

(1½) sq. ft. and which denote only points of ingress and egress into the property can be located adjacent to the public road right-of-way. Signs advertising for sale, lease or rental of property can be located within the required setback providing their location is of a temporary time frame and they do not block line of sight along and to the roadways.

(10) 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. #86-538; Ord. #89-748; Ord. #91-906; Ord. #94-1172, June 1994; and Ord. #94-1202, Oct. 1994, as amended by Ord. #97-1675, Oct. 1997, and Ord. #98-1868, Jan. 1999, and renumbered by Ord. #02-2342, Aug. 2002)

14-311. R-2 Districts (Medium-Density Residential). Within the R-2 Districts as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

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

(b) Mobile home courts.

(c) The taking of boarders or the leasing of rooms by the family resident on the premises, provided that not over seventy-five (75) 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.

(d) 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.

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

(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 recreation 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; and 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 6,000 square feet
- Minimum lot area per additional family 3,000 square feet
- Minimum lot width at building line 50 feet
- Minimum depth of front yard 25 feet
- Minimum depth of rear yard 25 feet

Minimum side yards on each side of every lot:

- For one- or two-story buildings 10 feet
- For three-story buildings 15 feet

(5) Building area. On any lot, the area occupied by all buildings, including accessory buildings, shall not exceed thirty-five (35) 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. (a) No building shall exceed five (5) stories or sixty-five (65) feet in height. No accessory building shall exceed two (2) stories in height.

(b) On a lot less than sixty (60) feet in width at the building line, no building shall exceed one and one-half (1½) stories or twenty-five (25) feet 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, and studios 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 street 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 yard. 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. (1968 Code, § 11-302, as amended by Ord. #79-458; Ord #86-543; Ord. #86-550; Ord. #90-790; Ord. #90-811; modified; Ord. #97-1675, Oct. 1997; Ord. #98-1868, Jan. 1999; and Ord. #00-2137, Oct. 2000; and renumbered by Ord. #02-2342, Aug. 2002)

14-312. RM-6 District (High Density Multi-Family Residential). The RM-6 High density multi-family residential district is intended to provide suitable areas for higher density developments where sufficient urban facilities are available or where such facilities will be available prior to development. All types of residential activities are permitted, except mobile homes and mobile home parks. It is the intent of this district to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units thereon. This class of district is intended also to permit community facilities and public utility installations which are necessary to service specifically the residents of the district, or which installations are benefitted by and compatible with a residential environment.

Within the RM-6 High density multi-family residential district, as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

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

(b) Multiple-family dwellings.

(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