP LAND USE DESIGNATION:** To provide lands suitable for manufacturing and related activities, warehousing and similar activities. *The Single Corresponding City of Lebanon Zoning Designation is Z-IND.*

**INFILL:** The use of vacant or under-developed parcels of land within existing developed residential areas.

## J

**JUNK YARD:** An area where any person is engaged in breaking up, dismantling, sorting, storing, distributing, buying, selling, packing or bailing any scrap, waste material, junk or used equipment or machinery of any nature.

## K

**KEY FACILITIES:** The basic facilities that are primarily planned for by local government but which may also be provided by private enterprise and are essential to the support of more intensive development. Key facilities include public schools, transportation, water supply, fire and police protection, sewage disposal, solid waste management, and storm drainage.

**KEY OR CRITICAL PUBLIC FACILITIES AND SERVICES:** Basic facilities that are primarily planned for by local government but which also may be provided by private enterprise and are essential to the support of more intensive development, including transportation, water supply, sewage, parks, schools and solid waste disposal.

**KEY CITY-PROVIDED URBAN UTILITY SERVICES:** The four key City-provided urban utility services are water, storm drainage, sanitary sewerage, and streets.

## L

**LAND DIVISION:** The process of dividing land to create parcels or lots.

**LAND USE:** The main activity that occurs on a piece of land, or the structure in which the activity occurs.

**LAND USE DECISION:** (1) Includes: (a) A final decision or determination made by a local government or special district that concerns the adoption, amendment or application of: (i) The goals; (ii) A comprehensive plan provision; (iii) A land use regulation; or (iv) A new land use regulation; or (b) A final decision or determination of a state agency other than LCDC with respect of which the agency is required to apply the goals; and (2) Does not include a decision of a local government: (a) Which is made under land

use standards which do not require interpretation or the exercise of policy or legal judgment; (b) Which approves or denies a building permit issued under clear and objective land use standards; (c) Which is a limited land use decision; or (d) Which determines final engineering design, construction, operation, maintenance, repair or preservation of a transportation facility which is otherwise authorized by and consistent with the comprehensive plan and land use regulations; and (3) Does not include a decision by a school district to close a school. (ORS 197.015)

#### **LAND USE DESIGNATIONS, LEBANON COMPREHENSIVE PLAN & MAP (LCP & M):**

**RESIDENTIAL LOW DENSITY (C-RL), LCP & M LAND USE DESIGNATION:** To primarily provide lands for low-density urban residential development, primarily single-family homes with provisions for planned developments and low density multi-family use. *The Single Corresponding City of Lebanon Zoning Designation is Z-RL.*

**RESIDENTIAL MIXED-DENSITY (C-RM), LCP & M LAND USE DESIGNATION:** To primarily provide lands for development of single-family, two-family and multi-family dwellings with provisions for planned developments, as well as lands for multi-family dwellings with close proximity to downtown. *The two Corresponding City of Lebanon Zoning Designations are Residential Mixed Density Zone (Z-RM), and Residential High Density Zone (Z-RH).*

**MIXED USE (C-MU), LCP & M LAND USE DESIGNATION:** To provide lands that possess potential for several types of land use or combinations of different land uses. The intent of this designation is to achieve an environment in which different land uses can co-exist by providing building groupings for privacy, usable and attractive open spaces, and safe circulation, thus promoting the general well being of the residents, businesses, and other occupants. Mixed Development lands are open to all types of development including residential, commercial, and light industrial land uses. *The Single Corresponding City of Lebanon Zoning Designation is Z-MU.*

**NEIGHBORHOOD MIXED USE (C-NMU), LCP & M LAND USE DESIGNATION:** To provide lands suitable for primarily residential uses, with flexibility to allow neighborhood commercial services. Commercial activity should not occupy more than 5,000 square feet in any single structure. The types of businesses envisioned in this area include coffee shops, delis, bakeries, small offices, or day care facilities. Implementation of this classification is through the Neighborhood Mixed Use Zone, that combines elements of the Neighborhood Commercial and Mixed Density Residential zones. *The Single Corresponding City of Lebanon Zoning Designation is Z-NMU.*

**COMMERCIAL (C-CM), LCP & M LAND USE DESIGNATION:** To provide lands for a range of commercial uses, from the commercial downtown core of the community primarily serving the pedestrian shopper, to large compact clusters adjacent to major thoroughfares with easy transportation access, and to small neighborhood shopping clusters that serve the frequent recurring needs of residents. *The three Corresponding City of Lebanon Zoning Designations are Neighborhood Commercial Zone (Z-NCM), Central Business Commercial Zone (Z-CCM), and Highway Commercial Zone (Z-HCM).*

