

(11) Location of accessory buildings. (a) No accessory building shall be erected in any required front or side yards. Accessory buildings shall not cover more than thirty (30) percent of any required rear yard and shall be at least five (5) feet from all lot lines and from any other building on the same lot.

(b) No accessory building not an integral part of the principal building shall be located within sixty (60) feet of the front lot line.

(c) 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. (1968 Code, § 11-301, as amended by Ord. #74-391; Ord. #79-458; Ord. #86-550; and Ord. #97-1675, Oct. 1997; and renumbered by Ord. #02-2342, Aug. 2002)

14-309. RS-6 District (Medium Density Single Family Residential). The RS-6 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, while also allowing considerable latitude in the physical design of housing. This district will permit single-family detached and attached residences and townhouses and such other structures as are accessory thereto.

Within the RS-6 Medium density single family residential district, as shown on the Official Zoning Map of Lebanon, Tennessee, the following regulations shall apply:

(1) Uses permitted. (a) Single-family 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 twenty (20) 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 6,000 square feet

Minimum lot width at building line:

For residences 45 feet

Other uses	90 feet
Minimum depth of front yard:	
Arterial streets	40 feet
Collector streets	30 feet
Minor streets	25 feet
Minimum depth of rear yard	20 feet
Minimum side yard on each side of every lot	8 feet

The total sum of all required side yards shall be a minimum of sixteen (16) 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 .50.

(7) Height. No principal building shall exceed three (3) stories or thirty-five (35) 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.

(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