

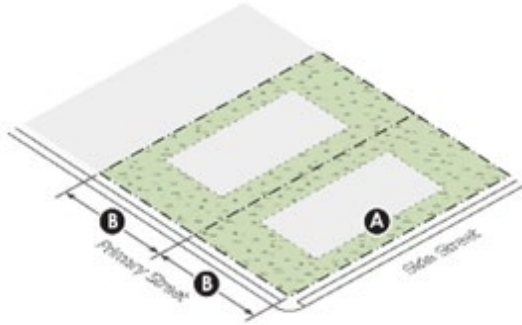
C. RS12 – Single-Family Residential 12,000

1. Character Description – This district is designed to provide medium lot residential development. The residential development will consist of medium lot single-family detached dwellings and accessory structures with home occupations. This district is intended also to permit community facility and public utility installations that are necessary to serve the public.
2. Intent and Purpose
 - a. To implement the objectives of the Comprehensive Plan as concerns the FLH3 – Residential 3 Units per Acre land use.
 - b. To enable the conservation of existing single-family detached housing communities.
 - c. To enable the development of new single-family detached housing communities.
3. Applicability – This zoning district is applicable to all real property designated as RS12 on the City of Lebanon zoning atlas.
4. Land Uses

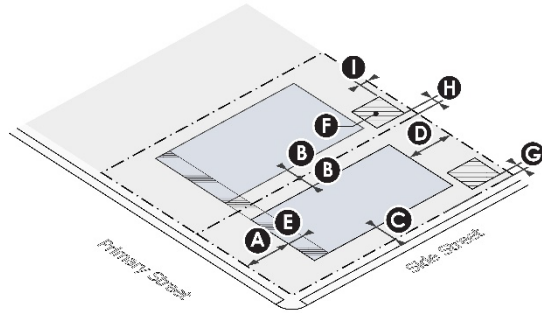
Permitted Uses	Conditional Uses	Prohibited Uses
Dwelling, Single-family detached	Community Assembly	Any use not specifically allowed
	Community Education	
	Cultural and Recreational Services	

5. Lot Development Standards (RS12)

a. Lot size



b. Building placement



Lot dimensions		
A	Lot size (min)	12,000 sf
B	Width at building/at property line (min)	75 ft/40 ft

Principal building setbacks		
A	Front setback (min)	30 ft
B	Side setback (min)	
	Interior 1-2 stories (min)	10 ft
	Interior 3+ stories (min)	15 ft
C	Side setback corner (min)	15 ft
D	Rear setback (min)	30 ft

Parking setback		
E	Attached garage setback from primary façade (min)	10 ft

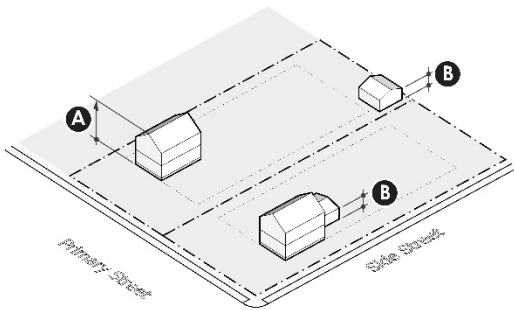
Accessory building		
F	Structure area, ADU* (max)	700 sf
	Structure area, other accessory buildings** (max)	1000 sf
	Front setback (min)	50 ft
G	Side setback, corner (min)	15 ft
H	Rear setback (min)	15 ft

*ADU = Accessory Dwelling Unit. Maximum one ADU per parcel.
 **Maximum for each non-ADU accessory building.
 ***Not bigger in area or height than the principal building.

