

- 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

service establishment, bank, bowling alley, broadcasting and receiving station, candy store, camera shop, nursing home, clinic, day care center, clothing store, dairy, drug store, appliance store, express office, feed store, florist, frozen food locker, meat, fruit or vegetable market, furniture store, gift shop, golf driving

range and miniature golf course, hardware store, jewelry stores, animal hospital, skating rink, kennels, laundrette, retail milk depot, office, office equipment and supply shop, paint store, plumbing and heating fixture supply shop, pool room, race track, radio shop, book, stationery and supply store, swimming pool, variety store, trunk and leather goods shop, telegraph office, sporting goods store, shoe repair shop, piano store, ice cream store, barber shop, tattoo parlor, retail bakery, amusement park, trampoline center, and places of assembly, subject to such conditions and safeguards as may be required by the board of zoning appeals, retail package stores as regulated by Lebanon Municipal Code, title 8, chapter 1.

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

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

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

(a) The minimum lot area shall be ten thousand (10,000) square feet.

(b) The minimum lot width at the building line shall be one hundred (100) feet.

(c) Except where a rear lot line abuts a public right-of-way or where the shallowness of a lot does not permit, the minimum lot depth shall be one hundred and fifty (150) feet.

(d) The minimum depth of front yards shall be measured from the right-of-way line. All lots in this district shall be considered fronting on either highways and arterials or collector streets.

For highways and arterials 40 feet

For collectors 50 feet

(e) The minimum rear yard shall be twenty-five (25) feet.

(f) The minimum width of each side yard abutting highways and arterials or collector streets shall be forty (40) and fifty (50) feet, respectively. The minimum width for each side yard abutting minor or residential streets shall be twenty-five (25) feet.

(g) For a lot whose property line abuts a residential district, the minimum side yard width and/or minimum rear yard depth shall be forty (40) feet.

(h) The maximum building area shall be forty (40) percent of the total lot area.

(4) Required setbacks. Every building or structure or its accessory building shall be set back from the centerline of every street according to the type of street as indicated on the Lebanon, Tennessee Major Road Plan as follows:

- Highway and arterials 80 feet
- Collectors 80 feet

(5) Height. No building shall exceed five (5) stories or sixty-five (65) feet in height unless it shall be located within the accepted service area of a fire station equipped with a ladder truck with the capability to reach the top of the building or 100 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-five (25) feet in depth to provide for the loading and unloading of vehicles.

(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 devise 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, § 11-404, as amended by Ord. #86-543; Ord. #86-550; Ord #90-797; Ord. #90-811; Ord. #90-822; modified, Ord. #93-1066, Sept. 1993; Ord. #97-1675, Oct. 1997; Ord. #00-2136, Oct. 2000; Ord. #00-2151, Nov. 2000; Ord. #02-2409, Oct. 2002; and Ord. #03-2543, Dec. 2003)

14-405. B-5 Districts (Interchange Business). Within the B-5 District as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

(1) Uses permitted. (a) Gasoline and service stations; travel trailer parks; drug stores; curio shops; refreshment stands; motels or motor hotels; restaurants; drive-in restaurants and eating places; and any similar use which, in the opinion of the board of zoning appeals, is in keeping with the character of the district, retail package stores as regulated by Lebanon Municipal Code, amendment ordinance 90-822, § 5.

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

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

(3) Required lot area, lot widths, and yards. (a) The minimum lot area shall be fifteen thousand (15,000) square feet.