

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

(d) 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. (as added by Ord. #02-2342, Aug. 2002)

**14-305. R-1A Districts (Lowest Density Residential).** Within the R-1A Districts, as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply.

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

(b) The renting or leasing of rooms by the family resident on the premise, provided that not more than ten (10) percent of the floor area is used for this purpose.

(c) Customary incidental home occupations conducted within a dwelling, but only by a resident of the premise, provided that not more than ten (10) percent of the total floor area is used for this purpose.

(d) Accessory uses or structures customarily incidental to the above permitted uses.

(2) Uses permitted on appeal. (a) Parks, playgrounds, and municipal buildings in keeping with the character and requirements of the district.

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

(4) Required lot area, lot widths, and yards. (a) The minimum lot area for uses not served by sanitary sewer shall be 40,000 sq. ft.

(b) The minimum lot areas for uses served by sanitary sewer shall be 20,000 sq. ft.

(i) [Deleted.]

(c) The minimum lot width at building line for dwellings on lots not served by sanitary sewer shall be 125', for lots served by sanitary sewer the minimum width at building line shall be 100'; except lots on a cul de sac whose minimum width at building line shall be 95' for lots not served by sanitary sewer and 75' for lots served by sanitary sewer. For other permitted uses, the minimum lot width at building line shall be 250' if not served by sanitary sewer and 200' if served by sanitary sewer.

(d) The minimum rear yard shall be 40' for lots not served by sanitary sewer and shall be 30' for lots served by sanitary sewer.

(e) The minimum side yard for one and two story buildings shall be 20' for lots not served by sanitary sewer and shall be 15' for lots served by sanitary sewer. The minimum side yard for three story buildings shall be 25' for lots not served by sanitary sewer and shall be 20' for lots served by sanitary sewer. The minimum side yard for a corner lot (streetside) shall be the minimum plus 50%.

(f) The minimum front yard for lots located on an arterial street shall be 60' from the right-of-way; the minimum front yard for lots located on other streets shall be 40' from the right-of-way.

(5) Height. Buildings shall not exceed three stories nor thirty-five feet.

(6) Buildable area. On any lot, the area occupied by all structures, including accessory structures, shall not exceed forty (40) percent of the total area. Accessory structures shall not cover more than twenty (20) percent of any rear yard.

(7) Location of accessory structures. (a) No accessory structure shall be erected or located in any required front or side yard.

(b) Accessory structures shall be located at least ten (10) feet from all lot lines and at least five (5) feet from any building on the same lot.

(c) No accessory structure not an integral part of the principal building shall be located within 60' of the front lot line.

(d) On any corner lot adjoining in the rear another lot, no part of any accessory structure within 25' 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.

(8) Signs permitted. Real estate signs advertising the sale, rental or lease of only the premises on which they are maintained and limited to eight (8) square feet in area may be used, and shall be located 12' distant from all street or lot lines.

(9) 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. (Ord. #87-575, as amended by Ord. #97-1574, Feb. 1997; Ord. #98-1868, Jan. 1999; renumbered by Ord. #02-2342, and amended by Ord. #02-2396, Sept. 2002)

**14-306. RS-15 District (Low Density Single Family Residential).** The RS-15 Low density single family residential district is intended to provide suitable areas for medium density single family residential development where appropriate urban services and facilities area available or can be physically and economically extended.

Within the RS-15 Low density single family residential districts, as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

(1) Uses permitted. (a) Single-family detached 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 fifteen (15) percent of the total floor area of the dwelling.