

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

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 area per additional dwelling 2,200 square feet
- Minimum lot width at building line:
 - For residences 50 feet
 - Other uses 100 feet
- Minimum depth of front yard:
 - Arterial streets 40 feet
 - Collector streets 30 feet
 - Minor streets 25 feet
- Minimum depth of rear yard 25 feet
- Minimum side yard on each side of every lot 10 feet
- Minimum separation between buildings on the same lot. 20 feet

The total sum of all required side yards shall be a minimum of twenty (20) feet.

(5) Building area. On any lot, the area occupied by all buildings, including accessory buildings, shall not exceed forty (40) percent of the total area of such lot.

(6) Maximum floor area ratio. On any lot, the maximum floor area ratio shall be 1.00.

(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 seeded. Only as much of the required front yard that is needed for driveways or walkways may be paved. For a lot whose use is non-residential, an appropriate screening device or divider shall be maintained on such property line.

(9) Signs. (a) For the purpose of advertising customary incidental home occupations, one sign not over two (2) square feet in area may be used.

(b) 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.

(b) Accessory buildings shall be at least five (5) feet from all lot lines and from any other building on the same lot.

(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.

(12) Use of zero lot line in single-family detached in RM-6 District: Within a common development, one (1) interior side yard may be equal to zero for single-family detached residential use, subject to the following additional regulations:

(a) The side yard opposite to the zero yard must equal at least 20 feet.

(b) The side yard setback requirement for the adjoining district must be maintained adjacent to any lot not within the common development, or not otherwise designated for zero lot line use.

(c) An easement providing for maintenance of the zero lot line facade is filed with the county register of deeds and the city building inspections department at the time of application for a building permit.

(13) Single-family attached in the RM-6 District: Single-family attached residential is permitted in this district only if the side yard opposite to the common wall is at least twenty (20) feet.

(14) Townhouse/condominium residential in the RM-6 District: Townhouse/ condominium residential is permitted in this district, subject to the following additional regulations:

(a) A maximum of six (6) townhouse units may be attached in any one (1) townhouse structure.

(b) The maximum floor area ratio shall be computed for the entire common development and for each individual lot within the development. A single lot within the common development cannot exceed the maximum floor area ratio of 1.00 (1 square foot of building area per one 1 square foot of site/lot area). (as added by Ord. #02-2342, Aug. 2002)