

line than the depth of any required front yard for a dwelling along such side street. (as added by Ord. #02-2342, Aug. 2002)

14-308. R-1 Districts (Low Density Residential). Within the R-1 Districts, as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

(1) Uses permitted. (a) Single- and two-family dwellings.

(b) The taking of boarders or the leasing of rooms by the family resident on the premises, provided that not over fifty (50) percent of the total floor area is used for the taking of boarders or for the leasing of rooms by the family resident on the premises.

(c) Customary incidental home occupations conducted within a dwelling by not more than one person in addition to those persons residing therein and the activity shall not utilize more than twenty (20) percent of the total floor area of the dwelling.

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

(2) Uses permissible on appeal. (a) Churches and other places of worship, parish houses, public libraries, schools offering general education courses, public parks, and public recreational facilities, railroad rights-of-way, municipal, county, state or federal uses except general office buildings or supply and storage yards, public utilities except storage and warehousing facilities, cemeteries, funeral homes, mausoleums, hospitals for human care except primarily for mental cases, philanthropic institutions and clubs except a club the chief activity of which is customarily carried on as a business.

(b) Customary general farming uses, gardens, and buildings incidental thereto except commercial animal or poultry farms and kennels.

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

(4) Required lot area, lot widths, and yards. The principal building shall be located so as to comply with the following minimum requirements:

Minimum lot area 9,000 square feet

Minimum lot area per additional family 6,000 square feet

Minimum lot width at building line:

For residences 75 feet

For institutional use 250 feet

For other permitted use 100 feet

Minimum depth of front yard 40 feet

Minimum depth of rear yard 30 feet

Minimum side yard on each side of every lot:

For one- or two-story buildings 15 feet

For three-story buildings 20 feet

(5) Building area. On any lot, the area occupied by all buildings, including accessory buildings, shall not exceed twenty-five (25) percent of the total area of such lot.

(6) Required setbacks. All principal and accessory structures and buildings 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:

(a) Residential uses.

- Highways and arterials 65 feet
- Collectors 55 feet
- Minor and residential streets 50 feet

(b) Other permitted uses.

- Highways and arterials 80 feet
- Collectors 80 feet
- Minor and residential streets 65 feet

(7) Height. No principal building shall exceed three (3) stories or thirty-five (35) feet in height. No accessory building shall exceed two (2) stories in height.

(8) Landscaping. The required front yard must be landscaped or sodded. Only as much of the required front yard that is needed for driveways or walkways may be paved. The front yard shall not be used for parking. For a lot whose use is non-residential, an appropriate screening device or divider shall be maintained on such property line.

(9) Signs and billboards. (a) For the purpose of advertising the taking of boarders or the leasing of rooms by the family resident on the premises, or customary incidental home occupations, one (1) sign not over two (2) square feet in area may be used.

(b) Real estate signs shall be used advertising the sale, rental, or lease of only the premises on which they are maintained, provided such signs do not exceed eight (8) square feet in area for each one-fourth (¼) acre in the lot or tract, and provided that such sign shall not exceed thirty-two (32) square feet in area and shall be at least twelve (12) feet distant from all streets or lot lines.

(c) Subdivision entrance signs. No subdivision entrance sign may be constructed or otherwise caused to be placed at a point closer than fifteen (15) feet to a public right-of-way. The construction and/or placement of a subdivision entrance sign requires the approval of a site plan and the issuance of a building permit.

(10) Side yards on corner lots. The minimum widths of side yards along intersecting streets shall be fifty (50) percent greater than the minimum side yard requirements. Accessory buildings shall also comply with this setback from the intersecting street.

(11) Location of accessory buildings. (a) No accessory building shall be erected in any required front or side yards. Accessory buildings shall not cover more than thirty (30) percent of any required rear yard and shall be at least five (5) feet from all lot lines and from any other building on the same lot.

(b) No accessory building not an integral part of the principal building shall be located within sixty (60) feet of the front lot line.

(c) On any corner lot adjoining in the rear another lot which is in a residential district, no part of any accessory structure within twenty-five (25) feet of the common lot line shall be nearer the side street line than the depth of any required front yard for a dwelling along such side street. (1968 Code, § 11-301, as amended by Ord. #74-391; Ord. #79-458; Ord. #86-550; and Ord. #97-1675, Oct. 1997; and renumbered by Ord. #02-2342, Aug. 2002)

14-309. RS-6 District (Medium Density Single Family Residential). The RS-6 Medium density single family residential district is intended to provide suitable areas for medium density single-family residential development where appropriate urban services and facilities are available or can be physically and economically extended, while also allowing considerable latitude in the physical design of housing. This district will permit single-family detached and attached residences and townhouses and such other structures as are accessory thereto.

Within the RS-6 Medium density single family residential district, as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

(1) Uses permitted. (a) Single-family dwellings.

(b) Customary incidental home occupations conducted within a dwelling by not more than one person in addition to those persons residing therein and the activity shall not utilize more than twenty (20) percent of the total floor area of the dwelling.

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

(2) Uses permissible on appeal. Churches and other places of worship, parks, playgrounds, schools offering general education courses, public libraries and municipal buildings, in keeping with the character and requirements of the district.

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

(4) Required lot area, lot widths, yards and bulk regulations. The principal building shall be located so as to comply with the following minimum requirements:

Minimum lot area 6,000 square feet

Minimum lot width at building line:

For residences 45 feet