

14.1004. RP2 District – Medium Density Residential/Professional Office

A. Use and Structure Provisions. The uses and structures indicated herein may be permitted within the RP2 district only in the manner and subject to any specific design criteria that may apply.

B. Uses Permitted

1. Principal Permitted Uses

Principal permitted uses for this district:

Automotive Parking
Dwelling, one-family detached
Dwelling, two-family detached
Dwelling, semi-detached
Dwelling, multi-family
Dwelling, townhome
Financial, Consultative and Administrative
Medical Services
Personal & Group Care

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 8, Section 14.801(N).
Signs in compliance with the regulations set forth in the Lebanon Sign Ordinance.

C. Conditional Uses

Conditional uses permitted

Apartment Hotel
Administrative
Community Assembly
Community Education
Cultural and Recreation Services

D. Prohibited Uses

Any use or structure not specifically permitted by right or conditional use as presented in the Land Use Table 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 RP-2 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

Area:

One, two, three & four family dwelling – 6000 sq. ft. for the first unit and 3000 sq. ft. for each additional unit

Mixed use multi- family housing/professional offices located w/in same structure - 4,000 sq. ft. for the first dwelling unit & 3,000 sq. ft. each additional unit & 5,000 sq. ft. for each free-standing office complex

Free standing office structures on separate lot 10,000 sq. ft.

Width:

1 & 2-family - 75 ft.

3 & 4-family - 150 ft.

2. Maximum Lot Coverage

The maximum lot coverage by all buildings shall not exceed 30% of the total lot

3. Maximum Permitted Height

Maximum Building Height – 3 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 Table 10-1.

5. Building Setback

Setbacks:

Front –

Arterial street - 50 ft.

Collector street – 40 ft.

Minor street - 30 ft.

All structures shall have a side and/or rear yard of 75 feet if the property abuts another zoning district, otherwise the side and rear yard shall be 25 feet