

Lebanon - Unified Development Ordinance

(3) *Unlisted or questionable land uses.*

(a) Any use not listed as a permitted use or conditional use within the use matrix, is considered to be not permitted within the applicable zoning district.

(b) The Administrator may determine where an unlisted use falls within the use matrix if it is not specifically listed but is similar to another use that is.

(c) This determination may be appealed to the Board of Zoning Appeals consistent with the provisions of § 2.4.

<i>Table 4.1: Use Matrix</i>															
<i>Principal Land Use</i>															
<i>P - Permitted Use</i>	<i>C - Conditional Use</i>														
	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Agriculture															
Agricultural product sales, distribution and storage facility	C	C													
Animal boarding/stables (excluding kennels) - minimum 3-acre tract	C*	C													
Crop processing and storage (materials produced on-site)	P	P													
Crop production ‡	P	P	P	P	P						P	P	P	P	P
Farm (general) ‡	C	C													
Farm co-op. facility	C	C													
Farm equipment sales and service	C	C												P	
Farmer’s market (permanent)	C	C	C			C			C	C	C				
Fertilizer sales, distribution and storage													P	P	
Floriculture	C	C													
Grazing and pasture land ‡	C	C													
Greenhouse (commercial) not exceeding 1,000 square feet in area	C	C													
Nursery, wholesale	C	C											C	C	

Table 4.1: Use Matrix															
Principal Land Use															
<i>P - Permitted Use</i>	<i>C - Conditional Use</i>														
	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Raising and breeding of non-farm fowl and animals, commercially, except kennel	C	C											C	P	
Seed sales, distribution and storage											C		P	P	
Viticulture (vineyard)	C	C													
Communications/Utilities															
Composting facility (indoor)														C	C
Composting facility (outdoor)														C	C
Garbage transfer station														C	C
Radio and television studios											P	P	P		P
Recycling center													P	P	C
Sanitary fill or refuse dump														C	C
Sewage treatment plant														C	C
Telecommunications/radio/television tower											C	C	C	C	C
Utility company business office									P	P	P	P	P	P	P
Utility substation									C	C	C	C	C	C	C
Water tower													C	C	C
Wellfield/water treatment facility														C	C
Entertainment Services															
Adult uses														C	
Banquet or assembly hall									P	P	P	P	P		P
Bar or tavern or night club									C	C	P	C	C		
Billiard room or arcade									C	C	P				
Bowling alley									P	P	P				
Dancing academy/martial arts/gymnastics studio									P	P	P		P		P
Lodge or private club									P	P	P	P			

Lebanon - Unified Development Ordinance

<i>Table 4.1: Use Matrix</i>															
<i>Principal Land Use</i>															
<i>P - Permitted Use</i>	<i>C - Conditional Use</i>														
	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Miniature golf course									P	P	P				
Outdoor commercial recreational enterprise (carnival, amusement park and the like)										C	C		C	C	
Recreational development (private)	C	C	C	C	C	C	C	C	C	C	C		C	C	C
Retreat center									P	P	P	P	P		P
Riding stable (commercial) - minimum 3-acre tract	P*	P									C		P		P
Seasonal fishing or hunting lodge	C	C												C	
Shooting range (outdoor)														C	C
Shooting/archery range (indoor)											C		C	C	C
Skating rink (roller/ice)									P	P	P		C		C
Swimming pool (private)	P	P	P	P	P	P	P	P	P	P	P				
Swimming pool (public)	C	C	C	C	C	C	C	C	C	C					C
Theater (adult drive-in)														C	
Theater (indoor), excluding adult motion picture theater and adult mini-motion picture theater									P	P	P				
Theater (outdoor); excluding adult drive-in theater											C		C		P
Water park											C				C
Winery									C	C	C		C		
Equipment Services															
Electric appliance shop									P	P	P		P	P	
Home electronics/appliance store									P	P	P		P		
Repair services (small appliances, jewelry, alterations and the like)						C			P	P	P		P	P	

<i>Table 4.1: Use Matrix</i>															
<i>Principal Land Use</i>															
<i>P - Permitted Use</i>	<i>C - Conditional Use</i>														
	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Food Sales and Service															
Bakery (retail)						C			P	P	P		P		
Bakery (wholesale)											P		P	P	
Coffee shop						C			P	P	P	P	P		
Delicatessen						C			P	P	P	P	P		
Drive in/up restaurant										C	P				
Meat market						C			P	P	P				
Microbrewery/brew-pub									P	P	P	C	C		
Produce terminal, wholesale											C		P	P	
Restaurant									P	P	P	P	P		
Institutional/Public Uses															
Animal shelter	C	C									C		C	C	C
Cemetery	C	C									C	C	C	C	C
Church or temple	C	C	C	C	C	C	C	C	C	C	C	C	C		C
College building									C	C	C	C	C		C
Community center	C	C	C	C	C	C	C	C	P	P	P				P
Crematory													C	C	C
Fairgrounds															P
Fire station or police station	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P
Government facility (non-office)									P	P	P	P	P	P	P
Government office									P	P	P	P	P	P	P
Hospital									C	P	P	P	P		P
Institution for the developmentally disabled/mentally ill							C		C	C	C	C			P
Kindergarten or day nursery	C	C	C	C	C	C	C	C	P	P	P	P	C		P
Library	C	C	C	C	C	C	C	C	P	P	P	P			P