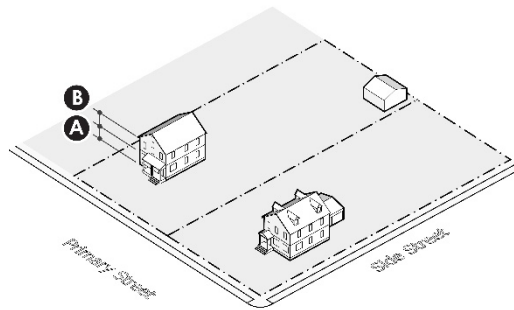
6. General Building Development Standards (RS12)

The standards in this section apply to all new development in this district except where otherwise in conflict by the standards for single-family, and two-family developments.

a. Building height



b. Façade elements



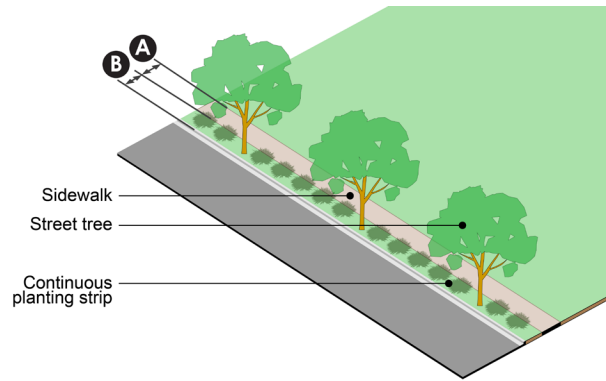
Building height	
A	Primary building height, stories (max) 3
B	Accessory building height, stories (max) 2

Façade elements (non-residential)	
A	Ground floor façade area with windows (min) 20%
B	Upper floor façade area with windows (min) 20%

7. Sidewalk and Planting Standards:

a. See Section 14-504 for permitted and prohibited plants.

i. The diagram below defines the sidewalk and planting standards in this zoning district. Minimum width sidewalk width (“A”) is 5 ft. Minimum width of the planting strip (“B”) is 5 ft. Street trees are planted in the planting strip. Modifications to this design may be approved by the Planning Department when the context warrants it.



8. Parking and Loading Standards: Standards for parking and loading/unloading for this district are set out in Chapter 5 of this Ordinance.
9. Front Yard Landscaping Standards:
 - a. A foundation planting along one hundred (100) percent of the façade of each building which abuts a public street, excluding necessary breaks for sidewalks, entrances, etc. The foundation planting area shall have a minimum depth of six (6) feet and shall include:
 - i. Two (2) Medium Evergreen Shrubs as specified in Table 14.504-11 for every forty (40) feet of building façade;
 - ii. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Table 14.504-11 for every thirty (30) feet of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses;
 - b. One Class II Shade Tree or two (2) Ornamental Trees as specified in Table 14.504-11 for every fifty (50) feet of road frontage.
10. Orientation: All principal buildings shall face and front a public street or, if an overlay allows it, a courtyard. At least one (1) principal pedestrian entrance is needed on the front façade. For the purposes of this standard, limited access highways shall not be considered a public street. No HVAC or other mechanical equipment shall be allowed between the building and the fronting street or courtyard.
11. Transition: Any portion of a building located within 75 ft. of adjacent single-family housing shall not exceed the actual height of those houses by more than 1.5 times.
12. Building Materials
 - a. Primary Façade Materials
 - i. A minimum of 75% of the Primary Façades, exclusive of openings, shall include materials selected from List 2 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (2 feet above ground only).
 - ii. A maximum of 25% of the Primary Façades, exclusive of openings, may include materials selected from List 3 in Table 14.507-2, namely: brick,

stone, cast stone, stucco (authentic), architectural metal panels, wood siding/shingles/trim, concrete (finished), fiber cement siding/shingles/trim, composite siding, or EIFS (2 feet above the finished floor elevation).

b. Secondary Façade Materials

- i. A minimum of 50% of the Secondary Façades, exclusive of openings, shall include materials selected from List 2 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (2ft above the finished floor elevation).
- ii. A maximum of 50% of the Secondary Façades, exclusive of openings, may include materials selected from List 3 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), architectural metal panels, wood siding/shingles/trim, concrete (finished), fiber cement siding/shingles/trim, composite siding, or EIFS (2ft above the finished floor elevation).

c. The materials of outbuildings over 250 sq ft shall match the building material of the principal building.

13. Articulation: Buildings that contain non-residential uses shall comply with the following: Building façades that face a public street, private street, or usable open space (excluding Preserve type open spaces) shall not exceed thirty (30) feet in length without a building articulation intended to minimize the mass of the building. Permitted articulations include:

- d. Façade offset with a minimum depth of two (2) feet that extends to within two (2) feet of the full height of the façade.
- e. Façade projection with a minimum depth of four (4) inches and a minimum width of one (1) foot that extends the full height of the first story of the façade.
- f. Variation in building or parapet height of a minimum two (2) feet for single story buildings and four (4) feet for buildings with two or more stories.
- g. The use of multiple roof forms to create the effect of different building components.

