

§ 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

operations and accessory uses including subsurface extractive or mining operations contiguous to a mining or quarrying operation that has been active for the past seven (7) consecutive years, is zoned M-4 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 subsurface mining shall originate and be contained entirely within the contiguous mining operations; provided such subsurface mining or quarrying operation shall be approved as a planned unit development in conformance with §§ 14-801--14-803.

(3) Uses prohibited. Any use not specifically permitted or permissible on appeal. Specifically prohibited are the following activities: Abrasive, asbestos, and non-metallic mineral processing; any extractive or mining operation; except as authorized in subsection (2); arsenals; asphalt, cement or concrete plants or batching operation; cotton ginning; crematories; fat rendering; foundries; grain milling, junkyards and automotive graveyards; scrap processing operations; nuclear reactors; offal processing; ore reduction; paper mill; petroleum refining; pulp manufacturing; radioactive material waste handling; recycle processing center for the outside processing or outside storage of recyclable items such as food and beverage containers, fabrics and paper; rock crushing; rolling and finishing of ferrous metals; scrap operation; slaughtering; smelting and refining of metals and alloys; steel works; tanning; waste disposal by compacting or incineration (as a principal use).

(4) Required lot area, lot widths, yards and setbacks. (a) Front yards. Lots shall be fronting on either arterial or collector streets. All principal and accessory structures shall be set back from the right-of-way lines of streets the maximum distance shown below, according to their classification as indicated on the latest official municipal regional thoroughfare plan:

Arterial streets . . . . . 60 feet

Collector streets . . . . . 35 feet

On corner lots, all principal and accessory structures shall conform to the setback requirements for the adjoining street with the highest classification.

(b) Side yards. The minimum side yard adjoining non-residential districts shall be twenty (20) feet. The minimum side yard adjoining residential/ agricultural districts shall be one hundred (100) feet.

No side yard shall be required for that portion of a lot which fronts on or abuts a railroad right-of-way.

(c) Rear yard. The minimum rear yard adjoining non-residential districts shall be twenty (20) feet. The minimum rear yard adjoining residential/ agricultural districts shall be one hundred (100) feet.

No rear yard shall be required for that portion of a lot which fronts on or abuts a railroad right-of-way.

(d) Spacing of structures. All one and two story principal structures on a lot shall have a minimum yard of thirty (30) feet between them; all three story principal structures on a lot shall have a minimum yard of forty (40) feet between them.

(e) The minimum lot width at the building line shall be 100 feet.

(f) The minimum lot area shall be 20,000 square feet. The minimum lot depth shall be 150 feet.

(g) maximum building area shall be fifty (50) percent of the total lot area.

(5) Height. No building shall exceed five (5) stories or sixty-five (65) feet in height. No building exceeding one story in height shall be permitted any closer than one hundred (100) feet to any lot line abutting any residential district.

(6) Off-street parking. (a) General requirements.

(i) Off-street parking shall be located on land owned by the owner or owners of the principal use it is intended to serve. Such parking shall be on the same lot as the principal use served by the parking or, if not on the same lot, on a separate lot zoned for permitting such use within four hundred (400) feet of the building it is intended to serve measured from the nearest point of the building to the nearest point of the off-street parking lot, without crossing any major thoroughfare; provided, however, that churches may establish joint parking facilities, not to exceed fifty (50) percent of the required spaces, with other uses that do not have a time conflict in parking demand. Such joint parking facilities shall be located not to exceed four hundred (400) feet from the church sanctuary. Such requests must be filed as a variance request, to be considered by the board of zoning appeals.

(ii) An area once designated as off-street parking to conform to these minimum regulations shall not be changed to any other use unless and until equal facilities are located elsewhere in conformance with these requirements.

(iii) Two or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall be not less than the sum of the requirements for the several uses computed separately; provided, however, that the same off-street parking may serve more than one principal use where operating hours do not overlap but only upon approval by the board of zoning appeals.

(iv) Every company owned car, truck, tractor and trailer normally stored at the building site shall be provided with an off-street parking space in an area reserved for their use.

(v) The storage of merchandise, motor vehicles for sale, unserviceable vehicles, or the repair of vehicles on required off-street parking is prohibited.

(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.

Off street loading and unloading space shall be required for all commercial uses as set forth:

Floor Area (Sq. Ft.)	Minimum Required Berths
0 - 100,000	1
100,000 - 300,000	2
Each additional 300,000 or fraction of ½ or more thereof	1

(8) Storage. (a) No loading uses shall be located between any principal or accessory structure in this district and adjoining residential district, except as approved by the board of zoning appeals.

(b) Outside storage shall be effectively screened from streets and adjacent property by walls, fences and/or landscaping.

(c) Stored merchandise shall not protrude above the height of the screening and shall not be visible from streets.

(d) Screening walls or fences shall be a minimum of six (6) feet in height.

(e) Storage areas shall not be located within required front setbacks.

(f) Within this district, enclosed shall mean to be completely contained within a building.

(9) Landscaping. Landscaping and screening plan shall be shown on the site plan to be reviewed by the planning commission; minimum requirements are:

(a) In the one hundred (100) foot side and rear yard required within this zoning district where it abuts a residential/agricultural zoning district, there shall be appropriate fencing, corresponding to the architecture of surrounding structures, with the height and visual screening as determined by the planning commission, with appropriate green treatment within the required setback and/or a minimum 20' strip of solid landscaping consisting of trees, shrubbery at minimum size and spacing as determined by the planning commission with appropriate green treatment within the required setback.

(b) Each site shall be developed with ten (10) percent of its area landscaped with green treatment.

(c) 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.

(10) Signs. All signs not relating to the identification of the premises and occupants and to products sold or services rendered on the premises, except as otherwise allowed under this title, are prohibited. (Ord. 89-739, § 1, modified, as amended by Ord. #97-1675, Oct. 1997; Ord. #99-1990, Sept. 1999; Ord. #00-2083, May 2000; and Ord. #05-2819, Nov. 2005)