Lebanon - Unified Development Ordinance

<i>Table 4.1: Use Matrix</i>															
<i>Principal Land Use</i>															
<i>P - Permitted Use</i>	<i>C - Conditional Use</i>														
	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Museum or gallery							C	C	P	P	P	P			P
Penal or correctional institution														C	C
Post office									P	P	P	P	P	P	P
Power generating plant														C	C
School (any combination of K - 12), public and private	C	C	C	C	C	C	C	C	C	C	C				P
Stadium or coliseum											C		C		C
Trade or business school									C	C	C	P	C		P
University or college									C	C	C	P	C		P
Park, Recreation and Natural Areas															
Artificial lake of three or more acres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Campground/RV park	C	C												C	P
Country club/golf course/driving range	C	C	C	C	C	C	C	C			C		C		C
Nature preserve/center	C	C													P
Park or recreational facility (playgrounds and athletic facilities)	C	C	C	C	C	C	C	C	C	C	C	C			P
Personal Services															
Barber shop						C			P	P	P	C			
Beauty shop						C			P	P	P	C			
Body art studios											C		C	C	
Child care/day care center	C	C	C	C	C	C	C	C	P	P	P	P	P		P
Dry cleaning establishment (retail)						C			P	P	P	P	P		
Fitness center									P	P	P	P	P		
Funeral home									P	P	P				
Health spa						C			P	P	P				
Hotel/motel									P		P	P	P		

Table 4.1: Use Matrix

Principal Land Use

P - Permitted Use

C - Conditional Use

	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Kennel											C		C	C	C
Laundry (self-service)						C			P	P	P				
Laundry service (large-scale)													P	P	
Massage therapy (by licensed massage therapist)						C			P	P	P	P			
Pharmacy						C			P	P	P	P	P		
Photographic studio						C			P	P	P				
Shoe repair shop						C			P	P	P		P		
Tailor and pressing shop						C			P	P	P		P		
Tanning salon						C			P	P	P				
Professional Services															
Administrative/professional office						C			P	P	P	P	P	C	P
Bank/financial institution						C			P	P	P	P	P	C	P
Body art studio											C		C	C	
Business/financial services office						C			P	P	P	P	P	C	
Clinic (medical/dental) or health center						C			P	P	P	P			P
Conference center									P	P	P	P	P		P
Data processing/call center									P	C	P	P	P	P	P
Employment service									P	P	P	P	P		
Investment firm									P	P	P	P			
Office building									P	P	P	P	P		P
Print shop/copy center						C			P	P	P	P	P		
Veterinary hospital for small animals										P	P		P		

Lebanon - Unified Development Ordinance

<i>Table 4.1: Use Matrix</i>															
<i>Principal Land Use</i>															
<i>P - Permitted Use</i>	<i>C - Conditional Use</i>														
	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Residential															
Amenity area, subdivision		P	P	P	P	P	P	P							
Bed and breakfast facility	C	C							C	C	C				
Boarding house	C	C							C	C	C				C
Child day care home	C	C	C	C	C	C	C	C	C	C					
Domestic pets	P	P	P	P	P	P	P	P							
Dwelling, accessory apartment (“granny flat”)**	C	C	C	C	C	C			C	C					
Dwelling multifamily						P	P			C					
Dwelling secondary (on upper floors of first-floor retail/office use)						P	C		P	P	C				
Dwelling single-family (including manufactured homes) **** ‡	P	P	P	P	P	P		P	P	P					
Dwelling two-family **** ‡				C	P	P	P		P	P					
Group home ***	C	C	C	C	C	C	C		C						
34Home occupation *****	C	P	P	P	P	P	P	P	P	P					
Mobile home park/manufactured home park								P							
Assisted living facility						C	P		P	C	P				P
Nursing/convalescent home							P		P	P	P				
Residential facility for the developmentally disabled type I ***	C	C	C	C	C	C	C	C							
Residential facility for the developmentally disabled type II ***	C	C	C	C	C	C	C	C	C	C					
Residential facility for the mentally ill ***	C	C	C	C	C	C	C	C	C	C					
Retirement facility (senior housing)						C	P		P	C	P				P

Table 4.1: Use Matrix

Principal Land Use

P - Permitted Use *C - Conditional Use*

	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Retail/Wholesale Sales															
Antique shop						C			P	P	P				
Apparel shop						C			P	P	P				
Art or photo gallery						C			P	P	P				
Auction facility (excluding livestock)									P	P	P	P	P		P
Book store						C			P	P	P	P			
Building finishes shop (paint, carpet, wallpaper and the like)									P	P	P		P		
Building supply store											P		P	P	
Construction services										C	P		P	P	
Convenience store (without gas station)						C			P	P	P	P	P		
Craft/fabric store									P	P	P				
Department store, including any facility (whether or not attached) associated with the department store for the sale of tires, batteries, automobile accessories and lubrication and for the servicing and repair of motor vehicles incidental to those sales									C	C	P				
Dressmaking						C			P	P	P				
Farm equipment sales and service (enclosed)											P		P	P	
Fireworks sales (permanent)														C	
Flower shop						C			P	P	P				
Garden shop/retail nursery									P	P	P		P		
Gift shop						C			P	P	P				
Greenhouse, commercial													P	P	
Grocery store									P	P	P				

