



CITY OF LEBANON

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Lebanon Municipal Code Title 16: Development Code

Article Two: Land Use and Land Use Zones

Chapter 16.08: Commercial Land Use Zones

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Chapter 16.08: Commercial Land Use Zones

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Chapter 16.08: Commercial Land Use Zones

16.08.010 BACKGROUND

- A. This Chapter contains all of the standards for the Neighborhood Commercial Zone (Z-NCM), Central Business Commercial Zone (Z-CCM), and Highway Commercial Zone (Z-HCM). The standards are intended to be applied to all reviews in the Commercial Zones. For a more detailed listing of Commercial Land Uses, please see Section 16.03.040 in Chapter 16.03, and Chapter 16.32 (Glossary and Definitions).
- B. The creation of a lot or parcel through the subdivision or partition process is an outright permitted action in the Commercial Use Zones subject to the provisions of Chapter 16.22 and any other applicable requirements in this Code (e.g., Community Development Standards, chapters 16.12 – 16.19).

16.08.020 PURPOSE

A. Central Business and Highway Commercial Zones

Commercial districts are centers of business and civic life. This Chapter describes the three commercial districts that are designed to accommodate the range of commercial land uses in the community. The Central Business Commercial Zone (Z-CCM) is focused on “downtown” area, or the commercial and civic the core of the community (generally that area south of Rose Street, north of Oak Street, primarily east of or adjacent to 4th Street, and primarily west of or adjacent to Park Street). The Highway Commercial Zone (Z-HCM) regulations apply to those commercial areas outside of the central business area, generally located along or in close proximity to arterial streets. These commercial zones are intended to:

1. To preserve and enhance areas within the commercial core of the community for concentrated retail sales and businesses that will serve the pedestrian shopper.
2. Promote efficient use of land and urban services.
3. Create a mixture of land uses that encourages employment and housing options in close proximity to one another.
4. Provide formal and informal community gathering places and opportunities for social activities.
5. Provide connections and appropriate transitions between residential areas and commercial areas;
6. Encourage and nurture pedestrian oriented shopping and activity in the Downtown (Central Business Commercial Zone), and accommodate automobile dependent uses, as well as pedestrian oriented uses, with appropriate standards in the Highway Commercial Zone.
7. Provide for visitor accommodations and tourist amenities.
8. Encourage full utilization of Downtown infrastructure (including parking) and other amenities.

B. Neighborhood Commercial Zone

1. The Neighborhood Commercial Zone (Z-NCM) is the third Commercial Zone. It is intended to enhance the livability of residential areas by providing for small neighborhood shopping clusters to serve the frequent recurring needs of neighborhood residents.
2. The Comprehensive Plan Map does not currently designate any unannexed areas as earmarked for Neighborhood Commercial development. However, it is also intended by the Comprehensive Plan that the Neighborhood Commercial Zone “. . . is for small neighborhood shopping clusters in any residential zone.”
3. Establishing a Z-NCM designation in an existing residential zone is a conditionally permitted activity. In this case, amending the zoning designation to establish Z-NCM zoning on such a property would require a Zoning Map Amendment, but would **NOT** necessitate a Comprehensive Plan Map Amendment as such a use (Z-NCM) is permitted in any residential area according to the Comprehensive Plan. (See Table 4-2 on page 5 of Chapter 4 in the City of Lebanon 2004 Comprehensive Plan.)

16.08.030 INTRODUCTION

A. Impact Classifications

1. As noted in Chapter 16.03, all land use types are further divided into three subcategories by the degree of impacts or off-site impacts that the uses could reasonably be expected to exert on the surrounding properties and neighborhood.
2. Please see Section 16.03.010.E of Chapter 16.03 (pages 2 and 3) for the details of this impact classification system.

