

## CHAPTER 5

PROVISIONS GOVERNING INDUSTRIAL DISTRICTS

## SECTION

- 14-501. M-1 Districts (Industrial Subdivisions).
- 14-502. M-2 Districts (Light Industrial).
- 14-503. M-3 Districts (Heavy Industrial).
- 14-504. M-4 Districts (Business/Manufacturing Park).

**14-501. M-1 Districts (Industrial Subdivisions).** Within the M-1 Districts as shown on the Official Zoning Map of Lebanon, Tennessee the following regulations shall apply:

(1) Uses permitted.

(a) All types of industrial activities except: Uses considered dangerous or unsafe, such as explosives; uses considered objectionable or a nuisance by reason of odor, dust, fumes, smoke, noise, vibration, refuse matter, or water-carried waste; and uses considered objectionable by reason of adverse effect on adjoining uses, such as junk or salvage yards.

(b) Commercial and public uses and areas for recreation appropriate to the industrial development and subject to the approval of the planning commission.

(c) Outdoor storage of materials only where such storage is visually screened from approaches.

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

(3) Land coverage, yards, setbacks, and open space.

(a) On each site there shall be at least two and one-half (2½) square feet of land area for each square foot of building area, so that not more than forty (40) percent of the site shall be used for building purposes. In addition, sufficient land for access, loading and unloading space, and landscaping shall be provided.

(b) Side yards shall be a minimum of twenty-five (25) feet each and shall equal at least fifty (50) feet on each individual site. However, where suitable and approved by the planning commission, the twenty-five (25) foot minimum may be waived, or one side yard may be eliminated, provided the other side yard is increased to a minimum of fifty (50) feet.

(c) All buildings shall be set back at least seventy-five (75) feet from the property line abutting any street. Entrance ways shall be considered a part of the building and shall be set back seventy-five (75) feet from the property line of the street on which they front.

(d) Where two (2) or more buildings are located on a single site, the space between them shall be determined by operative requirements. Buildings backed to a common rail facility or buildings, sharing common

truck or car lanes shall have open space for the right-of-way of these facilities.

(e) Rear yards shall be a minimum of twenty-five (25) feet. No rear yard shall be required for that part of the lot which fronts on or abuts a railroad siding or railroad right of way.

(4) Circulation.

(a) Street standards.

For industrial boulevard right-of-way--100 feet.  
pavement--two 44-foot lanes.

For major industrial street right-of-way--100 feet.  
pavement--50 feet.

For minor industrial street right of way - 70 feet. pavement - 35 feet.

(b) Driveway lane widths.  
For trucks single lane--15 feet.  
double lane-- 30 to 32 feet.

For passenger vehicles single lane--12 feet.  
double lane-- 30 to 32 feet.

(5) Parking.

(a) All parking and loading of vehicles shall be on the site.

(b) Parking and loading area shall be treated to provide a dust-free surface.

(c) Parking and loading in the front shall be permitted only when visually screened by landscaping and other appropriate screening arrangements.

(d) Parking spaces maintained in connection with the original building or structure shall not be counted as serving new structures or additions; nor shall any parking space be substituted for a loading space nor any loading space substituted for a parking space. Adequate space shall be allowed to permit expansion of the parking area upon conversion of use.

(e) There shall be provided storage or parking space for all vehicles used directly in the conduct of industrial, commercial, or warehousing uses.

(f) For a manufacturing use the following minimum number of spaces shall be provided:

One (1) general parking space nine (9) feet in width for each two (2) plant employees.

One (1) general parking space nine (9) feet in width for each managerial position.

One (1) visitor parking space nine (9) feet in width for each ten (10) managerial positions, with a minimum of six (6) visitor parking spaces provided.

One (1) visitor parking space nine (9) feet in width for each ten (10) managerial positions, with a minimum of six (6) visitor parking spaces provided.

(g) For a business or commercial use (warehouses) the following minimum number of spaces shall be provided:

One (1) general parking space nine (9) feet in width for each one thousand (1,000) square feet of gross floor area used for warehousing and distribution.

(h) For the purpose of loading and unloading, truck parking stalls shall be one hundred (100) feet in depth and twelve (12) feet in width.

(i) Any variation from the above parking requirements may be made only upon review and recommendation of the planning commission.

(6) Height. No building shall exceed six (6) stories or seventy-five (75) feet in height.

(7) Landscaping.

(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 ground at least ten (10) feet in width along the street property line, exclusive of drives and walks.

(c) Landscape treatment shall not interfere with the site line requirements of traffic circulation nor obstruct views of buildings or their means of identification.

(d) All landscaping shall be designed for maximum maintenance. In an area or spot extremely difficult to maintain, paving or terracing may be used as a part of the landscape treatment.

(e) Landscaping may be in the form of grass lawns and ground covers, shade trees in parking areas, street trees and planting in areas used as dividers and in other suitable areas. It may also include the use of walks, screenings, terraces, fountains, etc.

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

(g) A minimum of one-half (½) of the required landscaping shall be between the street property line and the structure.

(8) Building design.

(a) All architectural designs, including those for alterations, additions, and remodeling, are to be subject to the review and approval of the planning commission.

(b) The outside walls of all buildings shall be of masonry construction, its equivalent, or better.

(c) Accessory buildings, markings, and enclosures shall be consistent in design and quality of materials used with the building to which they are accessories.

(d) The location, size, and construction of signs shall be in keeping with the character of the industrial park.

(9) Special conditions.

(a) In case of special size or shape of site, or condition of terrain, or special use, operation, or treatment not provided for within the foregoing general conditions, each special case shall be subjected to the consideration and recommendation of the planning commission to permit such variance or exception that will make possible protection to all adjacent users as well as to the development as a whole.

(b) Areas designed for other uses in the development, such as industrial community centers, commercial, recreational, or public uses, shall be controlled by the planning commission through physical design.

(c) Areas reserved for future development and those utilized by the district as a whole as designated in the general plan of the development, shall together with these other non-industrial uses, conform to be objectives of these standards. (1968 code, § 11-501, as amended by ord. 86-543, § 12, ord. 86-550, § 7, ord. 88-603, § 1, ord. 90-790, § 2, and ord. 90-797, § 7, modified)

**14-502. M-2 Districts (Light Industrial).** Within the M-2 Districts as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

(1) Uses permitted.

(a) Gasoline service station, automobile sales and service establishment, broadcasting and receiving station, restaurant, chemist shop, drug store, electrical equipment appliance and supply store, electrical repairing, feed store, enameling and painting, food store, frozen food locker, funeral home, greenhouses and landscaping, hardware store, kennels, laboratory, market, music stores, office, bank, equipment and supply shop, plumbing and heating fixture supply shop, television and