

(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. (as added by Ord. #02-2342, Aug. 2002, and replaced by Ord. #02-2396, Sept. 2002)

**14-307. RS-12 District (Medium Density Single Family Residential).** The RS-12 Medium density single family residential district is intended to provide suitable areas for medium density single family residential development where appropriate urban services and facilities are available or can be physically and economically extended.

Within the RS-12 Medium 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 . . . . . 12,000 square feet

Minimum lot width at building line:

For residences . . . . . 75 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
For three story buildings .....	20 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) Maximum floor area ratio. On any lot, the maximum floor area ratio shall be .24.

(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 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)

**14-308. R-1 Districts (Low Density Residential).** Within the R-1 Districts, as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

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

(b) The taking of boarders or the leasing of rooms by the family resident on the premises, provided that not over fifty (50) 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.

(c) 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.

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

(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 recreational 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, 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 . . . . . 9,000 square feet

Minimum lot area per additional family . . . . . 6,000 square feet

Minimum lot width at building line:

For residences . . . . . 75 feet

For institutional use . . . . . 250 feet

For other permitted use . . . . . 100 feet

Minimum depth of front yard . . . . . 40 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