B. Key to Procedures, Standards, and Conditions of Approval

1. **Outright Permitted Uses with Site Review and Building Permit:** “**OP**” means the use is permitted outright and a **Building Permit** is issued after a **site review** determines that all setbacks and other lot and building site requirements are satisfied.
2. **Permitted Uses with Ministerial Review:** “**MR**” approval is gained through a ministerial review process (see Chapter 16.20).
3. **Permitted with Administrative Review:** “**AR**” means the use is permitted through an Administrative Review process that takes into account all applicable requirements (see Chapter 16.20).
4. **Permitted with Conditional Use Approval:** “**CU**” means the use is permitted with a Conditional Use approval (Chapter 16.21).
5. **Site Reviews:** The processing of a variety of land use applications may also include detailed site reviews (site plan reviews). These requirements are addressed in LDC Chapters 16.21 – 16.24 (Article Four).

- 6. Decision Criteria and/or Additional Conditions of Approval:** The standards and review processes outlined in this Code in Article Three: Community Development and Use Standards and in Article Four: Land Use And Development Review/Decision Requirements And Procedures, as well as applicable Overlay Zones (Chapter 16.11) may set additional decision criteria and/or conditions of approval.
- 7. Not Permitted:** The code provisions are also intended to make it more difficult to place incompatible uses near one another; an “N” designation means the use is not permitted.
- a. **Existing Uses.** The “Not Permitted” (“N”) designation is not retroactive and does not impact existing uses.
 - b. of this type are allowed on a **No New Uses.** The “Not Permitted” (“N”) designation indicates that no new uses property to which this designation applies.

16.08.040 PROCESS FOR REVIEW OF COMMERCIAL ZONE LAND USE APPLICATIONS

A. Commercial Zone Land Use Reviews

All applications for development in Commercial Land Use Zones for projects that are not deemed Major Land Use Actions are subject to:

1. The appropriate review process indicated in **Tables 16.08-2 thru 16.08-6**, and
2. May also be subject to:
 - a. Site Reviews (e.g., to determine that all setbacks and other lot and building site requirements are satisfied).
 - b. The standards and review processes outlined in this Code in Article Three: Community Development and Use Standards and in Article Four: Land Use And Development Review/Decision Requirements And Procedures,
 - c. Applicable Overlay Zones (Chapter 16.11) may set additional conditions of approval.

B. Process for Basic Review of Applications and Impact Mitigation for Projects Deemed Major Land Use Actions thus Requiring Planned Development Reviews

1. For purposes of this chapter, if a proposed development in a commercial use zone is deemed a Major Land Use Action according to **Table 16.08-1** on the following page, it shall be processed as a Planned Development.
2. See Chapter 16.23 for the details of the process for *Planned Development Reviews*.

**Table 16.08-1: Characteristics of Major Land Use Actions in a Commercial Land Use Zone
(Projects in a Commercial Zone Requiring a Planned Development Review)**

Note: Acreage refers to the size of the area being developed, not the total lot or parcel size.

Characteristics	Residential Uses	Commercial Uses	Industrial Uses	Public and Other Uses	Mixed Uses *
If the project's acreage exceeds the thresholds below, that land use application shall be deemed a Major Land Use Action and processed as a Planned Development (see Chapter 16.23).					
Planned Development Application Required if Project Acreage Exceeds	25 or more acres	20 or more acres	20 or more acres	10 or more acres	5 or more acres
If a proposed development is characterized by two or more of the characteristics listed below (in the four rows immediately following), that land use application shall be deemed a Major Land Use Action and processed as a Planned Development (see Chapter 16.23).					
Acreage of Project, and/or Size of Project	Subdivisions of 25 or more lots	10 or more acres	10 or more acres	5 or more acres	2 or more acres
Multi-Year Phasing	Yes	Yes	Yes	Yes	Yes
Class III Impacts	Yes	Yes	Not allowed in Commercial Zones	Yes	Yes
Projected Demand on Public Infrastructure and City Provided Utilities Exceed Actual or Designed Capacities in Adopted Master Facilities Plans	Yes	Yes	Yes	Yes	Yes

* **MIXED-USE DEVELOPMENT:** Mixed use development is the co-location of various types of uses within a single building, complex or site. For example, Mixed Use Development could include residential with commercial, or with public or institutional uses, or multi-family with single family dwellings). Mixed Use Development could be "vertical" (e.g., housing above ground floor commercial), and/or "horizontal" (housing in one or more buildings, and commercial or other uses in other buildings on a site, or multi-family dwellings and single family dwellings on a site), or both vertical and horizontal mixed use on a mixed use site.

