

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,

electric welding, feed or fuel yard, fruit packing or canning, ice plant, laundry, machine shop, milk distributing station, optical goods, paper box and pencil manufacturing, tinsmith shop, trucking terminal, warehouse, grist, flour and feed mill, and other uses which in the opinion of the board of zoning appeals are similar in character to those enumerated in this section and will not be detrimental to the district in which located, subject to such conditions and safeguards as may be required by the board of zoning appeals.

(b) No adult oriented business including but not limited to, adult cabaret, adults-only motion picture theater, adult entertainment center, adult-motel, massage parlor, rap parlor or sauna shall be operated or maintained within one thousand (1000) feet of a residentially zoned district, the property line of a lot devoted to residential use, a church, a day care facility, public library, or private/public educational facilities which serve persons age seventeen (17) or younger, an elementary school, a high school, funeral parlor/home, a public park, a business licensed or permitted to sell beer or intoxicating liquors as defined in Title 8, Lebanon Municipal Code, or another adults-only bookstore, adult cabaret, adult entertainment center, adults-only motion picture theater, adult motel, massage parlor, rap parlor, or sauna. The distance limitations in subsection (b) shall be measured in a straight line from and to the nearest lot lines of said premises.

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

(2) Uses permissible on appeal.

(a) Boiler and tank works, central mixing plant for cement, mortar, plaster or paving materials, coke oven, curing, tanning and storage of raw hides and skins, distillation of bones, coal, woods, or tar, fat rendering, forge plant, foundry or metal fabrication plant, gasoline, propane or any other liquified petroleum gas, or oil storage above ground in excess of five hundred (500) gallons, slaughter house or stockyard, smelting plant, and the manufacture of acetylene, acid, alcohol, or alcoholic beverages, ammonia, bleaching powder, chemicals, brick, pottery, terra cotta or tile, candles, disinfectants, dyestuffs, fertilizers, illuminating or heating gas (or storage of same), linseed oil, paint, oil, turpentine, varnish, soap and tar products, or any other use which in the opinion of the board of zoning appeals would cause injurious or obnoxious noise, vibrations, smoke, gas fumes, odors, dust, or other objectionable conditions. Extractive or mining operations and accessory uses contiguous to a mining or quarrying operation that has been active for the past seven (7) consecutive years, is zoned M-3 according to the City of Lebanon's zoning classification system, is permitted by the state department of environment and conservation, that was approved by the appropriate local legislative authority at the time such mining or

quarrying operation began and all access to such mining shall originate and be contained entirely within the contiguous M-3 mining operations; provided such mining or quarrying operation shall be approved as a planned unit development in conformance with §§ 14-801 -- 14-803.

(b) Auto wrecking or junk yards, 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 yards. (a) On lots adjacent to a residential zone, all buildings shall be located to conform to the yard requirements of the adjacent residential zone, and there shall be a front yard setback of not less than fifteen (15) feet.

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

(5) 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:

Highways and arterials . . . . .	80 feet
Collectors . . . . .	80 feet

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

(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 should have access to a public alley, and if there is no alley, to a public street.

(8) Landscaping and screening. (a) Each site shall be developed with ten (10) percent of its area landscaped with green treatment if deemed necessary by the planning commission.

(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, if deemed necessary by the planning commission.

(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,

§ 11-503, as amended by ord. 86-543, § 14, ord. 86-550, § 9, ord. 90-790, § 3, ord. 90-797, § 9, Ord. #93-1967, March 1994, and Ord. #95-1286, § 2, April 1995, as amended by Ord. #97-1675, Oct. 1997, Ord. #98-1780, Aug. 1998; and Ord. #05-2819, Nov. 2005)

**14-504. M-4 District (Business/Manufacturing Park).** Intent: The purpose of the M-4 Districts, as shown on the Official Zoning Atlas of Lebanon, Tennessee, is to provide for business/commercial uses and limited industrial uses which are in the main compatible with nearby properties in agricultural, residential or commercial use. Business Park District uses will be allowed only along collector and arterial streets as designated on the official Major Road Plan. Provisions of the Business Park District shall only apply to tracts containing, when taken as a whole, a minimum of seventy-five (75) acres.

(1) Uses permitted. (a) Commercial activities: Automotive storage and repair (vehicular repair must be enclosed); business and communication services; churches and schools; community facilities, administration, education, essential service; construction sales and services; consumer laundry and repair; convenience retail sales and service; equipment repair services (enclosed); financial, consulting and administrative activities and services; food and beverage service, food service takeout; hotels and motels; offices and office showrooms; outdoor recreation, tennis, swimming and related indoor recreation activities; personal services; plant nursery; professional services; medical and non-medical; recreational and related services; retail business supply; undertaking service; veterinary hospitals and related enclosed services; vehicular, marine craft and related equipment sales or rental (franchised), including sales and rental of incidental or related trade-ins; warehousing, goods transport and storage; wholesale sales, specifically excluding marine, and heavy equipment wholesale operations; gasoline/service stations; food stores; restaurant; theaters; retail stores.

(b) Manufacturing activities (involving compounding, processing, assembling, packaging, treatment or fabrication): Aircraft and spacecraft parts and accessories; apparel and accessories; art objects; automotive parts and accessories; bakery goods; beverages; book binding; dairy products; data processing service; engineering and other professional services; electronics and electronic equipment food products; furniture; scientific, medical, dental equipment and supplies; optical instruments and lens; pharmaceutical products; photocopying; photoengraving; precision machining of dies, jigs and fixture; printing, publishing and recording; upholstery.

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

(2) Uses permissible on appeal. Any similar use which, in the opinion of the board of zoning appeals, would be in keeping with the uses permitted and the general character of the area in which it is located. Extractive or mining