

CHAPTER 3

PROVISIONS GOVERNING RESIDENCE DISTRICTS

SECTION

- 14-301. RR District (Rural Residential Single Family).
- 14-302. RS-40 District (Low Density Single Family Residential).
- 14-303. RS-30 District (Low Density Single Family Residential).
- 14-304. RS-20 District (Low Density Single Family Residential).
- 14-305. R-1A District (Lowest Density Residential).
- 14-306. RS-15 District (Low Density Single Family Residential).
- 14-307. RS-12 District (Medium Density Single Family Residential).
- 14-308. R-1 District (Low Density Residential).
- 14-309. RS-6 District (Medium-Density Single Family Residential).
- 14-310. RP-2 District (Medium Density Residential-Professional Office).
- 14-311. R-2 District (Medium Density Residential).
- 14-312. RM-6 District (High Density Multi-Family Residential).

14-301. RR District (Rural Residential Single Family). The RR Rural residential single family district is intended to provide for, and encourage, the preservation of agricultural and open lands suitable for very low density single family residential development where public sanitary sewer service is least practical. These districts are designed for residential developments consisting of single family detached dwellings and accessory structures. These districts also include community facilities, public utilities, and open uses which are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments.

Within the RR Rural residential single family 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 ten (10) 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. Bed and breakfast inns, churches and other places of worship, golf courses, gun clubs and skeet fields, 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 130,680 square feet
- Minimum lot width at building line:
 - For residences 150 feet
 - Other uses 300 feet
- Minimum depth of front yard:
 - Arterial streets 75 feet
 - Collector streets 75 feet
 - Minor streets 75 feet
- Minimum depth of rear yard 40 feet
- Minimum side yard on each side of every lot:
 - For one or two story buildings 40 feet
 - For three story buildings 40 feet

(5) Building area. On any lot, the area occupied by all buildings, including accessory buildings, shall not exceed fifteen (15) percent of the total area of such lot.

(6) Maximum floor area ratio. On any lot, the maximum floor area ratio shall be .15.

(7) Height. No principal building shall exceed three (3) stories or thirty-five 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 one-hundred and fifty (150) 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)

14-302. RS-40 District (Low Density Single Family Residential). The RS-40 Low density single family residential district is intended to provide suitable areas for low density single family residential development where appropriate urban services and facilities are available or can be physically and economically extended.

Within the RS-40 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.

(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 40,000 square feet

Minimum lot width at building line:

For residences 125 feet

Other uses 150 feet

Minimum depth of front yard:

Arterial streets 40 feet

Collector streets 40 feet

Minor streets 30 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