



CITY OF LEBANON

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Lebanon Municipal Code Title 16: Development Code

Article Three: Community Development and Use Standards

Chapter 16.15:

Landscaping, Street Trees, Fences and Walls

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Chapter 16.15: Landscaping, Street Trees, Fences & Walls

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Chapter 16.15: Landscaping, Street Trees, Fences & Walls

16.15.010 INTRODUCTION

Natural vegetation, landscaping, street trees, fences, and walls, together, these elements of the natural and built environment contribute to the visual quality, environmental health, and character of the community. Trees provide climate control through shading during summer months and wind screening during winter. Trees and other plants can also buffer pedestrians from traffic. Walls, fences, trees, and other landscape materials also provide vital screening and buffering between land uses. Landscaped areas help to control surface water drainage and can improve water quality, as compared to paved or built surfaces. A well landscaped and maintained yard or property promotes a sense of community wellbeing.

16.15.020 LANDSCAPING AND SCREENING

A. *Applicability and Purpose*

1. Applicability

- a. Unless otherwise noted in a Subsection, all **new development** and **significant redevelopment** on sites containing landscaped areas shall comply with the Landscaping and Screening standards of this Chapter.
- b. For purposes of this Chapter, **significant redevelopment** shall include those developments requiring an Administrative Review or a Quasi-Judicial Review.

2. Purpose

The purpose of this Chapter is to promote community health, safety, and welfare by establishing landscaping and screening standards and regulations for use throughout the City. The regulations address materials, placement, layout, and timing of installation. The City recognizes the ecological and economic value of landscaping and requires the use of landscaping and other screening or buffering to:

- a. Promote the re-establishment of vegetation for aesthetic, health, erosion control, flood control and wildlife habitat reasons.
- b. Restore native plant communities and conserve irrigation water through establishment, or re-establishment, of native, drought-tolerant plants.
- c. Mitigate for loss of native vegetation.
- d. Establish and enhance a pleasant visual character which recognizes aesthetics and safety issues.
- e. Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting sites or uses.
- f. Unify development and enhance and define public and private spaces.
- g. Promote the retention and use of existing vegetation.
- h. Aid in energy conservation by providing shade from the sun and shelter from the wind.
- i. Screen from public view the storage of materials that would otherwise be considered unsightly.

- j. Create proper sight distance clearance, maintain existing viewscape and promote other safety factors by effective landscaping and screening.
- k. Encourage the installation of landscaping materials that minimize the need for excessive use of fertilizers, herbicides and pesticides, irrigation, pruning, and mowing to conserve and protect natural resources, wildlife habitats, and watersheds.

B. Landscape Conservation

1. Applicability

The Landscape Conservation standards of this Section (16.15.020) shall apply to all new development and significant redevelopment on sites containing landscaped areas and existing significant vegetation, as defined below. The purpose of this Section is to incorporate significant native vegetation into the landscapes of development and protect existing significant vegetation. The use of mature, native vegetation within developments is a preferred alternative to removal of vegetation and re-planting. Mature landscaping and established ground cover provide summer shade and wind breaks, controls erosion, and allows for water conservation due to larger plants having established root systems.

2. Significant Vegetation

“Significant vegetation” means individual trees that have a minimum caliper of 12 inches for deciduous trees, and 18 inches for evergreens (at 4 1/2 feet above grade), except that protection shall not be required for plants listed as non-native, invasive plants by the Oregon State University (OSU) Extension Service in the applicable OSU bulletins for Linn County, and plants listed by the City as noxious weeds, invasive plants (Lebanon Municipal Code --LMC --Chapter 8.13), and prohibited street trees and landscape plants.

3. Mapping and Protection Required

As required by the Planning Official, significant vegetation shall be mapped on site plans of properties that are subject to development application and review. Significant trees shall be mapped individually and identified by species and diameter or caliper at 4 1/2 feet above grade. A “protection” area shall be defined generally as the area around the edge of all branches (drip-line) of each tree, or the root zone when deemed appropriate. Drip lines may overlap between trees. The City also may require an inventory, survey, or assessment prepared by a certified arborist or certified landscape professional when necessary to determine construction boundaries, building setbacks, and other protection or mitigation requirements. The City may require the tree inventory to include existing elevation data for the development site and each significant tree.

