



CITY OF LEBANON

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Lebanon Municipal Code Title 16: Development Code

Article Two: Land Use and Land Use Zones

Chapter 16.04: Organization of Land Use Zones

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Chapter 16.04: Organization of Land Use Zones

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Chapter 16.04: Organization of Land Use Zones

16.04.010 CLASSIFICATION OF LAND USE ZONES

A. Background

Every parcel, lot, and tract of land within the city limits of the City of Lebanon is designated with a land use zone. The use of land is limited to the uses allowed by the applicable land use zone and/or overlay zone. The applicable land use zones and overlay zone(s) are determined based on the Land Use Zoning Map and the provisions of this Chapter, which shall be consistent with the City of Lebanon Comprehensive Plan, as indicated in Table 16.04-1.

B. Land Use Zones and Comprehensive Plan Map Designations

As noted in Section 16.02.030.G of Chapter 16.02 of this Development Code, when the City annexes property into the City limits it also assigns the City Zoning map classification that corresponds to the Comprehensive Plan Map designation.

C. Land Use Zone Titles

The Lebanon Land Use Zone Map and this development Code, in conformity with the City of Lebanon 2004 Comprehensive Plan, establishes the following ten Land Use zones, and six Overlay zones.

1. Residential Zones

- a. Residential Low Density Zone (Z-RL)
- b. Residential Mixed Density Zone (Z-RM)
- c. Residential High Density Zone (Z-RH)

2. Mixed Use Zones

- a. Mixed Use Zone (Z-MU)
- b. Neighborhood Mixed Use Zone (Z-NMU)

3. Commercial Zones

- a. Neighborhood Commercial Zone (Z-NCM)
- b. Central Business Commercial Zone (Z-CCM)
- c. Highway Commercial Zone (Z-HCM)

4. Industrial Zone

- a. Industrial Zone (Z-IND)

5. Public Use Zone

- a. Public Use Zone (Z-PU)

6. Overlay Zones

- a. Airport Overlay Zones (AP-OZs)
- b. Riparian Overlay Zone (RP-OZ)
- c. Special Transportation Area Overlay Zone (STA-OZ)
- d. Limited Use Overlay Zone (LU-OZ)
- e. Steep Slope Development Overlay Zone (SSD-OZ)
- f. Flood Plain Overlay Zone (FP-OZ)

Table 16.04-1: Land Use Zones and Comprehensive Plan Map Designations

City of Lebanon Comprehensive Plan Designations	City of Lebanon Zoning Designations
Residential Low Density (C-RL)	Residential Low Density Zone (Z-RL)
Residential Mixed Density (C-RM)	Residential Mixed Density Zone (Z-RM)
	* Residential High Density Zone (Z-RH)
Mixed Use (C-MU)	Mixed Use Zone (Z-MU)
Neighborhood Mixed Use (C-NMU)	Neighborhood Mixed Use Zone (Z-NMU)
Commercial (C-CM)	** Neighborhood Commercial Zone (Z-NCM)
	* Central Business Commercial Zone (Z-CCM)
	Highway Commercial Zone (Z-HCM)
Industrial (C-IND)	Industrial Zone (Z-IND)
Public Use (C-PU)	Public Use Zone (Z-PU)
*	<i>Based upon this Development Code, there are no un-annexed properties in the UGB eligible to be assigned to these two zone (Z-RH & Z-CCM) designations. Both Zones are centered on the "Downtown" core of the community (See Glossary).</i>
**	<i>Z-NCM is for small neighborhood shopping clusters in any residential zone. Such designations would require a zone change and an administrative review process.</i>
See Table 4-2 in Chapter 4 of the <i>City of Lebanon 2004 Comprehensive Plan</i> .	

D. Annexation and Zoning of Land

Property annexed into the City shall be assigned a City zoning designation that is consistent with the property’s Comprehensive Plan Map designation (see Table 16.04-1). For the standards, procedures, and requirements related to Annexation see Chapter 16.26 of this code, and for Comprehensive Plan Map and Zoning Map Amendments see Chapter 16.27 of this code.

16.04.020 LAND USE ZONE BOUNDARIES

A. Official Zoning Map

As noted in Section 16.02.030.G of Chapter 16.02 of this Development Code, Boundaries of Land Use Zones established by this Code are shown on the Official Zoning Map on file in the Community Development office. The Official Zoning Map and all amendments and other matters entered on the Official Zoning Map are a part of this Code and have the same legal effect as if fully set out herein.

B. Boundary Lines

Unless otherwise specified, zone boundaries are section lines, subdivision lines, lot lines, center lines of street or railroad right-of-way or such lines extended except where a boundary line clearly divides a lot, then the boundary line shall be determined by use of the scale designated on the zoning map. Where a boundary line divides a lot, the boundary line shall be considered as the lot line for purposes of determining area and setback requirements for each zone.

C. Resolving Uncertainties in Boundary Line Locations

Where due to the scale, lack of scale, lack of detail or illegibility of the City Zoning Map, or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of a district boundary line, the boundary line shall be determined by the Planning Official in accordance with all of the following criteria:

1. Rights-of-Way

Boundaries indicated as approximately following the center lines of streets, highways, railroad tracks, alleys, irrigation canals, bridges, or other right-of-way shall be construed to follow such center lines. Whenever any public right-of-way is lawfully vacated, the lands formerly within the vacated right-of-way shall automatically be subject to the same land use district designation that is applicable to lands abutting the vacated areas.

2. Parcel, Lot, and Tract

Boundaries indicated as approximately following the boundaries of a parcel, lot, or tract shall be construed as following such boundaries.

3. Jurisdiction Boundary

Boundaries indicated as approximately following a City or County boundary, or the Urban Growth Boundary, shall be construed as following said boundary.

4. Natural Features

Boundaries indicated as approximately following a river, stream, drainage channel, drainage basin, topographic contour or other changeable natural feature not corresponding to any feature listed in subsections 1-3 immediately above, shall be construed as following such feature, except that the location may be corrected administratively through a Code Interpretation procedure, in accordance with Chapter 16.25.

16.04.030 APPLICABILITY OF LAND USE STANDARDS

Each lot, tract, and parcel of land or portion thereof within the land use zone boundaries designated and marked on the zoning map, is classified, zoned and limited to the uses hereinafter specified and defined for the applicable land use zone.