**INDUSTRIAL (C-IND), LCP & M LAND USE DESIGNATION:** To provide lands suitable for manufacturing and related activities, warehousing and similar activities. *The Single Corresponding City of Lebanon Zoning Designation is Z-IND.*

**PUBLIC USE (C-PU), LCP & M LAND USE DESIGNATION:** To provide lands suitable for a variety of public uses such as schools and community centers, parks, City facilities, and churches or other facilities for religious organizations. *The Single Corresponding City of Lebanon Zoning Designation is Z-PU.*

**LAND USE REGULATION:** Any local government zoning ordinance, land division ordinance adopted under ORS 92.044 or 92.046 or similar general ordinance establishing standards for implementing a comprehensive plan. ORD 197.015

**LANDING:** A level part of a staircase, as at the end of a flight of stairs.

**LANDSCAPING:** Any combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses, and may include structural features such as walkways, fences, benches, plazas, works of art, reflective pools, fountains or the like. Landscaping also includes irrigation systems, mulches, topsoil, and revegetation or the preservation, protection and replacement of existing trees.

**LANE, MID-BLOCK LANE:** A narrow, limited use roadway facility usually used to access a limited number of dwelling units. Similar to an alley in design.

**LATERALS:** The sewer lines that connect users to sewer mains.

**LEGISLATIVE:** A legislative action or decision is the making of law, as opposed to the application of existing law to a particular use (e.g., adoption of, or amendment to, a comprehensive plan or development regulation).

**LEVEL OF SERVICE (LOS):** A Measure of Transportation Carrying Capacity-- An indicator of the extent or degree of service provided by or proposed to be provided by a facility based on and related to the operational characteristics of the facility See "**Volume to Capacity Ratio (v/c)**" for the current standard used in Oregon to measure a street's carrying capacity.

**LIMITED LAND USE DECISION:** A final decision or determination made by a local government pertaining to a site within an urban growth boundary which concerns: (a) The approval or denial of a subdivision or partition, as described in ORS Chapter 92. (b) The approval or denial of an application based on discretionary standards designed to regulate the physical characteristics of a use permitted outright, including but not limited to site review and design review. (ORS 197.015)

**LIVE/WORK FACILITIES:** Facilities combining Residential use types with Commercial or Limited Light Industrial use types.

**LIVESTOCK:** Domestic animal types customarily raised or kept on farms.

**LOCAL IMPROVEMENT DISTRICT (LID):** A small public district formed for the purpose of carrying out local improvements (paving of streets, construction of storm sewers, development of a park, etc.). Property owners within the LID are assessed for the cost of the improvements in accordance with ORS 223.387-223.485.

**LOCAL STREET:** Local streets have the primary function of providing access to adjacent land. Service to through-traffic movement on local streets is deliberately discouraged by design. Residential local streets serve a traffic function as well as being important to neighborhood identity.

**LOT AREA:** The total surface area (measured horizontally) within the lot lines of a lot exclusive of public and private streets and easements of access to other property.

**LOT:** A lot is a unit of land that is created by a subdivision of land.

**LOT COVERAGE:** The area of a lot covered by a building or buildings expressed as a percentage of the total lot area.

**LOT LINE:** The property line bounding a lot.

**LOT LINE ADJUSTMENT:** The adjustment of a property line by the relocation of a common line where no additional lots are created. This development code also defines the consolidation of lots (i.e., resulting in fewer lots) as a lot line adjustment.

**LOT LINE, FRONT:** The lot line separating the lot from a street other than an alley, and in the case of a corner lot. Either lot line may be designated as the front lot line.

**LOT LINE, REAR:** The lot line that is opposite and most distant from the front lot line.

**LOT LINE, SIDE:** Any lot line not a front or rear lot line.

**LOT WIDTH:** The average horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line.

**LOT, CORNER:** A lot abutting on 2 or more streets, other than an alley, at their intersection.

**LOT, THROUGH:** A lot with frontage on 2 streets that are approximately parallel.

## **M**

**MANEUVERING AREA/AISLE:** The driving area in a parking lot where motor vehicles are able to turn around and access parking spaces.

**MANUFACTURED DWELLING:** Per Oregon Revised Statutes (ORS 416.003 (20)), includes residential trailers, mobile homes, and manufactured homes.

**MANUFACTURED HOME:** A single-family dwelling or structure with a Department of Housing and Urban Development (HUD) label certifying that the structure is constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended on August 22, 1981.

**MINISTERIAL:** A routine governmental action or decision that involves little or no discretion. The issuance of a building permit is such an action. Ministerial decisions are not land use decisions.

**MITIGATION:** To avoid, rectify, repair, or compensate for negative impacts which result from other actions (e.g., Improvements to a street may be required to mitigate for transportation impacts resulting from development.”)