16.08.050 RESIDENTIAL USES ALLOWED IN THE COMMERCIAL ZONES

Table 16.08-2: Residential Land Uses Allowed in Commercial Zones			
Land Uses (Examples of land uses are in Chapter 16.03; definitions are in the Glossary, Chapter 16.32.)	Neighborhood Commercial Zone (Z-NCM)	Central Business Commercial Zone (Z-CCM)	Highway Commercial Zone (Z-HCM)
(See page 8 of Chapter 16.03 for further details and listings regarding Residential Uses)			
Residential Uses with Class I Impacts:			
Single Family (not attached)	N		
Accessory Dwelling			
Accessory Structures (with a permitted use) <ul style="list-style-type: none"> • no taller than 25ft. and no larger than 1,000 square feet of building footprint • taller than 25 ft. or larger than 1,000 square feet of building footprint 			
Duplex (2 dwellings sharing a common wall on one lot) -- One duplex on a lot			
Manufactured Home			
Other Residential such as Hospice			
Other Residential Uses such as Bed & Breakfasts, Home Occupations	MR New Residential Use is allowed above ground floor Commercial only		
Residential Uses with Class II Impacts:			
Cottage Cluster (2-4 single family dwellings on one lot) Zero Lot Line Housing (may include one common wall)	N		
Town House/Rowhouse (2 or more common-wall single family dwellings or units)	AR New Residential Use is allowed above ground floor Commercial only		
Single Apartment, Two Unit Apartment & Multifamily Apartments (3 or more units), Senior Housing, Assisted Living, & Single Room Occupancies, Boarding or Rooming Facilities			
Other Residential Uses such as Nursing and Convalescent Homes, Retirement Center Apartments	CU	CU	CU
Residential Uses with Class III Impacts:			
State Regulated Special Residential Units <ul style="list-style-type: none"> • Group Living Homes (5 or fewer) • Group Facility (6 +) 	AR New Residential Use is allowed above ground floor Commercial only		
Manufactured Home Park	N	N	N
Other Residential uses such as Dormitories, and Houseboats	CU	CU	CU
Key: OP = Outright Permitted (Building Permit issued after a site review); MR = Ministerial Review; AR = Permitted with Administrative Review; CU = Conditional Use approval required (Chapter 16.21); N =Not permitted; * = Number of Units following an AR or CU designation. Also see Table 16.08-1: Characteristics of Major Land Use Actions Matrix -- Projects in a Commercial Zone Requiring a Planned Development Review (Chapter 16.23).			

