

CHAPTER 3 ZONING DISTRICTS

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14.301. Establishment of Districts

A. Regular Districts

The following zoning districts are established:

1. Residential Districts
 - a. RPO – Rural Preservation/Open Space
 - b. RS20 – Single-Family Residential 20,000
 - c. RS12 – Single-Family Residential 12,000
 - d. RS9 – Single-Family Residential 9,000
 - e. RS6 – Single-Family Residential 6,000
 - f. RD9 – Duplex Residential 9,000
 - g. RXH – Mixed Housing
 - h. RM6 – Multifamily Residential 6,000
 - i. RMH – Mobile Home Park Residential
2. Mixed Use Districts
 - a. RPI – Residential, Public, Institutional
 - b. UC – University Campus
 - c. TOD – Transit Oriented Development
 - d. DXU – Downtown Mixed Use
 - e. CXU – Commercial Mixed Use
3. Commercial Districts
 - a. COM – Office and Medical
 - b. CS – Suburban Commercial
 - c. CI – Interchange Commercial
 - d. CF – State and County Fair

4. Industrial Districts

- a. IP – Planned Business/Industrial Park
- b. IL – Light Industrial
- c. IH – Heavy Industrial

B. Overlay Districts

Overlay districts are zoning districts that overlay the regular district (and establish additional requirements that may exceed the base district requirements because of special circumstances. The Overlay Districts are described in Chapter 4.

1. FD – Floodplain Overlay District
2. AD – Airport Zoning Overlay District
3. HPD – Historic Preservation District
5. SP – Specific Plan Districts
6. SHO – South Hartmann Overlay District
7. IFO – Infill Overlay District

14.302 Provisions for Official Zoning Atlas

A. Incorporation of Official Zoning Atlas

The boundaries of districts established by this ordinance are shown on the Official Zoning Atlas. The Official Zoning Atlas is incorporated by reference into this Title. The Zoning Atlas in their entirety, including all amendments, are as much a part of this ordinance as if fully set forth and described in the text.

B. Identification and Alteration of the Official Zoning Atlas

The Official Zoning Atlas is identified by the signature of the Mayor attested by the City Recorder and bears the seal of the city under the following words: "This is to certify that this is the Official Zoning Atlas referred to in Chapter 4 of Ordinance Number 14-4796 of the City of Lebanon, Tennessee," together with the date of the adoption of this ordinance. The Official Zoning Atlas is located in the office of the Planning Director, the public library, and the Wilson County Planning Office.

1. Any changes to the district boundaries on the Official Zoning Atlas shall be entered on the Official Zoning Atlas promptly after the amendment has been approved by the City Council.
2. Amendments to this ordinance shall become effective on the date of approval by City Council. The Official Zoning Atlas must be changed to reflect any changes to this ordinance that involve content represented on the Official Zoning Atlas.
3. Regardless of the existence of copies of the Official Zoning Atlas, the Official Zoning Atlas is the final authority as to the current zoning status of land and water areas, buildings, and other structures in the city.
4. The Planning Department may create a digital copy of the Official Zoning Atlas through the use of geographic information system technology, which shall be

known as the "Digital Zoning Atlas." The Digital Zoning Atlas shall contain registration points recorded on the Tennessee Coordinate System of 1983, as amended. The Digital Zoning Atlas may be used to administer and enforce this Title. A printed copy of the Digital Zoning Atlas that meets the authentication requirements for the Official Zoning Atlas may serve as the Official Zoning Atlas.

C. Replacement of Official Zoning Atlas.

1. If the Official Zoning Atlas becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the City Council may by ordinance adopt a new Official Zoning Atlas, which shall supersede the prior Official Zoning Atlas. The New Official Zoning Atlas may correct drafting or other errors or omissions in the prior Official Zoning Atlas, but no such correction shall have the effect of amending the original or amended Official Zoning Atlas. The new Official Zoning Atlas shall be authenticated in the same manner as the original Official Zoning Atlas as set forth in subsection (b), above.
2. All prior Official Zoning Atlases or any significant parts thereof shall be preserved, together with all available records pertaining to their adoption or amendment.

14.303 Residential District Regulations

A. Purpose of Residential Districts

1. The established residential districts promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. These general goals include, among others, the following more specific purposes:
 - a. To provide sufficient space in appropriate locations for residential developments to adequately meet the housing needs of the present and expected future population of the urban area, with due allowance for the need for a variety of choices in site selection.
 - b. To permit improved movement on public rights-of-way and effectively utilize existing public ways, and as far as possible.
2. To protect residential areas against flood, fire, explosions, toxic and noxious matter, radiation, and other dangers, and against offensive matter, heat, glare, humidity, and other objectionable influences.
3. To provide shade, regulate privacy where desirable, and promote community to the extent possible through controls on the height of buildings and structures.
4. To provide appropriate space for public and private educational, religious, recreational, and similar facilities and public utilities which serve the needs of nearby residents, which generally perform their own activities more effectively in a residential environment, and which do not create objectionable influences; and to coordinate the intensity of residential land use with the appropriate community facilities.
5. To promote the most desirable use of land and direction of building development in accordance with a well-considered general plan to promote stability of residential development, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the community's tax revenues.
6. To exclude from these districts all buildings and other structures and uses having commercial characteristics whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this title.