**MIXED-USE BUILDING/DEVELOPMENT/HORIZONTAL/VERTICAL:** Mixed-use development (residential with commercial or public/institutional use). Both “vertical” mixed use (housing above the ground floor), and “horizontal” mixed use (housing on the ground floor).

**MIXED USE (C-MU), LEBANON COMPREHENSIVE PLAN & MAP LAND USE DESIGNATION:** To provide lands that possess potential for several types of land use or combinations of different land uses. The intent of this designation is to achieve an environment in which different land uses can co-exist by providing building groupings for privacy, usable and attractive open spaces, and safe circulation, thus promoting the general well being of the residents, businesses, and other occupants. Mixed Development lands are open to all types of development including residential, commercial, and light

industrial land uses. *The Single Corresponding City of Lebanon Zoning Designation is Z-MU.*

**MOBILE HOME:** Per Oregon Revised Statutes (ORS 416.003 (20)(B)), a structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that was constructed between January 1, 1962, and June 15, 1976 and that met the construction requirements of Oregon mobile home law in effect at the time of construction.

**MOBILE HOME PARK:** A lot upon which 2 or more mobile homes or trailer houses occupied for living or sleeping purposes are located, regardless of whether a charge is made for such accommodation.

**MULTI-FAMILY HOUSING:** Multi-family housing means housing that provides more than 3 dwellings on an individual lot (e.g., multi-plexes, apartments, condominiums, etc.).

**MULTI-MODAL:** Transportation facilities or programs designed to serve many or all methods of travel, including all forms of motor vehicles, public transportation, bicycles and walking.

**MULTI-USE PATHWAY:** Pathways for both pedestrians and bicycles.

## N

**NATURAL HAZARD:** Natural areas that can cause dangerous or difficult development situations. For example, natural hazard areas include steep slopes, unstable soils, and landslides, flood areas.

**NATURAL RESOURCE AREAS/NATURAL RESOURCES:** See Sensitive Lands.

**NEIGHBORHOOD:** An area made up of one or more subdivisions or housing developments with geographic features or manmade features such as major roads or rail lines that provide distinctive boundaries to the area.

**NEIGHBORHOOD COLLECTOR (STREET):** Similar in function to collectors, however land use along its route is generally residential in nature. The intensity of development at intersections along its route is also generally less intense than might occur for standard collectors.

**NEIGHBORHOOD COMMERCIAL:** Small neighborhood shopping clusters that serve the frequent recurring needs for residents; typical uses might include a grocery store, delicatessen, meat market or bakery, barber shop and beauty shop, drug, sundry, hobby and gift store, laundromat, coffee shop.

**NEIGHBORHOOD MIXED USE (C-NMU), LEBANON COMPREHENSIVE PLAN & MAP LAND USE DESIGNATION:** To provide lands suitable for primarily residential uses, with flexibility to allow neighborhood commercial services. Commercial activity should not occupy more than 5,000 square feet in any single structure. The types of businesses envisioned in this area include coffee shops, delis, bakeries, small offices, or day care facilities. Implementation of this classification is through the Neighborhood Mixed Use Zone, that combines elements of the Neighborhood Commercial and Mixed Density Residential zones. *The Single Corresponding City of Lebanon Zoning Designation is Z-NMU.*

**NEIGHBORHOOD-SCALE DESIGN:** Site and building design elements that are dimensionally related to housing and pedestrians, such as narrower streets with tree canopies, smaller parking areas, lower building heights (as compared to downtown areas) and

similar neighborhood characteristics. These features are generally smaller in scale than those that are primarily intended to accommodate automobile traffic.

**NET ACRES:** The acreage of a site, not including public or private road rights-of-way, other easements, public open space, environmental lands, and floodways.

**NEXUS:** A "connection" or "linkage." Generally referred to in regards to Assembly Bill 1600 that requires jurisdictions show a reasonable nexus between the fees charged new development and the cost of providing new services to the development.

**NONCONFORMING STRUCTURE OR LOT:** A lawful existing structure or lot at the time this ordinance or any amendment thereto becomes effective which does not conform to the dimensional or similar standards of the zone in which it is located.

**NONCONFORMING USE:** A lawful existing use at the time this ordinance or any amendment thereto becomes effective which does not conform to the use requirements of the zone in which it is located.

**NON-NATIVE INVASIVE PLANTS:** See Oregon State University Extension Service Bulletin for our area.

**NOTICE:** Any notice that is required by law to be published. (ORS 193.310)

**NURSING HOME:** Any home, place or institution which operates and maintains, facilities providing convalescent or chronic care, or both, for a period exceeding 24 hours for 2 or more ill or infirm patients not related to the nursing home administrator by blood or marriage.