4. Protection Standards

Significant trees identified as meeting the criteria in Subsection 16.15.020.B.2 above, should be retained to the extent practicable on sites with new development and significant redevelopment to minimize risks, such as erosion, landslide, and stormwater runoff. Where protection is impracticable because it would prevent reasonable development of public streets, utilities, or land uses (including off-street parking) permitted by the applicable land use zone, the City may allow removal of significant vegetation from the development site. Where other areas must be disturbed to install streets or utilities, the applicant may be required to restore such areas after construction with landscaping or other means to prevent erosion and to protect the public health, safety, and welfare. With the owner's consent, the City may accept a land dedication or become a party to a conservation easement on private property to preserve significant vegetation.

5. Construction

All significant on-site vegetation that has not otherwise been designated and approved by the City for removal shall be protected prior to, during, and after construction in accordance with a limit-of-clearing and grading plan approved by the City. The City may limit grading activities and operation of vehicles and heavy equipment in and around significant vegetation areas to prevent erosion, pollution, or landslide hazards.

6. Exemptions

The protection standards in Subsections 16.15.020.B.4 and 16.15.020.B.5 shall not apply to:

- a. Non-Significant Vegetation: Non-significant vegetation may be removed at will by property owners.
- b. Dead or Diseased Significant Vegetation: Dead or diseased significant vegetation as designated by a certified arborist may be removed.
- c. Hazardous Vegetation and Other Emergencies: Significant vegetation may be removed when the vegetation poses an immediate threat to life, safety or property, or the vegetation must be removed for other reasons of emergency (e.g., fallen over road or power line, blocked drainage way, or similar circumstance).
- d. Utility Clearance. As per provisions of the City and in accordance with agreements between the City and utility providers.
- e. Invasive Weeds/Vegetation: All invasive species of plants as described in LMC 8.13.

7. Priority of Other Lebanon Municipal Code Sections

Nothing in this Chapter is intended to supersede or void the requirements of LMC Chapter 8.12 Tall Weeds and Grass, or other chapters governing height, placement, or other relevant processes concerning type of landscaping, screening or fencing.

8. Placement of Landscape Features and Public Fire Hydrants

Trees and large shrubs may not be planted within ten (10') feet of an existing public fire hydrant. Other landscaping features may not be placed closer than three (3') of an existing public fire hydrant.

C. Landscaping and Screening Standards.

1. Overview

The subsections listed below list the different landscaping and screening standards to be applied throughout the City. The locations where the landscaping and screening are required as well as the required dimensions of landscaping and screening are noted in this Section and in various other places in the Code.

2. Applicability

a. General Provisions

- (1)** All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code.
- (2)** The landscaping standards are minimum requirements; higher standards are encouraged as long as fence and vegetation height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length (e.g., a landscaped area of between 800 and 1600 square feet shall have two trees if the standard calls for one tree per 800 square feet).
- (3)** Provisions for landscaping, screening and maintenance are a continuing obligation of the property owner.
 - (a)** All areas of a development site, including street abutting front and side yards (to structure) and parking lots, as well as the designated open space of all multi-family dwellings (exclusive of walks, drives, parking areas and buildings) shall be landscaped and permanently maintained.
 - (b)** All land surface areas of a development site shall be either in **(i)** buildings, walkways, paved parking, or in **(ii)** landscaped areas which may include lawns.

b. Landscape Areas

- (1)** The required front and street side yards of single family residential lots shall be landscaped. For industrial, commercial and multi-family housing, the site area, excluding building foot prints and, impervious surfaces, shall be landscaped.
- (2)** Parking Lots: Parking lots shall have landscaped islands (that include trees) at the ends of parking rows at a minimum to facilitate movement of traffic and to break large areas of parking surface. Open parking areas should include landscaping and trees distributed throughout, and long rows (30 or more spaces) of parking spaces shall be interrupted by landscape breaks.
- (3)** Planting areas shall be encouraged adjacent to structures.
- (4)** Landscaping should be used to define, soften or screen the appearance of buildings and off-street parking areas.
- (5)** The installation of native plant materials shall be used whenever practicable.

c. Site Plans Indicating Landscape Improvements

Site plans indicating landscape improvements shall be included with the plans submitted to the Planning Official or Planning Commission for approval.

d. Significant Existing Vegetation

Significant existing trees and special site features shall be considered for preservation within a project site to the fullest extent practical.

