

(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

radio repair shop, sheet metal shop, upholstery shop, hangars, hatchery, tailor shop, rubber vulcanizing shop, bus depot, outdoor advertising signs and advertising structures, animal hospital, bakery, printing, publication or engraving concern, bottling works, building materials, yard, cabinet making, carpenter shop, textile manufacture, contractor's yard, dairy, dyeing and dry cleaning works using synthetic fluids, electric welding, feed or fuel yard, fruit packing or canning, ice plant, laundry, machine shop, marine and heavy equipment wholesale sales, milk distributing station, optical goods, paper box manufacture, trucking terminal, warehouse and grist, flour and feed mill, janitorial and swimming pool equipment and supply store, barber shop, subject to such conditions and safeguards as may be required by the board of zoning appeals.

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

(2) Uses permissible on appeal. Auto wrecking or junk yards, gasoline, propane or any other liquified petroleum gas, oil or alcohol storage above the ground in excess of five hundred (500) gallons, public parks and public recreation facilities, railroad rights-of-way, municipal, county, state, or federal use, and public utilities. (Commercial propane or liquified petroleum gas distribution use shall be regulated by all NFPA codes and said commercial or distribution use cannot be located within 800' of an established gathering place of 100 or more people, distance to be measured from property line to use.)

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

(4) Required yard and building area.

(a) All buildings occupying a lot with area of twenty thousand (20,000) square feet or more shall be located so as to comply with the following minimum requirements:

- Minimum depth of front yard 30 feet
- Minimum width of each side yard 20 feet
- Minimum depth of rear yard 25 feet

(b) All buildings occupying a lot with area of less than twenty thousand (20,000) square feet shall be located so as to comply with the following minimum requirements:

- Minimum depth of front yard 30 feet
- Minimum depth of rear yard 20 feet

(c) No yard shall be required for the part of the lot which fronts on or abuts a railroad siding or railroad right-of-way.

(d) 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 thirty (30) feet.

(5) 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

(6) Height. No building shall exceed six (6) stories or seventy-five (75) feet in height, except that for every five (5) feet in excess of seventy-five (75) feet, one (1) additional foot shall be added to the width of the required side yards. Where no yard is already required, such additional yard requirements shall constitute a required yard.

(7) Off-street loading and unloading space. Behind every building 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. (This provision may be waived at the discretion of the planning commission in cases involving existing buildings.)

(8) Landscaping and screening. (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.

(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, § 11-502; as amended by ord. 86-543, § 13; ord. 86-550, § 8; ord. 89-710, § 1; ord. 90-797, § 8; Ord. #93-1067, § 1, March 1994; Ord. #94-1174, § 1, July 1994; Ord. #97-1675, Oct. 1997; Ord. #99-1918, May 1999; Ord. #99-1989, § 1, Sept. 1999; Ord. #00-2100, June 2000; Ord. #01-2265, Sept. 2001; and Ord. #05-2761, July 2005)

14-503. M-3 Districts (Heavy Industrial). Within the M-3 Districts as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

(1) Uses permitted.

(a) Gasoline service station, electrical repairing, feed store, enameling and painting, kennels, laboratory, market, office, sheet metal shop, upholstery shop, hangars, hatchery, rubber vulcanizing shop, bus depot, outdoor advertising signs and advertising structures, adult-oriented businesses including but not limited to: adults-only bookstores, adult cabarets, adult entertainment centers, adults-only motion picture theaters, adult motels, massage parlors, rap parlors and saunas, animal hospital, bakery, printing, publication or engraving concern, bottling works, building materials yard, cabinet making, carpenter shop, textile manufacture, contractor's yard, dairy, dyeing and dry cleaning works,