## **O**

**ODOT:** The Oregon Department of Transportation.

**OFF-STREET PARKING:** All off-street areas designed, used, required or intended to be used for the parking of motor vehicles.

**ON-STREET PARKING:** Parking in the street right-of-way, typically in parking lanes or bays. Parking may be "parallel" or "angled" in relation to the edge of the right-of-way or curb.

**OPEN SPACE (COMMON/PRIVATE/ACTIVE/PASSIVE):** Land within a development that has been dedicated in common to the ownership within the development or to the public specifically for the purpose of providing places for recreation, conservation or other open space uses.

**ORDERLY:** An established, objective, and routine method, application or activity.

**ORIENTATION:** To cause to face toward a particular point of reference (e.g., "A building oriented to the street").

**OVERLAY ZONE/DISTRICT:** Overlay zones provide regulations that address specific subjects that may be applicable in more than one land use zone.

**OWNER:** Any person, agent, firm or corporation having a legal or equitable interest in the property.

## **P**

**PARCEL:** A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

**PARCEL:** A parcel is a unit of land that is created by a partitioning of land.

**PARK:** Open space land on which the primary purpose is managed for recreational uses.

**PARKING LOT PERIMETER:** The boundary of a parking lot area that usually contains a landscaped buffer area.

**PARKING SPACES:** On and off street spaces designated for automobile or bicycle parking in areas planned for industrial, commercial, institutional or public uses. The following are not considered parking spaces for the purposes of OAR 660-012-0045(5)(c): park and ride lots, handicapped parking, and parking spaces for carpools and vanpools.

**PARKING VS. STORAGE:** Parking is the area used for leaving motor vehicles for a temporary time. Storage is to place or leave in a location for maintenance, repair, sale, rental, or future use.

**PARKWAY:** Parkways are complete routes or segments of two-lane and multi-lane highways and planned multi-lane highways that provide for safe and efficient moderate to high speed and high volume traffic movements. Their primary function is to provide for interurban travel and connections to major destinations with minimal interruptions. Pedestrian facilities and bikeways are separated from the roadway.

**PARTITION:** To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. (See also, ORS 92.010(8)).

**PASSIVE SOLAR ENERGY SYSTEM:** A solar energy system that uses natural and architectural components to collect and store solar energy without using any external mechanical power.

**PATHWAY/WALKWAY/ACCESS WAY:** As defined in this code, a pathway or multi-use pathway may be used to satisfy the requirements for “accessways” in the Transportation Planning Rule. (OAR 660-012-045).

**PEDESTRIAN CONNECTION:** A continuous, unobstructed, reasonably direct route between two points that is intended and suitable for pedestrian use.

**PEDESTRIAN DISTRICT:** A comprehensive plan designation or implementing land use regulations, such as an overlay zone, that prioritizes requirements to provide a safe and convenient pedestrian environment in an area planned for a mix of uses likely to support a relatively high level of pedestrian activity.

**PEDESTRIAN FACILITY:** An improvement provided for the benefit of pedestrian travel, including walkways, sidewalks, crosswalks, median refuges, signs, signals, illumination and benches.

**PEDESTRIAN PLAZA:** A small semi-enclosed area usually adjoining a sidewalk or a transit stop that provides a place for pedestrians to sit, stand or rest.

**PEDESTRIAN SCALE:** Site and building design elements that are dimensionally less than those intended to accommodate automobile traffic, flow and buffering.

**PEDESTRIAN SPACE:** An area or plaza on public or private property which is directly accessible to the public.

**PEDESTRIAN WAY:** Any paved public or private route intended for pedestrian use, including a multi-use path and esplanade, regardless of use by other transportation modes. A general term used to describe any sidewalk or walkway that is intended and suitable for

pedestrian use.

**PERFORMANCE MEASURE:** A measurement derived from technical analysis aimed at determining whether a planning policy is achieving the expected outcome or intent associated with the policy.

**PERFORMANCE STANDARD:** A land development regulation technique in which development standards are based upon established criteria related to the effect of the development on the land or on abutting properties.

**PERSON:** (1) The United States or any state or any department or agency of any of the above, or any nonprofit corporation or entity or any other individual, corporation or entity, either public or private (ORS 184.674). (2) Any individual, partnership, corporation, association, governmental subdivision or agency or public or private organization of any kind (ORS 197.015). (3) The state or a public or private corporation, local government unit, public agency, individual, partnership, association, firm, trust, estate or any other legal entity. (ORS 268.020)

**PIER:** Exterior vertical building elements that frame each side of a building or its ground-floor windows (usually decorative).