16.08.060 COMMERCIAL USES ALLOWED IN THE COMMERCIAL ZONES

Table 16.08-3: Commercial Land Uses Allowed in Commercial Zones			
<i>Land Uses</i>	Z-NCM	Z-CCM	Z-HCM
(See pages 10-12 of Chapter 16.03 for further details and listings regarding Commercial Uses)			
Commercial Uses with <u>Class I</u> Impacts:			
Offices	AR	OP	OP
Commercial Uses such as Stores (15,000 square feet or less) Selling Groceries, Printed Material, Books & Videos, Pharmaceuticals, Stationery, and Arts & Crafts; and Laundromats Tanning; Hair and Personal Care Services	AR	MR	MR
Other Commercial Uses with a floor area less than 2,000 sqft, such as Parcel Service Stores, Photocopy and Blueprint Services, Photographic Studios, Convenient Stores; Restaurants, Cafes, Delicatessens (Food & Beverage Sales without drive up facilities), Tailors and Seamstresses	AR	MR	MR
Commercial Uses with <u>Class II</u> Impacts:			
Other Commercial Uses such as Educational, Arts and Training Facilities, Entertainment, Indoor Continuous Activities like Theaters, Health Clubs, Gyms, Membership Clubs, Bowling Alleys, Skate Rinks, and Game Arcades; Pool Halls, Indoor Firing Ranges; Exhibition and Meeting Areas, Food & Beverage Sales with drive up facilities, Financial Institutions (with Drive Up Operations), Hotels, Laundry Drop Off Facilities, Liquor Stores (OLCC License), Lodges; Medical, Optical and Dental Labs, Stores Selling, Leasing, or Renting Furniture, Appliances, Garden Supplies, Home Improvements, Household Products, Plants Commercial Uses such as Stores (greater than 15,000 square feet) Selling Groceries, Pharmaceuticals, Printed Material, Stationery, Books, & Videos, Hair, Tanning, and Personal Care Services, and Laundromats	N	AR	AR
Drive-Up/Drive-In/Drive-Through (Drive-Up Windows, Kiosks, ATM's, similar uses/facilities)	CU (Assure pedestrian oriented access with vehicular access subordinated)		AR
Commercial Uses with <u>Class III</u> Impacts:			
Parking Lot (when not an accessory use)	N	AR	AR
Breweries without food service (5,000 square feet or less)	N	AR	AR
Other Commercial Uses such as Auto Sales and Services, Commercial Centers; Breweries, Distilleries, and Wineries; Mini-Storage Units, Outdoor Amphitheaters Sales or Leasing of Consumer Vehicles Including Passenger Vehicles, Motorcycles, Light and Medium Trucks, and Other Recreational Vehicles, Shopping Mall.	N	N	AR
Other Class III Commercial Uses	N	N	CU
Key: OP = Outright Permitted (Building Permit issued after a site review); MR = Ministerial Review; AR = Permitted with Administrative Review; CU = Conditional Use approval required (Chapter 16.21); N =Not permitted; * = Number of Units following an AR or CU designation. Also see Table 16.08-1: Characteristics of Major Land Use Actions Matrix -- Projects in a Commercial Zone Requiring a Planned Development Review (Chapter 16.23).			