Lebanon - Unified Development Ordinance

<i>Table 4.1: Use Matrix</i>															
<i>Principal Land Use</i>															
<i>P - Permitted Use</i>	<i>C - Conditional Use</i>														
	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Hardware store									P	P	P				
Ice cream shop						C			P	P	P				
Jewelry store						C			P	P	P				
Liquor store									P	P	P				
Manufactured home sales											C			C	C
Newsdealer						C			P	P	P	P	P		
Office supply store									P	P	P	P	P		
Pet store									P	P	P				
Record/CD/video/musical instrument shop									P	P	P				
Roadside sales stand*****	C	C									C			P	
Shopping center									C	C	P				
Shopping mall											P				
Sporting goods shop									P	P	P				
Stationery shop						C			P	P	P				
Supermarket									P	P	P				
Variety store									P	P	P				
Vendor, temporary (farmer's market, street fair and the like)*****					P	P			P	P	P	P			
Wholesale establishment											P		P		
Transportation Services															
Airport												C	C	C	C
Airstrip (private)	C	C										C	C	C	C
Auto parts sales (without on-site repair)									P	C	P			P	
Automobile filling station									C	C	P	C	C	P	

<i>Table 4.1: Use Matrix</i>															
<i>Principal Land Use</i>															
<i>P - Permitted Use</i>	<i>C - Conditional Use</i>														
	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Automobile/motor vehicle repair, (major), engine rebuilding or major reconditioning of motor vehicles, including body work, frame or fender straightening or repair, transmission repair and painting of vehicles.										C	C		C	P	
Automobile/motor vehicle repair, (minor), including oil changes/lubrications, brake replacement, muffler replacement, tire servicing, radiator cleaning and flushing, water hose replacement, windshield wipers and the like									C	C	P		C	P	
Automobile/motorcycle sales area and leasing (open)									P	P	P		C	P	
Car wash									C	C	P	C	C	P	
Heliport												C	C	C	C
Mobile home sales area and leasing (open)											C		C	P	
Motor bus or railroad passenger 36 station									C		C	C	C	C	C
Parking lot or structure (as a principal use)									C		C	C	C	C	C
Recreational vehicle sales and service												C	C	P	
Truck freight terminal													C	P	
Truck sales and service center													C	C	
Truck stop/travel center													C	C	
Used motor vehicle & motorcycle sales									P	P	P		C	P	

Lebanon - Unified Development Ordinance

<i>Table 4.1: Use Matrix</i>															
<i>Principal Land Use</i>															
<i>P - Permitted Use</i>	<i>C - Conditional Use</i>														
	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Warehousing/Industrial															
Agricultural products terminal														P	
Animal and animal products processing														C	
Assembly facility													P	P	
Boat/RV storage facility (outdoor)													P	P	
Bottle gas storage and distribution														C	
Concrete/asphalt production facility														C	
Contractor's warehouse/storage facility (enclosed)											C		P	P	
Contractor's warehouse/storage facility (unenclosed)													C	P	
Electronic processing													C	C	
Explosive manufacturing and storage														C	
Fabrication facility													P	P	
Food and beverage production													P	P	
General material product processing													C	C	
Heavy manufacturing														C	
Inoperable vehicle storage														C	
Junk/scrap metal yard														C	
Light manufacturing													C	C	
Lumber yard											C		C	P	

<i>Table 4.1: Use Matrix</i>															
<i>Principal Land Use</i>															
<i>P - Permitted Use</i>	<i>C - Conditional Use</i>														
	OS	SF	SF1	SF2	SF3	TR	MF	MH	CB	NB	PBC	PBO	PBI	ID	IN
Mineral extraction, borrow pit, top soil removal and their storage areas														C	
38Mini-warehouse self-storage facility										C	C		P	P	
Packaging facility													P	P	
Petroleum and chemical processing and storage														C	
Power generation facility (commercial)													C	C	
Printing/publishing facility													P	P	
Research and development facility												C	P	P	
Semi-tractor/trailer storage													C	P	
Tool and dye shop													P	P	
Truck terminal													P	P	
Warehouse/distribution facility													P	P	
* 10-acre minimum required															
** See § 7.10(B)															
*** A minimum separation of 1,500 feet is required between locations															
**** Development plan not required for infill residential development or minor residential subdivision only; major residential subdivisions require a development plan															
***** Requires a home occupation permit, § 9.8															
***** Requires a temporary vendor permit, § 9.10															
‡ Does not requires a development plan															

(Ord. 07-16, passed 12-10-2007; Ord. 2009-04, passed 4-13-2009; Ord. 2014-06, passed 4-28-2014; Ord. 2015-14, passed 11-10-2015)