

(12) Use of zero lot line in single-family detached in RS-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 16 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.

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

14-310. RP-2 District (Medium Density Residential - Professional Office).

The purpose of the RP-2 Districts, as shown on the Official Zoning Atlas of Lebanon, Tennessee, is to provide areas of mixed use, single family and medium density multi-family residential development with professional offices located either within the same structures or to allow these uses to exist adjacent to each other. These districts shall be located between lower density residential areas and the more intense developed commercial areas, or they may be utilized to help redevelop areas of decline within the city, or along major arterial or collector streets to act as a land use mix in the more heavily congested commercial areas.

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

(b) Group housing developments.

(c) Professional offices for the following professions: physicians and surgeons, dentists, optometrists, lawyers, engineers, surveyors, architects, insurance agencies, certified public accountants, and real estate brokers.

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

(2) Uses permissible on appeal. Churches and other places of worship, parish houses on the same property as the church or place of worship, public and private schools, public parks, philanthropic institutions and clubs, banks and financial management firms, nursing homes, day care centers, restaurants, (minimum 3,000 square feet, no drive through pickup window), and live production and/or movie theater in building of not less than 8000 sq. ft. which were in existence as of May 6, 1986. The Lebanon Board of Zoning Appeals may, upon application by an individual or firm, allow other professions within these districts on a case by case basis. In rendering a decision as to whether the applicant's profession should be allowed on appeal, the board of zoning appeals must find that the proposed profession is a commonly recognized profession, will not create heavy traffic and parking needs, and the proposed application will

adhere to the intent of this zoning district which allows professional offices which are compatible with a medium density residential.

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

(4) Required lot area, lot widths, and yards. This zoning district shall allow more than one principal structure per lot. The location and density of units shall follow these minimum requirements:

(a) Residential and office density (minimum lot area).

(i) Minimum lot area for single, two, three, and four-family dwelling unit structures shall be 6,000 sq. ft. for the first unit and 3,400 sq. ft. for each additional unit.

(ii) Minimum lot area for group housing developments shall be 4,000 sq. ft. for the first unit and 3,000 sq. ft. for each additional unit.

(iii) Minimum lot area for a mixed use group housing/professional offices located within the same structure are 4,000 sq. ft. for the first dwelling unit and 3,000 sq. ft. for each additional dwelling unit and 2,500 sq. ft. for each professional office space.

(iv) Minimum lot area for a mixed use group housing/professional office located within the same development but not within the same structure are 4,000 sq. ft. for the first dwelling unit and 3,000 sq. ft. for each additional dwelling unit and 5,000 sq. ft. for each free standing professional office complex.

(v) Minimum lot area for free standing professional office structures on their own lots shall be 10,000 sq. ft.

(b) Minimum lot width at building line. (i) Minimum lot width for one and two family dwelling unit structures shall be 75 feet.

(ii) Minimum lot width for three and four family dwelling unit structures shall be 150 feet.

(iii) There shall be no minimum lot width for group housing developments and group housing/professional office developments both integrated and free standing.

(iv) Minimum lot width for free standing professional structures on their own lots shall be 100 feet.

(v) Minimum lot width shall be 250 feet for these uses permissible on appeal: churches and other places of worship, parish houses on the same property as the church or place of worship, philanthropic institutions and clubs, and public and private schools.

(vi) Minimum lot width shall be 50 feet for these uses permissible on appeal: public parks.

(vii) Minimum lot width shall be 100 feet for all other uses permissible on appeal (not specified in 5 and 6 above).

(c) Required setbacks. (i) All structures shall have the minimum setback from the public street rights of way according to the public street classification:

Highways and Arterials	50 feet
Collectors	40 feet
Minor, Residential	30 feet

There shall be no structures within this minimum setback and this includes parking areas, accessory structures and fences. The area shall remain as a landscaped area but driveway cuts, utilities, identification signs, and directional ingress/egress signs shall be allowed.

(ii) All structures shall have a side and/or rear yard of 75 feet if the property abuts another zoning district, otherwise the side and rear yard shall be 25 feet.

(iii) Where there are more than one principal structure per lot, the structures shall be a minimum of 20 feet apart.

(iv) In group housing developments and in a mixed group housing/professional office development, the internal street system shall not be public streets and shall be maintained by the owners of the units/offices as per ownership association. In these developments, there is no required setback of the structures from the internal streets.

(5) Buildable area. Within this zoning district, the lot area occupied by the principal structures and accessory structures shall not exceed 30% of the total area of the lot or development.

(6) Development standards for group housing and mixed group housing/professional office developments. All internal streets within these developments shall be considered as private streets and shall be maintained, repaired, and reconstructed by an association of the owner(s) of the property. There shall be no customary division of land within these developments. Division of structures according to the Horizontal Property Act are allowed and appropriate. Developments under this Act must form a condominium association for the maintenance of and ownership of the real property and the infrastructure within the development. Apartment complexes within this zoning district will, due to their nature, not have an owners/residents association but will consist of private streets and infrastructures and must follow the same type of development standards.

(a) Interior streets. (i) The minimum right-of-way widths of interstreets exceeding five hundred (500) feet in length or serving fifty (50) or more dwelling units shall be thirty (30) feet and shall consist of two twelve (12) foot traffic lanes and three (3) foot curb and gutters on each side.

(ii) The minimum right-of-way widths of internal streets less than five hundred feet in length or serving less than fifty

dwelling units shall be twenty-six (26) feet and shall consist of two ten (10) foot traffic lanes and three foot curb and gutters on each side.

(iii) The maximum grade on any street shall be ten (10) percent.

(iv) The internal streets shall be constructed using the following specifications:

(A) The base of streets shall consist of crushed stone or gravel eight inches in depth, compacted.

(B) The surface shall consist of asphalt or better materials two inches in depth, compacted. the Lebanon Department of Public Works shall approve the grade and quality of the materials used for the surfacing of the streets.

(b) Utilities. The developments shall be served by a minimum of a six (6) inch water line and eight (8) inch sewer line. These minimum sizes shall be increased at the direction of the city engineer in order to assure that the water lines meet the fire-flow regulations as determined by the city and the sewer lines meet the flow regulations as determined by the city. Fire hydrants shall be spaced at a maximum distance of 700 feet throughout the development.

(7) Height of structures. No building shall exceed three (3) stories or thirty-five (35) feet in height.

(8) Landscaping. (a) The area of the required minimum setback from the public street rights of way, with the exception of driveway and utility areas within this setback area, shall be landscaped. Landscaping in this area can be of a single type or combination of the following: grass and tree planting, earthen mounds, shrubs, flowering plants, ground covers, and bodies of water. The planning commission may approve other types of landscaping treatment where conditions warrant special consideration.

(b) In the seventy-five (75) foot side and rear yard required within this zoning district where it abuts another zoning district, there shall be an appropriate landscape screening of either trees, grass covered earthen mounds, shrubs or combination of these screening devices. The planning commission may approve other types of landscaping, if it provides appropriate screening between the properties and is of comparable quality of the above.

(c) All off-street parking areas shall be designed to incorporate landscape treatment throughout the parking area. These landscaped areas shall constitute a minimum of ten (10) percent of the total parking area, and shall be of a type outlined in (a) and (b) above.

(9) Signs. All signs not relating to the identification of the premises and occupants and professional services rendered on the premises are prohibited. All signs shall be setback a minimum of 25 feet from all public street rights-of-way. directional signs which do not exceed one-and-one-half

(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.