

(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)

14-304. RS-20 District (Low Density Single Family Residential). The RS-20 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-20 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 permitted 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 permitted 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	20,000 square feet
Minimum lot width at building line:	
For residences	90 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)

14-305. R-1A Districts (Lowest Density Residential). Within the R-1A Districts, as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply.

(1) Uses permitted. (a) Single family dwellings.

(b) The renting or leasing of rooms by the family resident on the premise, provided that not more than ten (10) percent of the floor area is used for this purpose.

(c) Customary incidental home occupations conducted within a dwelling, but only by a resident of the premise, provided that not more than ten (10) percent of the total floor area is used for this purpose.

(d) Accessory uses or structures customarily incidental to the above permitted uses.

(2) Uses permitted on appeal. (a) Parks, playgrounds, and municipal buildings in keeping with the character and requirements of the district.

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

(4) Required lot area, lot widths, and yards. (a) The minimum lot area for uses not served by sanitary sewer shall be 40,000 sq. ft.

(b) The minimum lot areas for uses served by sanitary sewer shall be 20,000 sq. ft.

(i) [Deleted.]

(c) The minimum lot width at building line for dwellings on lots not served by sanitary sewer shall be 125', for lots served by sanitary sewer the minimum width at building line shall be 100'; except lots on a cul de sac whose minimum width at building line shall be 95' for lots not served by sanitary sewer and 75' for lots served by sanitary sewer. For other permitted uses, the minimum lot width at building line shall be 250' if not served by sanitary sewer and 200' if served by sanitary sewer.

(d) The minimum rear yard shall be 40' for lots not served by sanitary sewer and shall be 30' for lots served by sanitary sewer.

(e) The minimum side yard for one and two story buildings shall be 20' for lots not served by sanitary sewer and shall be 15' for lots served by sanitary sewer. The minimum side yard for three story buildings shall be 25' for lots not served by sanitary sewer and shall be 20' for lots served by sanitary sewer. The minimum side yard for a corner lot (streetside) shall be the minimum plus 50%.