e. Completion of Landscape Installation

Issuance of a building permit includes these required improvements. The improvements shall be completed before issuance of a certificate of occupancy, or other arrangements have been made and approved by the City (e.g., executed landscape plan and contract).

f. Buffering and Screening Required for Parking Lots and Service Areas

Buffering and screening are required under the following conditions, except for single family dwellings:

(1) Parking/Maneuvering Area Adjacent to Buildings

- (a)** Where a parking or maneuvering area, or driveway, is adjacent to a building, the area shall be separated from the building by a curb or landscaped strip and a raised walkway, plaza, landscaped buffer not less than 5 feet in width, or other approved structure or feature.
- (b)** Raised curbs or landscaped strips, bollards, wheel stops, or other design features shall be used to protect pedestrians, landscaping, and buildings from being damaged by vehicles.
- (c)** At a minimum, where parking areas are located adjacent to residential ground-floor living space, a 4-foot wide landscape buffer with a curb, or other approved structure or feature.
- (d)** Parking lots shall be screened from abutting residential land uses by fencing, walls, landscaping, or a combination thereof adequate to provide privacy and separation for the abutting land use.
- (e)** Where parking areas project into required yards, the remaining yard shall be landscaped to provide screening of the parking area.

(2) Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas, and Other Screening When Required

For commercial, industrial, and multi-family development, all ground level mechanical equipment, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and adjacent residential properties.

16.15.030 LANDSCAPING AND SCREENING DESIGN OPTIONS

Unless the review authority stipulates one of the following options as a condition of approval, **applicants may select one of the following landscape options** (Subsections 16.15.030.A thru 16.15.030.G). The review authority may amend the following options during the review process (e.g., PD, CU, AR) without going through a variance process.

A. General Landscaping Standard

1. Intent

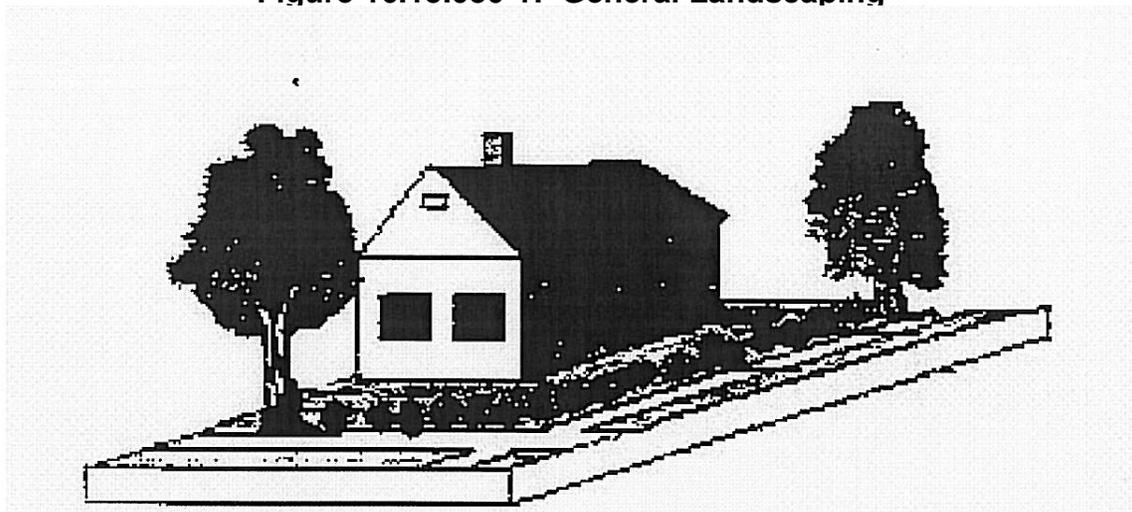
The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.

2. Required Materials

Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see **Figure 16.15.030-1: General Landscaping**). The General Landscaping Standard has two different requirements for trees and shrubs:

- a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
- b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.

