

ZONING

Zoning App2 Attachment 1

Section 1305.01, Dimensional Requirements.

Dimensional Requirements for Primarily Residential Districts:

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet) [Note L]	Maximum Building Height (feet) (see also §§ 1305.02 and 1313.02)	Minimum Front Yard Setback (feet) [Note D]	Minimum Rear Yard Setback (feet) [Note F]	Minimum Side Yard Setback (each) (feet) [Note F] [Note H]	Maximum Percent Building Coverage [Note E]	Maximum Percent Impervious Coverage [Note E]
<b>1. RLD Low Density Residential District</b>								
a) Single family detached dwelling	a) 6,000	a) 50	All uses: 40 feet or 3 stories, whichever is more restrictive	All uses: 20. On a corner lot, 15 along the second street	All uses: 25	a) 8	All uses: 50%	All uses: 60%
b) Other allowed principal use  All dwelling units shall have a minimum width of 18 feet	b) 12,500	b) 80				b) 15		
<b>2. RMLD Medium Low Density Residential District</b>								
a) Single-family detached dwelling	a) 5,000	a) 50	All uses: 40 feet or 3 stories, whichever is more restrictive	All uses: 15, except 20 feet if there will be parking in the front yard or garage door(s) facing the front lot line; on a corner lot, 10 along the 2nd street	All uses: 25	a) 8	All uses: 60%	All uses: 70%
b) Single-family semidetached dwelling	b) 4,500	b) 40 per dwelling unit				b) 8		
c) Other allowed principal use  All dwelling units shall have a minimum width of 18 feet	c) 12,500	c) 80				c) 15		
<b>3. RMD Medium Density Residential District [Note B]</b>								
a) Allowed dwelling  If housing meets the age-qualified housing standards of § 1304.06, the maximum allowed density shall be increased by 50%	a) Minimum average lot area of 2,500 per dwelling unit [Note C] [Note K]	a) 25 per single family detached dwelling unit, and 20 feet per each other dwelling unit [Note B]	All uses: 40 feet or 3 stories, whichever is more restrictive, except 55 feet or 4 stories on a lot of more than one acre	All uses: 15, except 20 feet if there will be parking in the front yard or garage door(s) facing the front lot line; on a corner lot, 5 along the second street	All uses: 25	a) 5, except 10 for a multifamily building from other housing types	All uses: 60%	All uses: 80%
b) Other allowed principal use  All dwelling units shall have a minimum width of 18 feet	b) 10,000	b) 60				b) 10		

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Zoning District: Type of Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width Measured at Minimum Building Setback Line (ft.) [Note L]	Maximum Building Height (ft.) (See also Sections 1305.02 and 1313.02)	Minimum Front Yard Setback (ft.) [Note D]	Minimum Rear Yard Setback (ft.) [Note F]	Minimum Side Yard Setback (each) (ft.) [Note F] [Note H]	Maximum Percent Building Coverage [Note E]	Maximum Percent Impervious Coverage [Note E]
<b>4. RHD High Density Residential District [Note B]</b>								
a) Allowed dwellings, provided that multifamily dwellings shall need a minimum total lot area of 10,000 square feet	a) Minimum average lot area of 1,800 [Note A] [Note C] [Note F] [Note K]	a) 20 per dwelling unit, except 30 for a multi-family dwelling building [Note B]	All uses: 40 feet or 3 stories, whichever is more restricted, except 60 feet or 5 stories if portions of the building that are taller than 3 stories are setback a minimum of 50 feet from the lot line of any existing dwelling on an adjacent lot.	All uses: 0, unless Section 1305.04 applies regarding a required front setback.	All uses: 20	a) 3, except 10 for a multifamily building from the lot line of other housing types	All uses: 70%	All uses: 90%
b) Other allowed principal use  See maximum building setback in § 1305.04	b. 6,000	b) 30				b) 10		
<b>5. MR Municipal Recreation District</b>	2,000	20	50 feet	0	20	20	30%	60%
<b>6. CG General Commercial District</b>								
a) Allowed nonresidential uses	a) 8,000	a) 50	a) 5 stories or 70 feet, whichever is more restrictive	a) 15	a) 20 [Note I]	a) 10 [Note I]	a) 80%	a) 90%
b) Any allowed residential uses shall meet the requirements of the RMD District								
<b>7. CBD Central Business District</b>  See also maximum building setback in § 1305.04	1,500 for the lot; minimum average of 400 square feet per dwelling unit [Note C]	15	10 stories or 140 feet, whichever is more restrictive	0; see § 1305.04	0 [Note J]	0 [Note J]	95%	95%

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Zoning District: Type of Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width Measured at Minimum Building Setback Line (ft.) [Note L]	Maximum Building Height (ft.) (See also Sections 1305.02 and 1313.02)	Minimum Front Yard Setback (ft.) [Note D]	Minimum Rear Yard Setback (ft.) [Note F]	Minimum Side Yard Setback (each) (ft.) [Note F] [Note H]	Maximum Percent Building Coverage [Note E]	Maximum Percent Impervious Coverage [Note E]
<b>8. OI Office Institutional and CN Neighborhood Commercial Districts</b>								
a) Allowed nonresidential uses	a) 2,000	15 [Note B]	4 stories or 60 feet, whichever is more restrictive, except 5 stories or 75 feet for a hospital building on a 20,000 square feet minimum lot	0; see § 1305.04	15	3, except 0 where buildings are approved to be attached [Note J]	70%	90%
b) Allowed residential uses shall meet the standards for the RHD District  For the OI District, see also the maximum building setback in § 1305.04								
<b>9. LIC Light Industrial/Commercial or GIC General Industrial/Commercial Districts</b>								
a) Manufactured home park in the GIC District	a) Minimum average of 8,500 per dwelling unit [Note C]	a) 100	a) 3 stories or 35 feet, whichever is more restrictive	a) 10	a) 25 from the exterior lot line, with 20 feet separation between dwellings with the park	a) 25 from the exterior lot line, with 20 feet separation between dwellings within the park	a) 50%	a) 70%
b) Other allowed use	b) 15,000	b) 80	b) 8 stories or 100 feet, whichever is more restrictive	b) 10	b) 15 [Note I]	b) 15 [Note I]	b) 70%	b) 90%

NOTES:

[Note A] The minimum average lot area per apartment dwelling shall be reduced to 750 square feet if a lot will include six or more dwelling units, and each dwelling unit will be restricted to occupancy by at least one person age 62 or older or a person with disabilities, and there is no occupancy by any person under age 18 years old.

[Note B] If an existing rear or side alley is available or could be feasibly extended, it shall be used for access to parking spaces for the lot instead of a front yard driveway, unless the City determines that another access is more appropriate as part of a subdivision or land development approval. If 2 or more side-by-side off-street parking spaces are located in the front yard of a townhouse or if garage door(s) for two or more vehicles face onto the street in the front of the townhouse, then the minimum building width per dwelling along such street shall be a minimum of 24 feet. A maximum of 60% of the land area between the front of each townhouse or semidetached dwelling and the street right-of-way line shall be used for vehicle parking and driveways, unless a shared parking court is approved with a 20 feet paving setback from the dwellings.

[Note C] The average density provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or fee-simple, and regardless of whether public streets, private streets or parking courts are used. No minimum lot area applies for each individual dwelling unit, provided that the overall density requirements are met. Each single-family, semidetached or townhouse dwelling shall still be able to meet the minimum front yard, side yard, rear yard and lot width as if each dwelling was on its own fee simple lot.

— The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land. The total lot area of the tract prior to development is used. The area occupied by existing street right-of-way of existing streets and alleys is then deleted. The following areas are not required to be deleted from the lot area to determine density: right-of-way of proposed streets and alleys and areas of parking courts, common open space and stormwater detention basins. The resulting lot area is then divided by the average lot area per dwelling unit to result in the maximum number of dwelling units allowed on the tract.

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- [Note D] Setbacks shall be measured from the legal street right-of-way, after any subdivision or land development has been completed. An unenclosed front porch or deck may encroach up to 10 feet into the minimum front yard. This porch or deck may be covered by a roof or awning. Steps, stoops and ramps for persons with disabilities may also encroach into any setback as necessary to provide access, which may be beyond 10 feet.
- [Note E] For townhouses, semidetached dwellings and age-qualified residential developments, the maximum building and impervious coverage requirements may be met as an average across a tract after development, as opposed to regulating each individual lot.
- [Note F] The following exceptions shall apply:
- For accessory structures and uses, see § 1305.03.
  - Structures shall not obstruct minimum sight clearance at intersections, as provided in § 1313.03(c).
  - See § 1313.05(c) regarding extension of nonconforming setbacks.
  - See § 1305.04(c) regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.
- [Note G] Abutting lots in common ownership may be calculated together to show compliance with the maximum coverages.
- [Note H] Except zero feet at the shared lot line of lawfully attached dwellings, such as along the lot line of semidetached dwellings or townhouses, or where a new attached building is constructed that replaces a previous building that was attached to the same adjacent building, or where the City approves adjacent business buildings to be constructed on a lot line as part of a subdivision or land development.
- [Note I] Except 20 feet side and 25 feet rear for a principal business from a lot in a residential district that is occupied by a principal dwelling that is not in common ownership. Such side or rear yard shall be increased to 60 feet from such a lot for any building area or land area used for manufacturing, bulk storage of highly hazardous substances, industrial outdoor processing or a tractor-trailer truck loading dock.
- [Note J] A minimum three feet building setback is required from an approximately parallel door or window of a building on another lot, unless a larger setback is required under the Construction Code.
- [Note K] Individual lots may be approved with smaller condominium parcels as part of a unified subdivision or land development plan, provided the average density is met.
- [Note L] The minimum lot width is measured at the part of the lot where the minimum building front yard setback applies. If a building is placed further back from the street, it will not change where the lot width is measured.