

- (2) Uses prohibited. Any use not specifically permitted.
- (3) Required yards and setbacks. On lots adjacent to a residential zone, all buildings shall be located to conform to the side yard requirements of the adjacent residential zone, and there shall be a front yard setback of not less than fifteen (15) feet.
- (4) Height. No building shall exceed six (6) stories or seventy-five (75) feet in height. (1968 code, § 11-402, as amended by ord. 90-822, § 2)

14-403. B-3 Districts (Restricted Business). Within the B-3 Districts as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

- (1) Uses permitted. (a) Multiple-family dwelling and apartment, gasoline and service stations, restaurant, motel, food store, indoor theater, automobile sales and/or service establishment, bank, bowling alley, broadcasting and receiving station, candy store, camera shop, clinic, nursing home, day care center, hotel, parking lot, drug store, florist, office, beauty shop, barber shop, laundromat, dry cleaners' pickup station, retail bakery outlet, pool room, newsstand, department store, shoe repair shop, variety store, leather goods store, ladies' wear, haberdashery, jewelry store, gift shop, art shop, book and stationery store, camera shop, hardware store, appliance store, furniture store, office supply shop, music store, meat or fruit market, feed store, frozen food locker, retail milk depot, paint store, plumbing and heating fixture supply shop, radio shop, sporting goods store, piano store, ice cream store, funeral home, bus depot, laboratory, skating rink, upholstery shop, pet stores, printing, publication or engraving concern, dry cleaner using synthetic fluids and not employing nor expected to employ over (10) persons, and places of public assembly, retail package stores as regulated by Lebanon Municipal Code, title 8, chapter 1.
 - (b) Manufacturing incidental to a retail business or service where the products are sold principally on the premises by the producer to the consumer, and where not more than ten (10) operatives are employed in such manufacture.
 - (c) Any accessory use or building customarily incidental to the above permitted uses.
 - (d) Outdoor advertising signs and advertising structures.
- (2) Uses permissible on appeal. Antique malls and flea markets and auction houses (any open air sales or outdoor vendors shall be screened from any adjoining residential zone by an opaque screen or opaque barrier which shall, at a minimum, consist of solid fencing or landscaping or a combination of both).
 - (3) Uses prohibited. Any use not specifically permitted.
 - (4) Required yards.
 - (a) Buildings hereafter constructed shall be so located as to comply with the following minimum yard requirements:

- Minimum depth of front yard 25 feet
- Minimum depth of rear yard 20 feet
- Minimum side yards on each side of every lot 10 feet

(b) Any building used either in whole or in part for residence shall comply with the requirements of an R-2 residential district for minimum lot area per family.

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

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

(6) Provisions in lieu of off-street parking. If vehicle storage or parking space required cannot reasonably be provided on the same lot on which the principal use is conducted, the building inspector may permit such space to be provided on other off-street property, provided such space lies within five hundred (500) feet of the main entrance of the principal use and provided such space does not lie within any residential district. Such vehicle storage space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

(7) 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.

(8) 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, § 11-403, as amended by Ord. #75-399; Ord. #86-543; Ord. #86-550; Ord. #90-797; Ord. #90-811; Ord. #90-822; modified, and amended by Ord. #97-1675, Oct. 1997; Ord. #02-2391, Sept. 2002; and Ord. #02-2410, Oct. 2002; and Ord. #05-2762, July 2005)

14-404. B-4 Districts (Highway Business). Within the B-4 Districts as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

(1) Uses permitted. (a) Gasoline and service station, restaurant, motel, food store, drive-in movie, auction houses, automobile sales and