**PLAN:** An officially-adopted document used to focus long-range planning for either specific areas or the entirety of the Urban Growth Boundary. Examples of plans include the Comprehensive Plan, facility plans, master plans, and specific area plans.

**PLANNED:** A future project, event, or land area use that has been anticipated and prepared for, usually with a site plan, a land use plan and/or the Capital Improvement Program and Budget.

**PLANNING AREA:** Generally the area within the Urban Growth Boundary (UGB). However, it may also include specifically designated areas outside the UGB.

**PLANNING COMMISSION:** The Planning Commission of the City of Lebanon, Oregon.

**PLANNING OFFICIAL:** The person or persons designated by the City to act in the capacities described in this ordinance – the City Administrator or his/her designee.

**PLAT:** A map of a subdivision, prepared as specified in ORS 92.080, and recorded with the Linn County Assessor's Office.

**POLICY:** The way in which programs and activities are conducted to achieve an identified goal. A general direction that a governmental agency sets to follow, in order to meet its goals through implementation measures or action programs. (See *Program*)

**POLICIES (IN LEBANON COMPREHENSIVE PLAN):** Policies are usually identified as "shall" statements (i.e., "The City shall..."). Policies are directives for actions to be taken in achieving goals. The policies are the primary means by which the City will implement the Comprehensive Plan. The City must follow relevant policies when amending the Comprehensive Plan or developing other plans or ordinances that affect land use, such as public facility plans, zoning, and development standards. Policies are official statements of strategy or principle that specify the intent of the City. In the absence of implementing rules, e.g. development code measures, these policies will direct development. A policy may not be the only action the City can take to implement the goals. Only those statements that are listed in the section entitled "Policies" in Part Two (at the end of each Lebanon Comprehensive Plan Chapter) have the status of being the official Policies of the City in relation to the subject matter of that chapter.

Not all policies have the format of “The City shall...,” but all policies have the same mandatory quality.

**PUBLIC FACILITIES:** (1) Institutional, academic, governmental and community service uses, either publicly owned or operated, by public nonprofit organizations; or (2) Facilities including transportation, sewer, schools, cemeteries, airports, drainage, potable water and parks and recreation systems or facilities.

**PUBLIC FACILITIES (KEY CITY-PROVIDED URBAN UTILITY SERVICES & PUBLIC FACILITIES):** The four key City-provided urban utility services are water, storm drainage, sanitary sewerage, and streets.

**PUBLIC STREET:** A public right-of-way in public ownership for which no jurisdiction (City/County) assumes responsibility for maintenance.

**PUBLIC USE (C-PU), LEBANON COMPREHENSIVE PLAN & MAP LAND USE DESIGNATION:** To provide lands suitable for a variety of public uses such as schools and community centers, parks, City facilities, and churches or other facilities for religious organizations. *The Single Corresponding City of Lebanon Zoning Designation is Z-PU.*

## Q

**QUASI-JUDICIAL:** An action or decision that requires substantial discretion or judgment in applying the standards or criteria of this Code, and usually involves a public hearing.

## R

**RECOMMENDATIONS (IN LEBANON COMPREHENSIVE PLAN):** Recommendations are identified as “should” statements (i.e., “The City should...”). Recommendations are suggested actions that should be considered to assist in implementing the planning policies of the City. Recommendations are also statements outlining a specific City activity, action, project or standard, which if executed, could implement goals and policies. Only those statements that are listed in the section entitled “Recommendations” in Part Two (at the end of each Lebanon Comprehensive Plan Chapter) have the status of being the official Recommendations of the City in relation to the subject matter of that chapter. [Not all Chapters in the Lebanon Comprehensive Plan have a section of Recommendations.]

**REDEVELOPABLE LAND:** Land on which development has already occurred but, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive uses during the planning period.

**REDEVELOPMENT:** A process used in developed areas to rehabilitate and infill underused areas more efficiently and/or replace blighted areas by changing the types of uses, intensities or densities of the land uses, usually to achieve an economically higher and better use of the land.

**REFINEMENT PLAN (or *Neighborhood Refinement Plan*):** A development plan for a designated geographic area that provides more detail on future street and utility locations, and may include additional standards for uses. The 2003 Russell Drive Neighborhood Refinement Plan is an example of this type of plan.

**REGIONAL THROUGH-ROUTES:** (1) These are routes that move people and goods through and around the region, connect regional centers to each other, and connect the region to the statewide and interstate transportation system. They include freeways, limited access highways and heavily traveled arterials, and usually function as through-routes. As such, they are important not only because of the movement of people, but as one of the region's major freight systems. Since much of our regional economy depends on the movement of goods and services, it is essential to keep congestion on these roads at manageable levels. In Lebanon, Highways 20 and 34 serve as Regional Through Routes.