16.08.070 INDUSTRIAL USES ALLOWED IN THE COMMERCIAL ZONES

Table 16.08-4: Industrial Land Uses Allowed in Commercial Zones			
(See pages 14-16 of Chapter 16.03 for further details and listings Industrial Uses)			
<i>Land Uses</i>	Z-NCM	Z-CCM	Z-HCM
Industrial Uses with <u>Class I</u> Impacts:			
Industrial Uses such as Assembly of <u>Light</u> Machinery, Equipment, Appliances, and Other Electrical Items, Building, Heating, Plumbing or Electrical Contractor Shops; Electric Motor Repair, Manufacture (Light) or Assembly (Light) of Instruments, including Musical Instruments, Precision Items, Photofinishing Laboratories; Repair of Scientific or Professional Instruments, Research and Development Laboratories; Sign Manufacturing	N	CU	AR
Other Industrial Uses such as Household Moving and General Freight Storage & Warehouse, Janitorial and Building Maintenance Services; Off-site (Separate) Warehouses used by Retail Stores like Furniture and Appliance Stores.	N	N	CU
Industrial Uses with <u>Class II</u> Impacts:			
Industrial Uses such as Exterminators; Laundry, Dry-Cleaning, and Carpet Cleaning Plants; Movie Production Facilities; Parcel Receiving and Distribution Services & Warehouse; Printing, Publishing and Lithography Production of Artwork and Toys; Weaving or Production of Textiles or Apparel; Woodworking, including Cabinet Makers.	N	When Fully Enclosed: CU When Not Fully Enclosed: N	CU
Other Industrial Uses such as Fuel Oil Distributors; Machine Shops, Mail Order Houses; Major Distribution Centers; Major Post Offices; Manufacture or Assembly of Machinery, Equipment, Vehicles, Appliances, and Other Electrical Items [no discharge permits required] Production of Prefabricated Structures, Including Mobile / Manufactured / Modular Homes; Sale and Storage of Landscaping Materials; Sale or Rental of Machinery, Equipment, Heavy Trucks, Special Trade Tools, Welding Supplies, Machine Parts, Electrical Supplies, Janitorial Supplies, Caretaker Facilities, Restaurant Equipment, and Store Fixtures; Tool Repair, Towing and Vehicle Storage; Truck Freight Terminal and Warehouse; Wholesalers of Food, Clothing, Auto Parts, Building Hardware, and Office Supplies.	N	N	CU
Industrial Uses with <u>Class III</u> Impacts:			
Industrial Uses such as Auto and Truck Salvage and Wrecking; Breweries, Distilleries, and Wineries (greater than 5,000 sq ft); Concrete Batching and Asphalt Mixing; Energy Production; Fuel yards; Hazardous-Waste Collection Sites; Heavy Truck Servicing and Repair; Truck Stop; Lumber Mills, Pulp and Paper Mills, and Other Wood Products Manufacturing; Manufacture or Assembly of Heavy Machinery, Equipment, Vehicles, Appliances (discharge permits required); Railroad Yards Tire Retreading or Recapping; Waste Composting or Transfer; wrecking yards	N	N	N
Key: OP = Outright Permitted (Building Permit issued after a site review); MR = Ministerial Review; AR = Permitted with Administrative Review; CU = Conditional Use approval required (Chapter 16.21); N =Not permitted; * = Number of Units following an AR or CU designation. Also see Table 16.08-1: Characteristics of Major Land Use Actions Matrix -- Projects in a Commercial Zone Requiring a Planned Development Review (Chapter 16.23).			

16.08.080 PUBLIC USES ALLOWED IN THE COMMERCIAL ZONES

Table 16.08-5: Public (Civic or Institutional) Land Uses Allowed in Commercial Zones			
(See page 18 of Chapter 16.03 for further details and listings regarding Public Uses)			
Use Categories	Z-NCM	Z-CCM	Z-HCM
Public Uses with <u>Class I</u> Impacts:			
Public Uses such as City offices and Facilities; Community Development Center; and Utility Offices.	N	AR	AR
Public Uses with <u>Class II</u> Impacts:			
Public Uses such as Community Centers, Colleges, Universities, Community Colleges, and Adult Education Facilities Municipal Courts; Museums, Nursery Schools, Preschools Public Safety Facilities, Including Fire/Emergency Medical Services and Police Stations, and Emergency Communication Broadcast Facilities; Public Squares, Plazas, Senior Centers, Social Service Facilities, Soup Kitchens, Vocational Training for the Physically or Mentally Challenged, Utility Substations, Youth Club facilities.	N	CU	AR
Other Public Uses such as Boat Launching Areas, Botanical Gardens, City Maintenance Shops; Hospitals and Large Medical Complexes Publicly Owned Swimming Pools, Recreational Trails, Surplus Food Distribution Centers; Transit Centers, Water Towers and Reservoirs.	N	CU	CU
Other Public Uses such as Schools	N	CU	CU
Other Public Uses such as Meeting Facilities or Related Facilities	N	CU	CU
Other Public Uses such as Daycare, adult or child day care (12 or fewer children); does not include Family Daycare under ORS 657A.250	N	OP	OP
Other Public Uses such as Parks and, Recreation Facilities, Open Space, Pedestrian Amenities, Publicly owned RV Parks	N	CU	CU
	[AR if Projects Implement the City's Adopted Facilities Plans]		
Public Uses with <u>Class III</u> Impacts:			
Public Uses such as Shelters for Short Term or Emergency Housing (e.g., Homeless Shelters) when operated by a Public or Non-profit Agency	N	CU	CU
Other Public Uses such as Cemeteries	N	N	CU
Other Public Uses such as Bus Barns (public), Treatment Plants and Facilities (Water and Sewage)	N	N	CU
	[AR if Projects Implement the City's Adopted Facilities Plans]		
Key: OP = Outright Permitted (Building Permit issued after a site review); MR = Ministerial Review; AR = Permitted with Administrative Review; CU = Conditional Use approval required (Chapter 16.21); N =Not permitted; * = Number of Units following an AR or CU designation. Also see Table 16.08-1: Characteristics of Major Land Use Actions Matrix -- Projects in a Commercial Zone Requiring a Planned Development Review (Chapter 16.23).			

