

(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.

- (b) Institutional uses. (i) Parks.
- (ii) Churches and other places of worship.
- (iii) Parish houses on the same property as the church or place of worship.
- (iv) Public and private schools.
- (v) Colleges and universities.
- (vi) Museums.
- (vii) Public buildings.
- (c) Commercial uses. (i) Research service.
- (ii) Hospitals.
- (iii) Pharmacies and drug stores.
- (iv) Nursing homes and assisted living facilities.
- (v) Day care centers.

(d) Industrial/distribution uses. As permitted in the M-4 Business/manufacturing district.

(e) Private swimming pools, tennis courts, and/or other recreational facilities exclusively for use by the occupants of approved mixed use residential developments.

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

(2) Uses permissible on appeal. (a) Residential uses.

(i) Dwelling, one family detached.

(3) Site development regulations. (a) Residential site development regulations. Residential activities and developments in the MU District shall be permitted only when designed and developed in accordance with § 14-310 RP-2 District (Medium Density Residential-Professional Office) of this code.

(b) Non-residential site development regulations.

Required lot area, lot widths, yards and setbacks:

Minimum site size (entire development)	10.0 acres
Minimum lot area (within development)	1.0 acre
Minimum lot width (measured at front property line)	100 feet
Maximum floor area ratio	0.35

Minimum building setbacks:

Front yard (Arterial street)	100 feet
Front yard (Collector street)	75 feet
Side yard (along intersecting street)	60 feet
Side yard (abutting residential district)	60 feet
Side yard (abutting commercial district)	25 feet
Interior side yard (within site)	15 feet
Rear yard (abutting residential district)	60 feet
Rear yard (abutting commercial district)	25 feet

Minimum distance between any two buildings within a site 30 feet

(c) Height. No building shall exceed 35 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.

(4) Additional site development regulations. (a) Master development plan required. The MU mixed use district shall be established only upon application and after public hearing as specified in the zoning procedures of the Lebanon Zoning Ordinance chapter 8, Planned Unit Development.

(b) Minimum size of mixed use development. The minimum overall size of any development proposed for the MU district shall be 10 acres.

(c) Additional site design standards. All developments within the mixed use district shall be designed and developed to comply with title 14, chapter 16, Performance and Design Standards.

(5) Adoption of a mixed use district. Title 14, chapter 8, Planned Unit Development District Regulations shall constitute the process by which a mixed use district is established.

(6) Procedures to amend a mixed use district. Major amendments to the master development plan must be submitted to the planning commission for review and recommendations and approved by the city council. Major amendments shall include, but not be limited to:

(a) An increase in the density of the development.
(b) Substantial changes in circulation or access.
(c) Substantial changes in the mix of dwelling unit types included in the project.

(d) Substantial changes in grading or utility provision.
(e) Substantial changes in the mixture of land uses.
(f) Reduction in approved open space, landscaping, and bufferyards.

(g) Substantial changes in architectural or site design features of the development.

(h) Any other change that the planning director finds to be a major divergence from the approved master development plan.

(7) All other changes in the site development plan shall be considered revisions to the approved plan and shall be approved in accordance with the provisions of § 14-803(4). (as added by Ord. #02-2411, Oct. 2002)