14. Pedestrian Entrances: Required pedestrian entrances shall be defined by a roof covering at least 3 ft deep or by being recessed by at least 3 ft.

15. Transparency: Non-residential building façades that face a public street, private street, or usable open space (excluding Preserve type open spaces) shall have a minimum transparency of 20% consisting of doors, windows, or a combination thereof. Window and door glazing shall not be heavily tinted to avoid obscuring visibility into the building.

16. Other Standards: The following standards are set out in Chapter 5: landscape buffers; landscape screening; fences, walls and hedges; and plant materials.

Single-Family and Two-family Standards

17. The following additional design standards will apply to single-family and two-family lots in these zoning districts. The standards in this section apply to lots established by being submitted on a preliminary plat, final plat that did not require a preliminary plat, or otherwise created after June 6, 2023.

a. Orientation

All principal buildings must face and front a public or private street or if an overlay allows it a courtyard. At least one (1) principal pedestrian entrance is needed on the front façade.

b. Building Materials

i. Primary Façade Materials

1. A minimum of 75% of the Primary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2b.

2. A maximum of 25% of the Primary Façades, exclusive of openings, may include materials selected from List 2 in Table 14.507-2b.

ii. Secondary Façade Materials

1. A minimum of 60% of the Secondary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2b.

2. A maximum of 40% of the Secondary Façades, exclusive of openings, may include materials selected from List 2 in Table 14.507-2b.

iii. Rear Façade Materials

1. A minimum of 60% of the Rear Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2b.

2. A maximum of 40% of the Rear Façades, exclusive of openings, may include materials selected from List 3 in Table 14.507-2b.

c. Design Variation

Adjacent houses cannot be exactly the same in a row of houses. A distinct building design shall be achieved by including a minimum of three (3) of the following:

1. Variation in length of 20% or more.
2. Variation in height by 15%.
3. Variation in footprint size by 20% or more.
4. Variation in use of primary façade materials or color.
5. Variation in type of unit design that is expressed on exterior façades.
6. Variation in roof materials or color.
7. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

d. Parking/Garages

1. Required Parking - Each unit needs to provide at least two parking spaces which shall be achieved by any one or combination of the following:
 - i. Provide a driveway that is at least 35 feet long, from the back of sidewalk (or property line if no sidewalk is present or proposed), and at least 10 feet wide.
 - ii. Place the garage entrance on the side or rear of the building (corner and double loaded lots, excluding alley loaded, shall also meet option 1).
 - iii. Provide at least two parking spaces to the rear of the building.
 - iv. Provide at least two dedicated off-site parking spaces within 300 ft of the subject property (measured by the shortest distance of sidewalk or paved trail).
2. Reserve Parking - Each unit needs to provide space for at least two additional parking spaces to be provided in the future on-site or built off-site upon development which shall be achieved by any one or combination of the following:
 - i. Designate space where two additional parking spaces to the side or rear of the building can be added on-site.
 - ii. Provide at least two dedicated off-site parking spaces within 300 ft of the subject property (measured by length of the shortest sidewalk or paved trail).
3. Front loaded side setback- Any lot that provides vehicular access by way of the front property line shall provide side building setbacks of no less than 10 feet.

a. Entrances

1. Porches shall have a minimum clear depth of six (6) feet excluding steps. Porches shall not encroach into a public right-of-way.
2. Stoops shall have a minimum clear depth of three (3) feet excluding steps. Stoops shall not encroach into a public right-of-way.

f. Outbuildings

Outbuildings of over 250 sq. ft. shall match the building material of the main structure.

g. Landscaping

A foundation planting along one hundred (100) percent of the façade of each building which abuts a public street, excluding necessary breaks for sidewalks, entrances, etc.

The foundation planting area shall have a minimum depth of four (4) feet.

The foundation planting shall include:

- a. Two (2) Medium Evergreen Shrubs as specified in Section 14.504 for every forty (40) feet of building façade; and
- b. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Section 14.504 for every thirty (30) feet of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses.