

(f) The minimum front yard for lots located on an arterial street shall be 60' from the right-of-way; the minimum front yard for lots located on other streets shall be 40' from the right-of-way.

(5) Height. Buildings shall not exceed three stories nor thirty-five feet.

(6) Buildable area. On any lot, the area occupied by all structures, including accessory structures, shall not exceed forty (40) percent of the total area. Accessory structures shall not cover more than twenty (20) percent of any rear yard.

(7) Location of accessory structures. (a) No accessory structure shall be erected or located in any required front or side yard.

(b) Accessory structures shall be located at least ten (10) feet from all lot lines and at least five (5) feet from any building on the same lot.

(c) No accessory structure not an integral part of the principal building shall be located within 60' of the front lot line.

(d) On any corner lot adjoining in the rear another lot, no part of any accessory structure within 25' 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.

(8) Signs permitted. Real estate signs advertising the sale, rental or lease of only the premises on which they are maintained and limited to eight (8) square feet in area may be used, and shall be located 12' distant from all street or lot lines.

(9) 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. #87-575, as amended by Ord. #97-1574, Feb. 1997; Ord. #98-1868, Jan. 1999; renumbered by Ord. #02-2342, and amended by Ord. #02-2396, Sept. 2002)

**14-306. RS-15 District (Low Density Single Family Residential).** The RS-15 Low density single family residential district is intended to provide suitable areas for medium density single family residential development where appropriate urban services and facilities area available or can be physically and economically extended.

Within the RS-15 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 . . . . . 15,000 square feet
- Minimum lot width at building line:
  - For residences . . . . . 80 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, 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