

Community Development

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 Lebanon, OR 97355
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SUMMARY OF GENERAL ZONING REQUIREMENTS

See Individual Chapter in Lebanon Development Code* for Full Details

		Required Yard Setback Minimums				Other Lot Requirements			
		Front	Side	Street Side	Rear	Min Lot Size (in square feet)	Min Lot Width (in feet)	Max Lot Coverage (in percentage)	Max Bldg Height (in feet)
Residential Use Zones (LDC Chapter 16.05)	Residential Low Density (Z-RL)	15 ft	5 ft and 15 ft – both	15 ft	Dwellings 20 ft Other 10 ft	6000 – Single Family 5000 – 0 Lot Line 10000 – Duplex 6000 – Non Residential	60 – SF Interior 65 – All Corner Lots 50 – 0 Lot Line 65 – Duplex 20 – Non Residential	40 - SF 60 - SF 0 Lot Line 60 - Duplex 60 - Civic & Other Non Residential	25
	Residential Mixed Density (Z-RM)	Interior Lots 10 ft Corner Lots 10/15 ft * ¹	5 ft	10/15 ft * ¹	Dwellings 20 ft Other 10 ft	5000 – Single Family 2500 – Town/Rowhouse 3500 – 0 Lot Line 7000 – Duplex 9000 – Multi-Family* ² 6000 – Non Residential	50 – SF 60 – All Corner Lots 20 – Town/Rowhouse 40 – 0 Lot Line 50 – Duplex 60 – Multi Family* ² 20 – Non Residential	60 – SF 80 – Town/Rowhouse 70 - SF 0 Lot Line 60 – Duplex 60 – Multi Family* ² 60 - Civic & Other Non Residential	40
	Residential High Density (Z-RH)	Interior Lots 10 ft Corner Lots 10/15 ft * ¹	5 ft	10/15 ft * ¹	Dwellings 20 ft Other 10 ft	5000 – Single Family 2500 – Town/Rowhouse 3500 – 0 Lot Line 7000 – Duplex 9000 – Multi-Family* ² 6000 – Non Residential	50 – SF 60 – All Corner Lots 20 – Town/Rowhouse 40 – 0 Lot Line 50 – Duplex 50 – Multi Family* ² 20 – Non Residential	60 – SF 80 – Town/Rowhouse 70 - SF 0 Lot Line 60 – Duplex 60 – Multi Family* ² 60 - Civic & Other Non Residential	40
Commercial Use Zones (LDC Ch. 16.08)	Neighborhood Commercial (Z-NCM)	10 ft	0 ft [10 ft]	10 ft	0 ft [20 ft]	----	----	60	25
	Central Business Commercial (Z-CCM)	0 ft [10 ft]	0 ft [10 ft]	0 ft [10 ft]	0 ft [20 ft]	----	----	100	75
	Highway Commercial (Z-HCM)	10 ft [20 ft]	0 ft [20 ft]	10 ft [20 ft]	0 ft [20 ft]	----	----	100 (less setbacks)	45
Industrial Use Zone (LDC Ch. 16.09)	Industrial (Z-ML)	20 ft	0 ft [20 ft]	20 ft	0 ft [20 ft]	----	----	----	Bldgs– None 150 ft for Communication Facilities
Mixed Use Zones (Chs. 16.06 & 07)	Mixed Use (Z-MU)	Yard setbacks shall be required as if the proposed use was in the appropriate zone, as determined by the Planning Official.				Residential Uses: Same as Z-RM All Other Uses: No minimum	Site development standards shall be required as if the proposed use was in the appropriate zone, as determined by the Planning Official.		
	Neighborhood Mixed Use (Z-NMU)	Yard setbacks shall be required as if the proposed use was in the Z-RM, Z-NCM, or Z-PU zone, as determined by the Planning Official.				Residential Uses: Same as Z-RM All Other Uses: No minimum	Yard setbacks shall be required as if the proposed use was in the Z-RM, Z-NCM, OR Z-PU zone, as determined by the Planning Official.		
Public Use Zone (Ch. 16.10)	Public Use (Z-PU)	10 ft [same as residential zone]	0 ft [10 ft + ½ ft for foot over 20 ft in hgt]	10 ft [same as residential zone]	0 ft [10 ft + ½ ft for foot over 20 ft in hgt]	----	----		



Other Development Information:

- A. See **Infill** Standards and Methodology for existing residential neighborhoods (Sect 16.05.110)
- B. See **Lot Averaging** for flexibility in residential lot sizes in subdivision of 10 or more lots (Sect 16.05.140)
- C. See **Open Space** and **Site Design** standards for multi-family housing (Sect 16.05.170)
- D. Select **Collector** and **Arterial streets** have greater front yard setbacks (see Table 16.05-9)
- E. All **garage doors** and **vehicle access** openings shall be setback at least 20 ft from closest adjacent property line (see Table 16.05-9)
- F. **Accessory structures** < or = 20 ft high can have a 5 ft rear and side yard setback.
- G. In a residential zone, a **side and/or rear yard** may be reduced to 3 feet for an accessory structure erected more than 60 feet from streets other than an alley)
- H. In any residential zone, the **rear yard of a corner lot** may be reduced to 8 feet for an accessory structure and its projections erected more than 25 feet from streets.
- I. **Fences:** See Table 16.05-8.

*¹ – If front is <15 ft, street side shall be a minimum 15 ft. If street side is <15 ft, front shall be a minimum of 15 ft.

*² – See Land Development Code – Table 16.05-13 for density bonuses.

[] -- Setbacks when abutting a residential zone.

*** Lebanon Development Code
 Adopted by City Council
 December 10, 2008**