

CHAPTER 6

PROVISIONS GOVERNING SPECIAL DISTRICTS

SECTION

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**14-601. Special district.** Within the AG District, as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply.

- (1) Uses permitted. (a) Customary general farming uses, gardens and buildings incidental thereto except commercial animal or poultry farms, feed lots and kennels.
  - (b) Uses or buildings specifically permitted in R-1A Districts.
  - (c) Accessory uses or structures customarily incidental to above permitted uses.

(2) Uses permitted on appeal. Parks, playgrounds, churches, schools offering general education courses, public libraries, municipal buildings, philanthropic institutions and clubs except a club the chief activity of which is customarily carried on as a business, in keeping with the character and requirements of this district.

(3) Uses prohibited. Any use not specifically permitted or permissible on appeal.

(4) Required lot area, lot widths, and yards. The principal building shall be located as to comply with the following minimum requirements:

- Minimum lot area
  - For uses not served by sanitary sewer . . . . . 40,000 sq. ft.
  - For uses served by sanitary sewer . . . . . 20,000 sq. ft.
- Minimum lot width at building line
  - For residences without sanitary sewer . . . . . 125 ft.
  - For residences served by sanitary sewer . . . . . 100 ft.
  - For institutional use . . . . . 250 ft.
  - For other permitted use . . . . . 200 ft.
- Minimum depth of rear yard . . . . . 40 ft.
- Minimum side yard on each side of every lot
  - For one or two story buildings not served by sanitary sewer . . . . . 20 ft.
  - For three story buildings not served by sanitary sewer . . . 25 ft.
  - For one or two story buildings served by sanitary sewer . . 15 ft.
  - For 3 story buildings served by sanitary sewer . . . . . 20 ft.
  - On a corner lot (streetside) . . . . . Minimum plus 50%

(5) Building area. On any lot, the area occupied by all structures, including accessory structures, shall not exceed 40% of the total area. Accessory structures shall not cover more than 20% of the rear yard.

(6) Required setbacks. All principal and accessory structures and buildings shall be setback from the right-of-way lines of streets the minimum distance shown below according to the type of street as indicated on the Lebanon Major Thoroughfare Plan:

(a) Residential uses.

Highways and arterials . . . . . 65 feet

All other streets . . . . . 50 feet

(b) Other permitted uses.

Highways and arterials . . . . . 80 feet

All other streets . . . . . 70 feet

(7) No principal building shall exceed three (3) stories or thirty-five feet in height. No accessory building shall exceed two (2) stores in height.

(8) Landscaping. For a lot whose use is non-residential an appropriate screening device or divider shall be maintained on such property line, 10% of land area shall be landscaped with green treatment, and a 10' strip of landscaped ground shall be maintained along the street property line, excluding driveways.

(9) Signs. Subdivision entrance signs. No subdivision entrance sign may be constructed or otherwise caused to be placed at a point closer than fifteen (15) feet to a public right-of-way. The construction and/or placement of a subdivision entrance sign requires the approval of a site plan and the issuance of a building permit. (Ord. 86-657, § 1, as amended by ord. 90-779, § 1, as amended by Ord. #97-1675, Oct. 1997 and further amended by Ord. #98-1772, June 1998, and Ord. #98-1868, Jan. 1999)

**14-602. Provisions governing open space park district (OPD).** This district is intended to preserve and protect municipally owned, leased and maintained park land including both active and passive recreation areas. Only those uses directly associated with public recreation, including, but not limited to, organized field sports, municipal festivals, public golf courses, hiking trails and the structures intended to support those uses, are allowed in this district. (as added by Ord. #95-1272, § 1, April 1995)

**14-603. Provisions governing college/university districts.**

(1) Uses permitted. (a) College and university facilities (classroom/laboratory/research facilities, administrative facilities, university health centers, sports facilities including fields and courts, auditoriums, libraries, museums, cafeterias, agricultural facilities, parking lots and garages, heating/air conditioning facilities, and maintenance facilities).

(b) Public, private, or parochial schools, and/or kindergartens operated exclusively for, or by, the college/university.

(c) Day-care centers and facilities operated exclusively for, or by, the college/university.

(d) Churches, houses of worship, and student centers sponsored by religious organizations within the college/university.

(e) Fraternity and/or sorority houses sponsored by the college/university.

(f) Single or two family residential dwelling units.

(g) Dormitories, apartments and/or multi-family dwelling units owned and operated exclusively for, or by, the college/university.

(h) Any use customarily incidental to the above permitted uses.

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

(3) Required lot area, lot widths, yards and setbacks. This zoning district shall allow more than one principal structure per lot.

(a) Front yard.

For all residential uses, the minimum depth shall be twenty-five (25) feet.

For all other uses in this district, the minimum depth shall be forty (40) feet.

(b) Side yard. Within the CU district, no side yard shall be required.

(c) Rear yard. For all uses, a rear yard of twenty-five (25) feet is required.

(d) Lot width.

For single and two family dwelling units, a lot width of fifty (50) feet is required.

For all other uses, a lot width of two hundred and fifty (250) feet is required.

(e) Lot area.

For single family dwelling units, a minimum lot area of 7,500 square feet is required.

For two family dwelling units, a minimum lot area of 9,000 square feet is required.

For college/university uses, a minimum lot area of 20,000 square feet is required.

For churches and schools, a minimum lot area of 40,000 square feet is required.

For all other uses, a lot area sufficient in size to accommodate required minimum yards, landscaping and off-street parking is required.

(f) Maximum lot coverage. Principal or accessory buildings shall cover not more than thirty-five (35) percent of the lot area.

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

(h) Spacing. All structures within the CU district shall be spaced a minimum of twenty (20) feet apart. In all cases, where a structure exceeds twenty-five (25) feet in height there shall be an additional one (1) foot spacing for each one foot in height above twenty-five (25) feet.

In all cases, where the peripheral boundary of the CU district adjoins another zoning district (not separated by a street or road) there shall be a setback of not less than twenty-five (25) feet.

(4) Off-street parking requirements. Each required parking space shall be a minimum size of 9 feet by 20 feet. The parking space requirements per development are as follows:

Residential uses shall have two (2) parking spaces per unit.

All other uses shall have a minimum of one (1) parking space for each five (5) classroom seats plus one (1) parking space for each three (3) seats in an auditorium.

(5) Landscaping. All sites shall be developed with a minimum of ten (10) percent of its area landscaped with green treatment.

For all uses there shall be maintained a strip of landscaped ground at least twenty-five (25) feet in depth along the street property line, exclusive of drives and walks. (Ord. #96-1563, Jan. 1997)

**14-604. MU District (Mixed Use). Intent.** The purpose of the MU Mixed Use Districts, as shown on the Official Zoning Atlas of Lebanon, Tennessee, is to provide for a mixture of residential and non-residential uses in portions of the community adjacent to major transportation routes which are in the main compatible with nearby properties in agricultural, residential or commercial use. Mixed use district uses will be allowed only along collector and arterial streets as designated on the official major thoroughfare plan. This purpose is intended to be carried out through a flexible zoning technique that permits a market-driven approach but requires a master plan for each mixed use district project site or location.

It is intended that mixed use district land use areas include relatively large, contiguous land areas that can be developed according to a unified plan in a high-quality, master-planned setting rather than on a lot-by-lot basis. The uses and standards in this category are intended to promote flexibility and innovation in site design and enhance the environmental quality and attractiveness of the area, enhance the natural or scenic qualities of the environment and protect the public health and safety.

(1) Uses permitted. (a) Residential uses.

(i) Dwellings, attached.

(ii) Dwellings, multi-family.