**RELEVANT AND PERTINENT TESTIMONY:** "Relevant and pertinent testimony" is testimony that addresses criteria applicable to the land use action in question.

**RESIDENCE:** Same as "Dwelling".

**RESIDENTIAL CARE HOME/RESIDENTIAL CARE FACILITY:** Residential care homes are residential treatment or training homes or adult foster homes licensed by the State of Oregon. They may provide residential care alone, or in conjunction with treatment and/or training, for 5 or fewer individuals ("homes) or 6 to 15 individuals ("facilities") who need not be related.

**RESIDENTIAL LOW DENSITY (C-RL), LEBANON COMPREHENSIVE PLAN & MAP LAND USE DESIGNATION:** To primarily provide lands for low-density urban residential development, primarily single-family homes with provisions for planned developments and low density multi-family use. *The Single Corresponding City of Lebanon Zoning Designation is Z-RL.*

**RESIDENTIAL MIXED-DENSITY (C-RM), LEBANON COMPREHENSIVE PLAN & MAP LAND USE DESIGNATION:** To primarily provide lands for development of single-family, two-family and multi-family dwellings with provisions for planned developments, as well as lands for multi-family dwellings with close proximity to downtown. *The two Corresponding City of Lebanon Zoning Designations are Residential Mixed Density Zone (Z-RM), and Residential High Density Zone (Z-RH).*

**RESIDENTIAL USE:** Activities within land areas used predominantly for housing.

**RESIDENTIAL, MULTIPLE FAMILY:** Usually three or more dwelling units on a single site, that may be in the same or separate buildings.

**RESIDENTIAL, SINGLE FAMILY:** A single dwelling unit on a building site.

**RETAIL:** Activities which include the sale, lease or rent of new or used products to the general public or the provisions of product repair or services for consumer and business goods. Hotels or motels, restaurants or firms involved in the provisions of personal services or office space are not considered retail uses.

**RIGHT-OF-WAY:** Land that is owned in fee simple by the public, usually for transportation facilities.

**RIPARIAN AREA:** The water influences area adjacent to a river, lake or stream consisting of the area of transition from an hydric ecosystem to a terrestrial ecosystem where the presence of water directly influences the soil-vegetation complex and the soil-vegetation complex directly influences the water body. It can be identified primarily by a combination of geomorphologic and ecologic characteristics.

**RIPARIAN LANDS:** Lands comprised of vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near fresh water.

**RIPARIAN PROTECTION SUBZONE:** The protected and regulated riparian areas and surroundings in Lebanon along the Santiam River, Oak Creek and Cheadle Lake according to MCC 17.27.

**ROADS:** Streets, roads and highways.

**RUNOFF:** That portion of rain or snow that does not percolate into the ground and is instead discharged into streams.

**RURAL LANDS:** Those lands outside of the urban growth boundary.

## **S**

**SANITARY SEWER FACILITIES (SEWERAGE):** The structure or systems designed for the collection, transmission, treatment, or disposal of sewage, and this includes trunk mains, interceptors, treatment plants and disposal systems.

**SEISMIC:** Caused by or subject to earthquakes or earth vibrations.

**SENIOR HOUSING:** Housing designated and/or managed for persons over the age of 55. (Specific age restrictions vary.)

**SENSITIVE LANDS:** Wetlands, significant trees, steep slopes, flood plains and other natural resource areas designated for protection or conservation by the Comprehensive Plan.

**SHALL (IN LEBANON COMPREHENSIVE PLAN):** The word "shall," as used in the Policy statements, is mandatory.

**SHOULD:** Expressing what is desired, but not mandatory.

**SHOULD (IN LEBANON COMPREHENSIVE PLAN):** The word "should," as used in Recommendation statements, is advisory.

**SHRINK-SWELL POTENTIAL:** Those lands where the Soil Conservation Service defined the potential as severe or very severe.

**SIDEWALK:** A walkway separated from the roadway with a curb, constructed of concrete or other durable surface, and designed for pedestrian use.

**SIGN:** Any medium, including its structure and component parts, which is used or intended to be used to attract attention to the subject matter for advertising purposes.

**SINGLE FAMILY DETACHED DWELLING:** A single family dwelling with open space on all sides.

**SINGLE FAMILY DWELLING:** A structure containing one or more single family units occupying the building from ground to roof.

**SINGLE-FAMILY ATTACHED HOUSING (TOWN HOMES):** Two or more single-family dwellings with common end-walls.

**SINGLE-FAMILY DETACHED HOUSE:** A single family dwelling that does not share a wall with any other building.

**SITE:** A property (or group of adjacent parcels or lots under the same ownership) that is subject to a permit application under this Code.

**SITE AREA:** The total square footage or acreage of a lot or contiguous lots proposed for a development, excluding existing or required rights-of-way.

**SITE:** Any tract, lot or parcel of land or combination of tracts, lots or parcels of land that are in one ownership, or are contiguous and in diverse ownership where development is to be performed as part of a unit, subdivision, or project.

**SLOPE:** Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

**SLOPES:** All lands having a slope greater than 20%.

**SOIL:** The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

**SOLAR ACCESS:** The availability of sunlight to a main structure or solar collector on a south wall or rooftop between the hours of 10 A.M. and 2 P.M. on December 21<sup>st</sup> at 44 degrees north latitude that allows for the operation of an active or passive solar energy system.

**SPECIFIC AREA PLAN –** A Specific Area Plan describes in more detail the type of development planned for a specific area than is typically found in a comprehensive plan, zone map, or public facilities plan. The area covered by a specific plan can include multiple parcels and landowners, or a single large parcel. All land use applications for property within the specific plan area are required to comply with the plan district policies and regulations.

**SPECIFIC PLAN:** A legal tool for detailed design and implementation of a defined portion of the area covered by a general plan. A specific plan may include detailed regulations, conditions, programs and/or proposed legislation that may be necessary or convenient for the systematic implementation of a general plan element(s).

**STEEP SLOPES:** Slopes of greater than [25] percent.

**STORM WATER FACILITY:** A detention and/or retention pond, swale, or other surface water feature that provides storage during high-rainfall events and/or water quality treatment.

**STREET ACCESS:** See “Access,” “Access Easement,” and Access management.”

**STREET/ROAD:** A public or private way for travel by vehicles, bicycles and pedestrians, as per City codes.

**STREETS (FUNCTIONAL CLASSIFICATIONS):**

**ALLEY:** Alleys are another type of local street. Alleys in commercial and industrial areas provide alternate means of freight delivery and employee access, and are required to be paved. Alleys in residential areas provide alternate access for local residents, and will generally be paved when they serve a primary access function. Generally, alleys will not include planting areas, parking or sidewalks.

**ARTERIAL STREETS:** The primary functions of these facilities are to: (1) serve local and through traffic as it enters and leaves the urban area; (2) connect Lebanon with other urban centers and regions; and, (3) provide connections to major activity centers within the UGB. Emphasis should be on traffic flow, pedestrian and bicycle movements.

**COLLECTOR STREETS:** The primary function of collector streets is to provide connections between neighborhoods/major activity centers and the arterial street system. Some degree of access is provided to adjacent properties, while maintaining circulation and mobility for all users. Collector Streets include the following subcategories: **(1) Service Collectors** carry lower traffic volumes at slower speeds than major and minor arterials. **(2) Neighborhood Collector Streets**: The neighborhood collector profile is a concept introduced to the community in 2003 through the Russell Drive Neighborhood Refinement Plan. The standards for neighborhood collectors will be a blend of the standards for collectors and local streets. **(3) Collector streets within residentially zoned areas** should be two lane collectors where as, **(4) collector streets within industrially or commercially zoned properties** should be constructed with a center turn lane.

**LOCAL STREET:** Local streets have the primary function of providing access to adjacent land. Service to through-traffic movement on local streets is deliberately discouraged by design. Residential local streets serve a traffic function as well as being important to neighborhood identity.

**NEIGHBORHOOD COLLECTOR STREET:** Similar in function to collectors, however land use along its route is generally residential in nature. The intensity of development at intersections along its route is also generally less intense than might occur for standard collectors

**STREETScape:** Describes all the physical elements that appear in the cross-section of a street right-of-way. May include sidewalks, planter strips, bike lanes, travel lanes, median strip, and lighting.

**STRUCTURE:** That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

**SUBDIVISION:** The division of a tract of land into four or more defined lots, parcels, tracts, or other divisions of land as defined in applicable State statues and local land development regulations, which can be separately conveyed by sale or lease, and which can be altered or developed.

**SUPPORT:** As used in numerous Policies in the Lebanon Comprehensive Plan, this term does **NOT** imply any monetary commitment of any kind unless explicitly stated otherwise (based on 2004 Comprehensive Plan Update Steering Committee Consensus).

## **T**

**TELE-COMMUNICATIONS:** A general term that includes *tele-commuting* and *tele-working*. The ability to conduct business from home or other location over phone, cable lines or other communication systems and thereby reducing the need to travel to work or a place of business.

**TOPOGRAPHICAL CONSTRAINT:** Where existing slopes prevent conformance with a Code standard.

**TPR:** Transportation Planning Rule.

**TRANSPORTATION FACILITIES:** Any physical facility that moves or assist in the movement of people or goods including facilities identified in OAR 660-012-0020 (e.g., streets,

sidewalks, pathways, bike lanes, airports, transit stations and bus stops, etc.), but excluding electricity, sewage and water systems.

**TRANSPORTATION NEEDS:** Estimates of the movement of people and goods consistent with acknowledged comprehensive plan and the requirements of this rule. Needs are typically based on projections of future travel demand resulting from a continuation of current trends as modified by policy objectives, including those expressed in Goal 12 and this rule, especially those for avoiding principal reliance on any one mode of transportation.

**TRANSPORTATION SYSTEM PLAN (TSP):** A plan for one or more transportation facilities that are planned, developed, operated and maintained in a coordinated manner to supply continuity of movement between modes, and within and between geographic and jurisdictional areas.

**TRUCK ROUTE:** A path of circulation designated for all vehicles exceeding set weight or axle limits.

**TSP:** Transportation System Plan.

## U

**UNBUILDABLE:** Land which because of natural conditions, location, or shape is unsuitable for urban development.

**UNDERDEVELOPED:** Land which is not developed to its full potential.

**URBAN:** Generally, an area having the characteristics of a city, with intensive development and a full or extensive range of public facilities and services.

**URBAN AREA:** Lands within an urban growth boundary, two or more contiguous urban growth boundaries, and urban unincorporated communities as defined by OAR 660-022-0010(9).

**URBAN CONVERSION PLAN:** A plan containing significant natural features, utility corridors, roads and parcel boundaries that demonstrates that future urban services can be provided. A parcelization scenario that identifies future urban densities may also be required.

**URBAN FORM:** The net result of efforts to preserve environmental quality, coordinate the development of jobs, housing and public services and facilities, and interrelate the benefits and consequences of growth in one part of the region with the benefits and consequences of growth in another. Urban form, therefore, describes an overall framework within which regional urban growth management can occur. The Policies of the Lebanon comprehensive Plan are intended to guide the development of the community's urban form.

**URBAN GROWTH AREA (UGA):** The UGA is that area within the Urban Growth Boundary (UGB) and outside City limits.

**URBAN GROWTH BOUNDARY (UGB):** A line that circumscribes the Urban Growth Area and the City Limits.

**URBAN LANDS:** Lands that are planned for urban level and types of development and for which urban services are needed. This includes developed land within the city limits and adjacent area within the urban growth boundary.

**URBAN LAND:** Urban areas are those places which must have an incorporated city. Such

areas may include lands adjacent to and outside the incorporated city and may also:

- (a) Have concentrations of persons who generally reside and work in the area
- (b) Have supporting public facilities and services.

**URBANIZABLE LAND:** Urbanizable lands are those lands within the urban growth boundary and which are identified and

- (a) Determined to be necessary and suitable for future urban uses
- (b) Can be served by urban services and facilities
- (c) Are needed for the expansion of an urban area.

**URBAN SERVICES:** Those facilities and utilities necessary to permit urban development.

**URBANIZATION:** Process of converting land from urbanizable to urban.

**USE:** The purpose for which land or a structure is designed, arranged or intended, or for which it is occupied and maintained.

**UTILITY SERVICES (KEY CITY-PROVIDED URBAN UTILITY SERVICES):** The four key City-provided urban utility services are water, storm drainage, sanitary sewerage, and streets.

## V

**VACANT:** Lands or buildings that are not actively used for any purpose.

**VACANT LAND:** Land identified as undeveloped land.

**VOLUME TO CAPACITY RATIO (v/c):** For transportation, a standard of a street's carrying capacity, measured for the peak traffic hour. According to the 1999 Oregon Highway Plan, the v/c is calculated by the peak hour traffic volume (vehicles/hour) on a section of highway divided by the maximum volume that the highway section can handle. If the traffic volume entering a highway section exceeds the section's capacity (1.0 +), traffic queues will form and lengthen for as long as there is excessive demand. When v/c is less than but close to 1.0 (e.g., 0.95), traffic flow becomes very unstable. Small disruptions can cause traffic flow to break down and long traffic queues to form. The traffic carrying capacity of a highway section is thus lower under stop-and-go traffic conditions than when traffic is flowing smoothly.

## W

**WALKWAY:** A hard surfaced area intended and suitable for use by pedestrians, including sidewalks and surfaced portions of accessways.

**WETLAND:** Wetlands are land areas where water is the dominant factor determining the nature of soil development and the types of plant and animal communities. They are defined more specifically by the Federal Clean Water Act (Section 404) and Oregon Administrative Rules (OAR 141-85-010).

## Y

**YARD:** An open space defined by setbacks (i.e., between the setback line and respective property line) on a lot which is unobstructed from the ground upward, except as otherwise provided in this ordinance.