16.08.090 OTHER LAND USES ALLOWED IN THE COMMERCIAL ZONES

Table 16.08-6: Other Land Uses Allowed in Commercial Zones			
(See page 21 of Chapter 16.03 for further details and listings regarding Other Uses)			
Use Categories	Z-NCM	Z-CCM	Z-HCM
Uses with Class I Impacts: NONE	X	X	X
Other Uses with Class II Impacts such as Wireless Communication Facilities	N	CU	CU
	OP for Emergency Services Facilities (Police, Fire and Emergency Management) up to 125 feet; over 125 feet subject to Conditional Use and Variance Processes.		
Other Uses with Class III Impacts:			
Armory [e.g., National Guard]	N	N	N
Other Uses such as Rail Lines and Utility Corridors, except those existing prior to effective date of Development Code are allowed.	MR	MR	MR
Other Uses such as Agricultural, including Forestry (see Glossary)	N	N	N
Other Uses such as Mining	[N = No New Mining Permits will be allowed]		
Other Uses such as Transportation Facilities (operation, maintenance, preservation, and construction [in accordance with the City's Transportation System Plan])	CU [AR if Projects are Implementations of City's Adopted Facilities Plans]		
<p>Key: OP = Outright Permitted (Building Permit issued after a site review); MR = Ministerial Review; AR = Permitted with Administrative Review; CU = Conditional Use approval required (Chapter 16.21); N =Not permitted; * = Number of Units following an AR or CU designation. Also see Table 16.08-1: Characteristics of Major Land Use Actions Matrix -- Projects in a Commercial Zone Requiring a Planned Development Review (Chapter 16.23).</p>			

16.08.100 SPECIAL DEVELOPMENT STANDARDS FOR COMMERCIAL LAND USES

A. Lot and Building Characteristics

The development standards in **Table 16.08-7** apply to all new structures, buildings, and development, and major remodels, in the Commercial Districts.

Table 16.08-7: Development Standards for Commercial Uses			
Standard	Neighborhood Commercial Zone (Z-NCM)	Central Business Commercial Zone (Z-CCM)	Highway Commercial Zone (Z-HCM)
Lot and Building Characteristics			
Maximum Lot Area (square feet)	Not Applicable	Not Applicable	Not Applicable
Minimum Lot Area (square feet)	No Standard		
Minimum Lot Size (Width/length)	No Standard		
Maximum Building/Structure Height	25 ft.	75 ft.	45 ft.
Fences, Retaining/Garden Walls	Same requirements as in Z-RM		
Lot Coverage -- Maximum Building Coverage (Foundation plane as % of site area)	60%	100%	100% (less setback areas) [Note: Underground Parking is allowed]
Minimum Landscape Area (% site area) -- Landscape area may include plant areas and some non-plant or hardscape areas.	The required front yard and street yards.		
Yards: (a) Front yards and street* side yards shall be a minimum of: (b) Front yards or street side yards <u>abutting a residential zone</u> shall be: (c) Side yards <u>abutting a residential zone</u> shall be: (d) Rear yards <u>abutting a residential zone</u> shall be:	10 feet 10 feet 10 feet. 20 feet	0 feet 10 feet 10 feet 20 feet	10 feet 20 feet 20 feet 20 feet
* As noted in Table 16.13-1, Alleys in Commercial Areas (Z-CCM and Z-HCM) have no required setback, unless abutting a residential zone.			

