

CHAPTER 4

PROVISIONS GOVERNING BUSINESS DISTRICTS

SECTION

- 14-401. B-1 Districts (Local Business).
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- 14-404. B-4 Districts (Highway Business).
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- 14-406. B-6 Districts (Transitional Office).

14-401. B-1 Districts (Local Business). Within the B-1 Districts as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

(1) Uses permitted. (a) Single family dwelling, multiple-family dwelling and apartment, restaurant (except drive-in), hospital, nursing home, day care center, drug store, hardware store, food store, flower shop, office, medical clinic, day care, beauty shop, leather and leather goods shop, hand laundry, laundromat, dry-cleaner's pickup station, motel, funeral parlor, retail bakery outlet, bank, shoe store, haberdashery, jewelry store, gift shop, art shop, furniture store, book and stationery store, music shop, taxidermy and processing, sporting goods store, and appliance store, retail package stores, as regulated by Lebanon Municipal Code, title 8, chapter 1.

(b) Any accessory use of buildings and advertising signs customarily incidental to the above permitted uses.

(2) Uses prohibited. Any use not specifically permitted.

(3) Required lot area, lot widths, and yards.

(a) All buildings hereafter constructed shall be located so as to comply with the following minimum requirements:

Minimum depth of front yard 25 feet

Minimum depth of rear yard 20 feet

Minimum side yards on each side of every lot:

For one- and two-story buildings 10 feet

For three-story buildings 15 feet

(b) Any building used in whole or in part for residence shall comply with the minimum lot area requirements for R-2 residential districts.

(c) On all lots adjacent to a residential zone, all buildings shall be located so as to conform to the side yard requirements of the adjacent residential zone.

(4) Required setbacks. All buildings and accessory structures shall be set back from the centerline of streets the minimum distance shown, according

to the type of street as indicated on the Lebanon, Tennessee Major Road Plan as follows:

Highways and arterials	80 feet
Collectors	80 feet

(5) Height. No building shall exceed five (5) stories or sixty-five (65) feet in height.

(6) Off-street loading and unloading space. Behind every building or structure used for business or trade there shall be a rear yard not less than twenty (20) feet in depth to provide space for the loading and unloading of vehicles off the street or public alley. Such space shall have access to a public alley, and if there is no alley, to a public street.

(7) Landscaping and screenings. (a) Each site shall be developed with ten (10) percent of its area landscaped with green treatment;

(b) There shall be maintained a strip of landscaped ground at least ten (10) feet in width along the street property line, exclusive of drives and walks;

(c) For a lot whose property line abuts a residential district, an appropriate screening device or divider shall be maintained on such property line.

(d) A minimum of one-half (½) of the required landscaping shall be between the street property line and the structure. (1968 Code, § 11-401, as amended by Ord. #75-399; Ord. #75-400; Ord. #86-543; Ord. #86-550; Ord. #90-790; and Ord. #90-822; modified, and amended by Ord. #97-1675, Oct. 1997; and Ord. #02-2391, Sept. 2002; and Ord. #04-2614, July 2004)

14-402. B-2 Districts (Central Business). Within the B-2 District as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

(1) Uses permitted. (a) Drug store, food store, parking lot, florist, restaurant, office, hotel, bank, indoor theater, beauty shop, retail bakery outlet, pool room, newsstand, department store, shoe repair shop, variety store, leather goods store, barber shop, ladies wear, haberdashery, jewelry store, gift shop, art shop, book and stationery store, camera shop, paint store, hardware store, appliance store, furniture store, broadcasting and receiving station, office supply shop, music store, meat or fruit market, and printing, publication or engraving concern, retail package stores as regulated by Lebanon Municipal Code, amendment ordinance 90-817.

(b) Manufacturing incidental to retail business or service where products are sold on the premises by producers and where not more than five (5) operatives are employed in such manufacture.

(c) Any accessory use or building customarily incidental to the above permitted uses.