

14.1002. UC – University Campus

A. Use and Structure Provisions. The uses and structures indicated herein may be permitted within the UC district only in the manner and subject to any specific design criteria that may apply.

B. Uses Permitted.

1. Principal Permitted Uses

- Administrative
- Automotive Parking
- Community Assembly
- Convenience Commercial
- Dwelling, one-family detached
- Dwelling, two-family detached
- Dwelling, townhouses
- Dwelling, multi-family
- Dormitories & Fraternity/Sorority Houses
- Extensive Impact
- Food & Beverage
- General Personal Services
- General Retail Trade
- Intermediate Impact

2. Permitted Accessory Uses

In addition to the principal permitted uses, each activity type may include accessory activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity located on the same zone lot. These include:
Private garages and parking areas,
Recreation facilities exclusively for the use of the residents,
Home occupations as defined and subject to further regulations contained in Chapter 14.801(N),
Signs in compliance with the regulations set forth in the Lebanon Sign Ordinance.

C. Conditional Uses

- Boarding & Rooming Houses
- Community Education
- Cultural and Recreation Services
- Personal & Group Care

D. Prohibited Uses

- Deferred Presentment
- Package Stores
- Tobacco/Nicotine Sales
- Tattoo Services
- Sanitary Landfill

Any use or structure not specifically permitted by right or conditional use as presented in the Land Use Table, as presented in Appendix B, is prohibited.

E. Bulk, Yard, and Density Regulations

The regulations appearing below apply to zone lots and buildings or other structures located on any zone lot or portion of a zone lot including all new developments, enlargements, extensions, or conversions within the C/U district. Existing buildings or other structures that do not comply with one or more of the applicable bulk regulations are classified as nonconforming and are subject to the provisions of Chapter 11.

1. Minimum Lot Size and Width

The minimum size lot: 7500 sq. ft. and width: 50 ft.
For Developments with a residential component the DMU Bulk, Yard and Density Regulations will apply

2. Maximum Lot Coverage

The maximum lot coverage by all buildings shall not exceed 35%

3. Maximum Permitted Height

No building shall exceed:
Maximum Building Height – 5 stories or 65 ft.
Accessory Building Height – 2 stories

4. Density Regulations

The maximum residential density permitted on any zone lot shall be controlled by the square footage requirements per dwelling or rooming unit or per family as established in the DMU zoning district.

5. Building Setbacks - The minimum building setback:

Setbacks: Front – 25 ft.
Rear – 25 ft.
Side – 0 ft.