B. Drive-Through Service and Walk-Up Windows

Where permitted by the Development Code, the following standards shall apply for drive-through service and walk-up windows:

1. Drive-Through Service:

- a. Circulation.** The overall circulation plan for a site shall not cause traffic congestion on surrounding streets and shall minimize potential nuisances to nearby residential property caused by vehicles and use of the order board.
- b. Access and Window Location.** Wherever feasible, drive-through lanes shall be accessed from the rear of a site, and run along the interior side property line.
- c. Vehicle Stacking.** All drive through lanes shall provide a minimum of 80-feet of stacking as measured from the drive-up window to the entrance of the drive-through lane.
- d. Setbacks.** Where a drive-through lane will be located between a building and a roadway, a minimum 10-foot, landscaped setback shall be required from the roadway right-of-way to the drive-through lane.
- e. Screening.** The drive-through lane shall be screened by a combination of plantings, berms, and/or low retaining walls at least four-feet in height.
- f. Operation.** Specific design and operational conditions may be imposed with approval of the drive-through facility. These may include, but are not limited to, additional vehicle stacking, increase in screening height, regulating the hours of operation and other measures, to reduce potential impacts on surrounding properties.

2. Walk-Up Window:

- a. Circulation.** The service window shall be so located as not to interfere with pedestrian traffic along the adjacent sidewalk and vehicle traffic entering or exiting the site or adjacent properties.
 - b. Setback.** There shall be a minimum 2-foot setback between a service window and an adjacent property boundary.
 - c. Surfacing.** The area where patrons place orders and receive ordered items shall be surfaced in concrete, brick, stone or other suitable surface material.
 - d. Noise.** The use of a loudspeaker shall be prohibited.
 - e. Operation.** Specific design and operational conditions may be imposed with approval of the walk-up facility. These may include, but are not limited to, regulating the hours of operation, screening or buffering and other measures to reduce potential impacts on surrounding properties.
- 3.** Automated teller machines, kiosks, and similar apparatus are exempt from these regulations provided their location does not interfere with pedestrian and vehicle access.

C. Sidewalk Café Tables

Sidewalk café tables provide the opportunity for restaurants and cafes in the Central Business Commercial (Z-CCM) Zone to use the sidewalk immediately adjacent to their business for the purpose of providing outdoor seating. Such use shall be in conformance with the provisions set forth in the City of Lebanon Municipal Code.

D. Limitations on Use

- 1. Highway Commercial Zone (Z-HCM).** Unless specifically allowed or otherwise modified by other provisions of this Code, the following regulations regarding outdoor displays shall apply.
 - a.** All business, service, repair, processing, storage, or merchandise display shall be conducted wholly within an enclosed building, except for the following: off-street parking or loading; drive-in or walk-up windows; displays or nursery plants, shrubs or trees and associated nursery supplies such as irrigation equipment; displays of new or used automobiles, trailers, trucks, motorcycles, bicycles, agricultural machinery, boats or other mobile equipment; and, displays of lumber and building materials as part of a permitted retail activity.
 - b.** Other retail activities not identified in item “a.” above may display merchandise under one of the following options.
 - i. Items are only displayed during regular business hours and then removed or stored indoors during non-business hours.
 - ii. Items may be continuously displayed provided the display area occupies no more than 10% of the building square footage of the subject business.
 - c.** Outdoor display of merchandise identified in items “a.” and “b.” above shall continuously be subject to the following limitations.
 - i. Shall be prohibited in required parking, driveway and vehicle maneuvering areas.
 - ii. Shall be prohibited in all landscaped areas, including landscaped parking areas.
 - iii. Shall not interfere with pedestrian access to the building or to adjacent buildings.
 - iv. Shall not violate clear vision provisions at all intersections.
 - v. Shall not violate any fire, life and safety access requirements.
 - vi. Shall not violate building code requirements.