Figure 16.15.030-1: General Landscaping



B. Low Screen Landscaping Standard

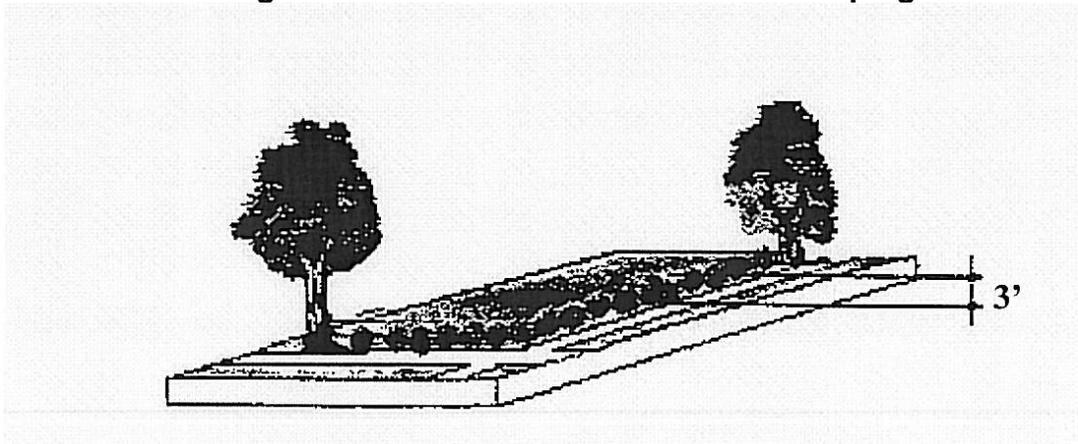
1. Intent

The Low Screen Landscaping Standard is a landscape treatment that uses a combination of distance and low screening (36" in height) to separate uses or developments. It is intended to be applied in situations where low screening is adequate to soften the impact of one use or development on another, or where visibility between areas is more important than a total visual screen. The Low Screen Landscaping Standard is usually applied along street lot lines or in the area separating parking lots from street rights-of-way. A Low Screen landscaped buffer may not be less than 5 feet in width.

2. Required Materials

- a. The Low Screen Landscaping Standard requires sufficient low shrubs to form a continuous screen three (3) feet high and sight-obscuring, year-round.
- b. In addition, one tree is required for every **30** linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants or other approved landscaping treatments must fully cover the remainder of the landscaped area.
- c. A three (**3**) foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required.
- d. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See **Figure 16.15.030-2: Low Screen Landscaping**).

Figure 16.15.030-2: Low Screen Landscaping



C. High Screen Landscaping Standard

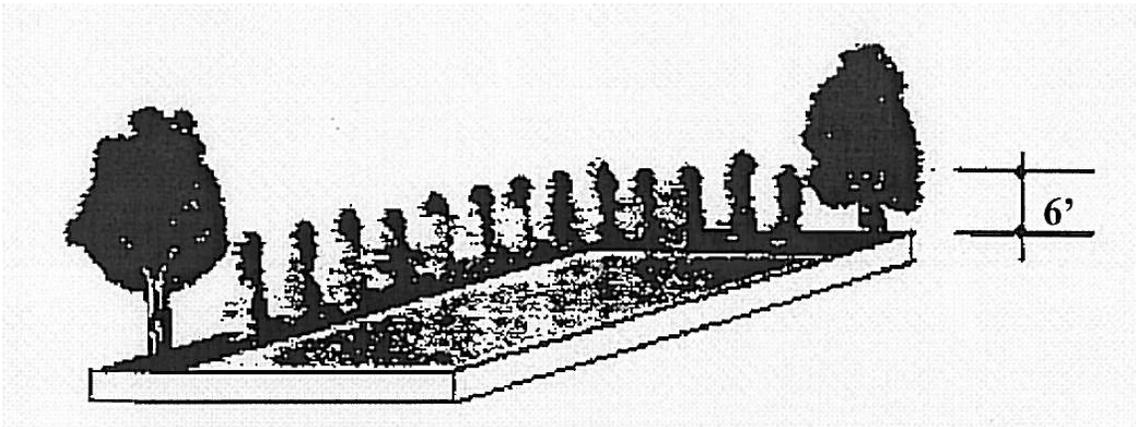
1. Intent

The High Screen Landscaping Standard is a landscape treatment that relies primarily on screening to separate uses or developments. It is intended to be applied in situations where visual separation is required. High screen treatments are at least 6 feet in height. A High Screen landscaped buffer may not be less than 5 feet in width.

2. Required Materials

- a. The High Screen Landscaping Standard requires sufficient high shrubs to form a continuous screen at least six (6) feet high and sight-obscuring, year-round.
- b. Ground cover plants or other approved landscaping treatments must fully cover the landscaped area.
- c. A six (6) foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required.
- d. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See **Figure 16.15.030-3: High Screen Landscaping**).

