

ATTACHMENT 4
SCHEDULE OF ZONING REQUIREMENTS
BOROUGH OF LEBANON

Adopted: October 18, 2023

Zone	Primary Principal Use	Minimum Lot Area (Square feet)	Minimum Lot Width		Minimum Yards			Maximum Stories	Height (feet)	Maximum Building Coverage (percent)	Maximum Density	Minimum Floor Area	Maximum Lot Coverage (percent)
			At Front Setback Line (feet)	At Front of Building (feet)	Front (feet)	Rear (feet)	Side (feet)						
R-15	One-family dwellings	15,000	75	75	35 (a)	25	10 (b)	2 1/2	35			1,000	65 (c)
R-20	One-family dwellings	20,000	100	100	50 (a)	25	15 (b)	2 1/2	35			1,000	65 (c)
R-P	One-family dwellings	15,000	75	75	25	25	10 (b)	2 1/2	35			1,000	65 (c)
M-F	Garden apartments and townhouses		See Article XXI Section 165-137										
AH-1	Multifamily dwellings		See Article XXII Section 165-141										
AH-2	Multifamily dwellings		See Article XXII Section 165-142										
AH-3	Multifamily dwellings		See Article XXII Section 165-143										
AH-4	Multifamily dwellings		See Article XXII Section 165-144										
B	Local Business, Retail	20,000			10	10 (d)	15 (d)	2 1/2	30				45
C-ROM-1	Commercial, Research, Office, and Manufacturing	100,000	150	150	75	75 (e)	30 (f)	2	(h)				40 (h)
C-ROM-2	Commercial, Research, Office, and Manufacturing	200,000	300	300	150	75 (e)	50 (i)	4	55				40 (i)
ROM-1	Research, Office, and Manufacturing	100,000	200	200	100	75 (e)	50 (i)	4	55				40 (h)

- NOTES:
- (a) One (1) entrance porch or vestibule, not exceeding one (1) story in height, eight (8) feet in width and not extending out from the front of the building more than four (4) feet, exclusive of uncovered platforms and steps is permitted in the front yard area.
 - (b) There shall be two (2) side yards and the combined width shall not be less than forty (40%) percent of the lot width as measured at the front setback line.
 - (c) Not more than fifteen (15) percent of the front yard, exclusive of entrance walks, may be covered with impervious surfaces.
 - (d) Where the side line abuts a residential use, there shall be a minimum side yard setback of twenty-five (25) feet. Where the rear line abuts a lot in a residential zone or a residential use, the rear yard setback shall be twenty-five (25) feet.
 - (e) Where the rear line abuts a residential use, in either the Borough of Lebanon or the adjacent Township, there shall be a minimum rear yard setback of one hundred (100) feet.
 - (f) There shall be two (2) side yards and the combined width shall not be less than twenty-five (25) percent of the lot width as measured at the front setback line. Where the side line abuts a residential use in either the Borough of Lebanon or the adjacent Township, there shall be a minimum side yard setback of fifty (50) feet.
 - (g) The maximum height of any building or other structure shall be thirty (30) feet for a flat roof or thirty-five (35) feet for a gabled or pitched roof.
 - (h) Not more than twenty (20) percent of the front yard, exclusive of entrance walks, may be covered with impervious surfaces.
 - (i) There shall be two (2) side yards and the combined width shall not be less than twenty-five (25) percent of the lot width as measured at the front setback line. Where the side line abuts a residential use in either the Borough of Lebanon or the adjacent Township, there shall be a minimum side yard setback of seventy-five (75) feet.
 - (j) Not more than fifty (50) percent of the front yard, exclusive of entrance walks, may be covered with impervious surfaces.