Figure 16.15.030-3: High Screen Landscaping



D. High Wall Standard

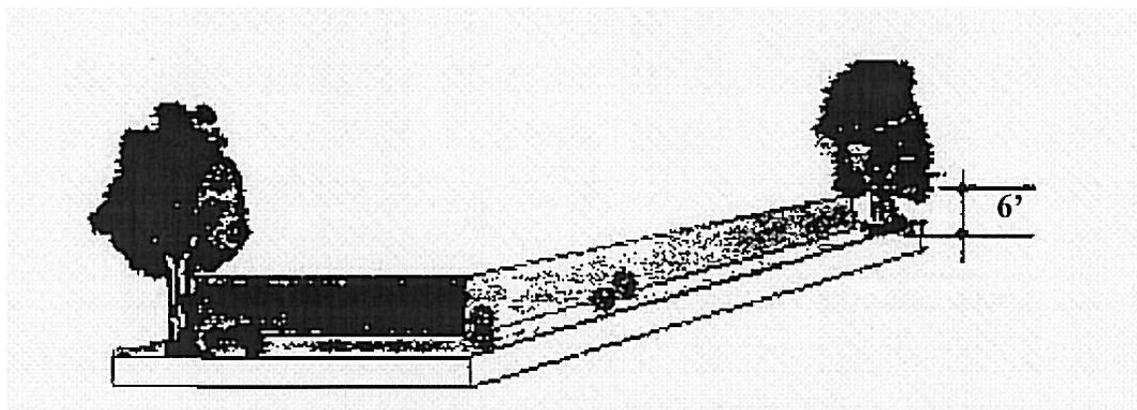
1. Intent

The High Wall Standard is intended to be applied in situations where extensive screening to reduce both visual and noise impacts is needed to protect abutting uses or developments from one-another. This screening is most important where either, or both, of the abutting uses or developments can be expected to be particularly sensitive to noise or visual impacts, or where there is little space for physical separation.

2. Required Materials

- a. The High Wall Standard requires a masonry wall at least six (6), but not more than eight (8), feet high along the interior side of the landscaped area (see **Figure 16.15.030-4: High Wall Landscaping**).
- b. In addition, one tree is required for every **30** linear feet of wall. Ground cover plants or other approved landscaping treatments must fully cover the remainder of the landscaped area.

Figure 16.15.030-4: High Wall Landscaping



E. High Berm Standard

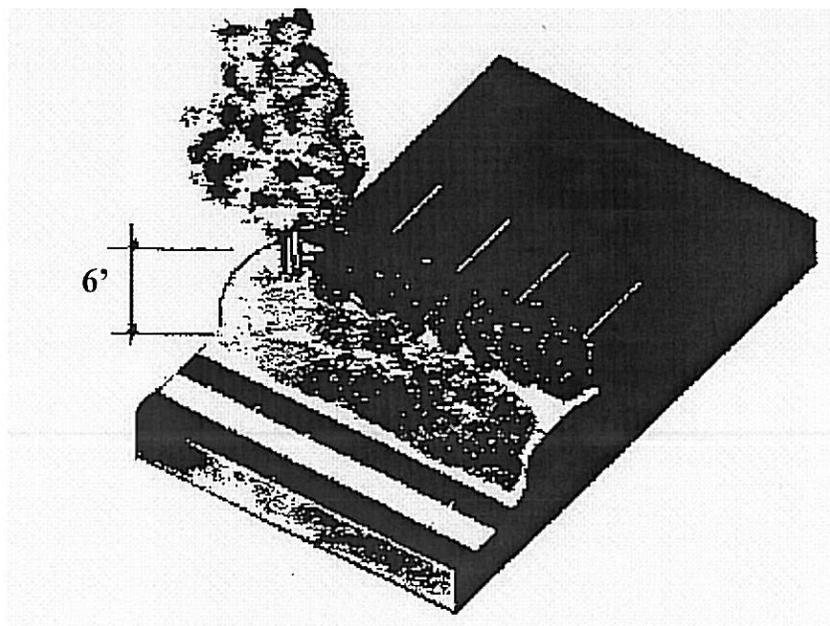
1. Intent

The High Berm Standard is intended to be applied in situations where extensive screening to reduce both visual and noise impacts is needed to protect abutting uses or developments from one-another, and where it is desirable and practical to provide separation by both distance and sight-obscuring materials. This screening is most important where either, or both, of the abutting uses or developments can be expected to be particularly sensitive to noise or visual impacts.

2. Required Materials

- a. The High Berm Standard requires a berm at least four (4) feet high along the interior side of the landscaped area (see **Figure 16.15.030-5: High Berm Landscaping**).
- b. If the berm is less than six (6) feet high, low shrubs meeting the Low Screen Landscaping Standard, above, are to be planted along the top of the berm, assuring that the screen is at least six (6) feet in height.
- c. In addition, one tree planted on the top of the berm is required for every 30 linear feet of berm. Ground cover plants or other approved landscaping treatments must fully cover the remainder of the landscaped area.

Figure 16.15.030-5: High Berm Landscaping



F. Partially Sight-Obscuring Fence Standard

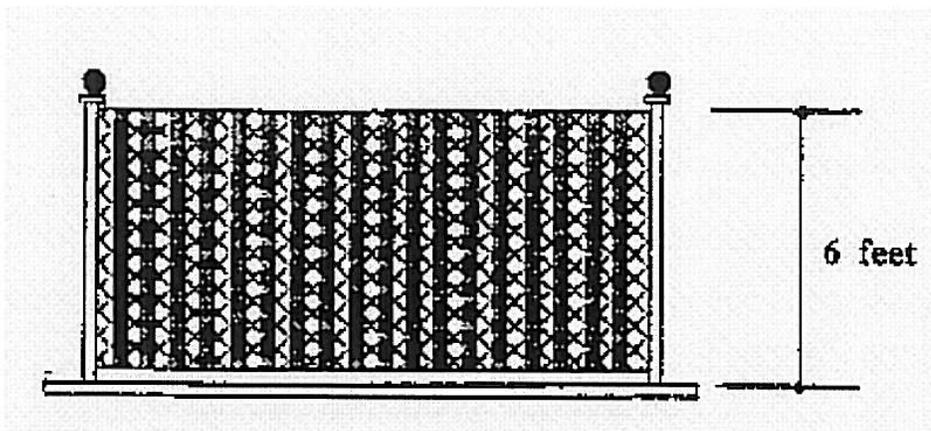
1. Intent

The Partially Sight-Obscuring Fence Standard is intended to provide a tall, but not totally blocked, visual separation. The standard is applied where a low level of screening is adequate to soften the impact of one use or development on another, and where some visibility between abutting areas is preferred over a total visual screen. It can be applied in conjunction with landscape plantings or applied in areas where landscape plantings are not necessary and where nonresidential uses are involved.

2. Required Materials

- a. Partially Sight-Obscuring Fence Standards are to be at least six (6) feet high and at least 50% sight-obscuring.
- b. Fences may be made of wood (other than plywood or particle-board), metal, bricks, masonry or other permanent materials (see **Figure 16.15.030-6: Partially Sight-Obscuring Fence**).

Figure 16.15.030-6: Partially Sight-Obscuring Fence



G. Fully Sight-Obscuring Fence Standard

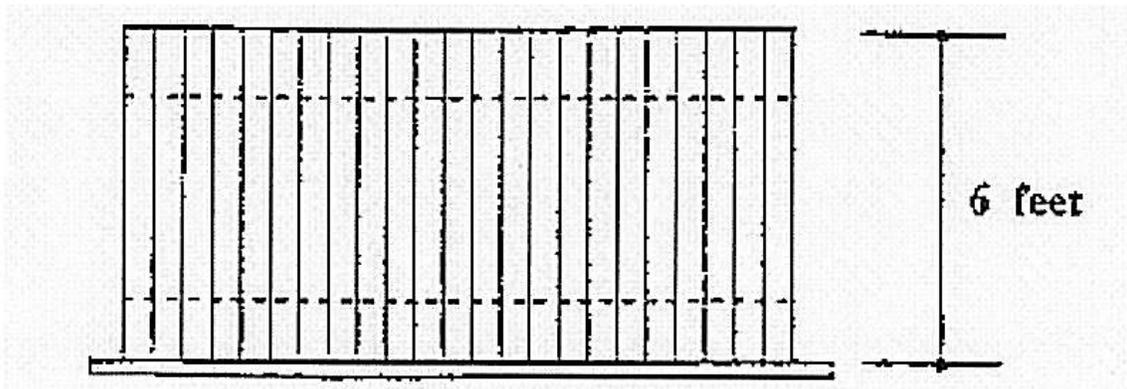
1. Intent

The Fully Sight-Obscuring Fence Standard is intended to provide a totally blocked visual separation. The standard is applied where full visual screening is needed to reduce the impact of one use or development on another. It can be applied in conjunction with landscape plantings or applied in areas where landscape plantings are not necessary.

2. Required Materials

- a. Fully sight-obscuring fences are to be at least six (6) feet high and 100% sight-obscuring.
- b. Fences may be made of wood (other than plywood or particle-board), metal, bricks, masonry or other permanent materials (see **Figure 16.15.030-7: Totally Sight-Obscuring Fence**).

Figure 16.15.030-7: Totally Sight-Obscuring Fence



H. Occupancy and Obscuring Fencing or Buffering

1. The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City.
2. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred and twenty-five percent (125%) of the cost of such fence or planting and its installation.

16.15.040 COMPOSITION AND MAINTENANCE OF LANDSCAPING AND SCREENING

A. Plant Materials

1. Shrubs and Ground Cover

Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plant areas.

a. Shrubs

All shrubs shall be well branched and typical of their type as described in current American Association of Nurserymen (**AAN**) Standards and shall be equal to or better than 2- gallon containers and 10" to 12" spread.

b. Ground Cover

(1) Shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2.25" pots spaced at 18 inch on center minimum.

(2) No bare root planting shall be permitted.

(3) Where wildflower seeds are designated for use as a ground cover, the City may require annual reseeding as necessary.

2. Non-Street Trees

All non-street trees should be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and preferably be balled and burlapped. Non-street trees may be categorized as follows:

a. **Primary Trees:** Primary trees that define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.

b. **Secondary Trees:** Secondary trees that define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1.75" to 2" caliper.

c. **Accent Trees:** Accent trees are used to add color, variation and accent to architectural features, such as Flowering- Pear and Kousa Dogwood, shall be 1.75" minimum caliper.

d. **Large Conifers:** Large conifer trees such as Douglas-Fir, Deodar Cedar, Shore Pine, Western Red Cedar, or Mountain Hemlock shall be installed at a minimum height of six (6) feet.

3. Street Trees

For references to the City's policies and standards regarding street trees, please see the following Section in this Chapter (16.15.050: Street Trees).

4. Tree Credits (Reduction in Required New Trees)

- a. Existing trees in required landscaped areas that are in good health, as certified by an arborist at the end of construction, may count for landscaping tree credit as follows in **Table 16.15.040-1** (measured at four and one-half feet above grade and rounded to the nearest inch):

Table 16.15.040-1: Tree Credits	
Existing Trunk Diameter	Number of Tree Credits
18-19 inches in diameter	3 tree credits
20 to 25 inches in diameter	4 tree credits
26 inches or greater	5 tree credits
1 Tree Credit = 1 Tree Reduction in the Required Number of New Trees to be Planted	

- b. It is the responsibility of the owner to use reasonable care to maintain preserved trees. Trees preserved under this section may only be removed if approved by the Planning Official. Required mitigation for removal shall be replacement with the number of trees credited to the preserved and removed tree.

6. Compliance with Standards

The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Chapter. Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.

B. Installation and Maintenance

1. Installation

Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) may not interfere with normal pedestrian or vehicular movement.

2. Maintenance

Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Required landscaping that dies is to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Chapter constitutes a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result (see Chapter 16.02, Section 16.02.030: Enforcement).

3. Irrigation

Irrigation is required of all new development, except single family homes. The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify **one** of the following:

- a. A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.
- b. A permanent or temporary system designed by a licensed professional in the field of landscape architecture or irrigation system design, sufficient to assure that the plants will become established and drought-tolerant.
- c. Other irrigation system approved by the Planning Official.

C. Protection of Landscaped Areas

All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

D. Landscaping on Corner Lots

All landscaping on corner lots shall meet the vision clearance standards of Subsection 16.12.030.H in Chapter 16.12 (Transportation Access, Access Management, and Circulation). If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

E. Landscape Plans

Except for single family dwelling on a single lot (but not excluding subdivisions), landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.

F. Completion of Landscaping

1. The installation of plant materials may be deferred for a period of time specified by the review authority acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages.
2. Except for single family dwelling on a single lot (but not excluding subdivisions), a final Certificate of Occupancy shall not be granted until either landscaping is completed or an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property.

G. Street Trees Not Typically Part of Site Landscaping

Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. However, the review authority may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping.

16.15.050 STREET TREES

For the City's provisions regarding Street trees, please refer to the following:

- A.** LEBANON MUNICIPAL CODE CHAPTER 12.16: STREET TREES.
- B.** City of Lebanon (Public Works Department):
 - 1.** STREET TREE POLICY AND POTENTIAL STREET TREE GUIDE.
 - 2.** ACCEPTABLE STREET TREE LIST, INCLUDING: TREES FOR USE UNDER POWER LINES, and PRUNING GUIDE.

16.15.060 FENCES AND WALLS

A. General Standards

Construction of fences and walls shall conform to all of the following requirements:

1. General Requirements

All fences, walls, and boundary landscaping shall comply with the height limitations of the respective land use zones (Chapters 16.05 thru 16.10) and the standards of this Section. The City may require installation of walls and/or fences as a condition of development in a land use approval. When so conditioned by a land use action, no further land use review is required for the fence or wall. For fences or walls greater than 6 feet in height, a building permit is also required. (See also, Section 16.15.020 of this Chapter for additional landscape screening wall requirements.)

2. Dimensions

- a. Except as provided under subsections “b.” and “c.” and **Table 16.15.060-1**, below, the height of fences and walls within a required front yard or street side yard setback shall not exceed 3 feet as measured from the grade closest to the street right-of-way.
- b. One arbor, gate, or similar garden structures not exceeding 8 feet in height and 4 feet in width is allowed within the front yard, provided that it is not within a clear vision triangle. Such structures in Excess of 8 feet in height require a review of the site plan.
- c. Walls and fences to be built for required buffers shall comply with Subsection 16.15.020.C.
- d. Fences, walls, and boundary vegetation shall comply with the vision clearance standards of Section 16.13.030.H in Chapter 16.13 (Access, Access Management, and Circulation).

3. Maintenance

For safety and for compliance with the purpose of this Chapter, walls and fences required as a condition of development approval shall be maintained in good condition, or otherwise replaced by the property owner.

4. Materials

- a. Permitted fence and wall materials: wood; metal; chain-link; bricks, concrete blocks stone; stucco, or similar masonry, and non-prohibited evergreen plants.
- b. Prohibited fence and wall materials, except where explicitly allowed under other provisions of the Lebanon Municipal Code: straw bales; barbed or razor wire; and scrap materials.
- c. Prohibited fence and wall materials: hedges over 8 feet in required yards.
- d. Fences or walls constructed of brick or masonry exceeding 4 feet in height shall be subject to review and approval by the City Engineer. Those that are taller than 6 feet also require a building permit.

B. Specific Standards

Fences and walls are considered accessory uses. An accessory use shall comply with all requirements for a principal use, except where specifically modified by this section. As accessory uses, fences, walls, and landscaping shall comply with the following standards:

1. Height Requirements for Fences, Walls and Hedges in Residential Zones

Table 16.15.060-1: Height Requirements for Fences, Walls and Hedges in Required Yards in Residential Zones			
Required Yard	Z-RL	Z-RM	Z-RH
Front Yard	3 ft	3 ft	3 ft
Interior Side	8 ft	8 ft	8 ft
Rear Yard	8 ft	8 ft	8 ft
Street Side	3 ft	3 ft	3 ft
Reverse Frontage Lot (rear)	3 ft, or up to 8 ft with 5 ft landscape buffer	3 ft, or up to 8 ft with 5 ft landscape buffer	3 ft, or up to 8 ft with 5 ft landscape buffer

Where allowed, hedges and other landscaping (excluding trees) shall not exceed six feet (6') unless set back ½ foot from the property line for every foot in excess of six feet (6').

Where allowed, fences may be eight foot (8') high, but any height over six foot (6') requires a building permit and a set back of one foot (1') from the property line.

2. Fences and Walls in Other Land Use Zones

Fences and Walls in other Land Use Zones are subject to the standards, if any, found in Chapters 16.05 – 16.10.

3. Placement of Fences, Walls and Public Fire Hydrants

Fences and walls may not be placed closer than three (3') of an existing public fire hydrant.