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# CITY OF LEBANON, TN RESIDENTIAL INFILL OVERLAY



UPDATED 11.18.2025



### **3. Permitted Land Uses**

The land uses permitted within this overlay district shall be according to the underlying zoning district(s) as established in the Zoning Ordinance are associated with permitted building types in this overlay as defined in section C.2. Building Type Standards

### **4. Organization of Design Standards**

The design standards of this overlay district are established in C. Design Standards and are organized as follows;

#### **a. Permitted Building Types (C.1.)**

For ease of reference, a table identifies which building types are permitted within each underlying zoning district where the overlay is applied.

#### **b. General Standards Applicable to All Building Types (C.2.)**

#### **c. Specific Building Type Standards (C.3.)**

The definitions and standards for individual building types are established in this section.

#### **d. Contextual Setbacks (C.4.)**

The standards for the setback of all development from streets, or front setbacks, are established in this section. This section also provides guidance on relief from side and rear setback requirements based on context.

#### **e. Site Standards (C.5.)**

The standards associated with the site, such as landscaping and parking, are established in this section.

#### **f. Architectural Standards (C.6.)**

The standards associated with buildings, such as facades and roofs, are established in this section.

### **5. Other Provisions of Lebanon Zoning Ordinance**

The provisions of this overlay district vary the provisions of the underlying base zoning district. Provisions of the Lebanon Zoning Ordinance that are not varied by the provisions set forth in this section shall continue to apply, whether or not such other provisions are specifically referenced in this overlay district. The lack of a cross-reference to other provisions of the Lebanon Zoning Ordinance does not exempt a property, building, structure, or use from such provisions.

### **6. Conflicting Provisions**

#### **a. Conflict with State or Federal Regulations**

If the provisions of this overlay district are inconsistent with those of the state or federal government, the more restrictive provision will control, to the extent permitted by law. The more restrictive provision is the one that imposes more stringent controls.

#### **b. Conflict with other City Regulations**

If the provisions of this overlay district are inconsistent with one another, or if they conflict with provisions found in other adopted ordinances or regulations of the city, the more restrictive provision will control unless otherwise expressly stated. The more restrictive provision is the one that imposes more stringent controls.

#### **c. Graphics**

The graphics in this section are for illustrative purposes only. Where there is a conflict between a graphic and the text, the text controls.

## B. ADMINISTRATIVE PROCEDURES

### 1. Pre-Application Conference

A pre-application conference with City staff is encouraged prior to any application for approval under this overlay. The purpose of the pre-application conference is to provide an overview of the materials needed to submit an application and a description of the process; answer questions related to development within the overlay; and determine and clarify issues that may arise. Applicants are encouraged to prepare and bring the following to the pre-application conference:

- Sketch map of the site;
- Description or sketches of the proposed development or use;
- Description of any known environmental, topographical, and structural features on the site;
- A list of issues to be discussed; and
- Any other supporting materials the applicant wishes to share about the development.

### 2. Site Plan and Development Plan Required

Site Plan and Building Design review is required for new construction, additions to existing construction, or alterations to existing construction affecting the exterior building envelope proposed to be developed under the standards of this overlay. Upon review by City staff, if all the requirements of this overlay have been met, the Site Plan and Building Design may be approved administratively. Should administrative approval be denied, the applicant may appeal decision to the Planning Commission. The Planning Director, at their discretion and at any time, may submit the Site Plan and Building Design to the Planning Commission for their approval. Approved Site Plan and Building Design is still subject to review by other agencies and departments before permits may be issued.

- Final site plan prepared by a Tennessee licensed engineer or surveyor for the development to include the site boundary, topographic information, flood and other natural feature information, location of all buildings or other structures, interior streets, parking areas, open space, utilities, and all other features and facilities to be installed or used in connection with the proposed development. Applicable calculations that indicate compliance with the provisions of the overlay district shall be included on the site plan in tabular format.
- Detailed landscape plan to include the location and species of all plantings and the location and design of all fences.
- Elevations of all building facades to include dimensions, materials, and applicable calculations in tabular format to indicate compliance with the provisions of the overlay district.
- For all stormwater and drainage related requirements (quality and quantity), please refer to the City's Stormwater Management Policies and Procedures Manual, latest edition, which can be found on the Engineering Development Services webpage located on the City's website [www.lebanontn.org](http://www.lebanontn.org)

Upon approval, a site plan and/or development plan is valid for a period of twenty-four (24) months, after which it becomes void unless a building permit has been issued based on the approved site plan and/or building plan.

## C. DESIGN STANDARDS

### 1. Permitted Building Types

#### a. Building Type Table

The permitted building types within zoning districts covered by this overlay shall be according to the table 1.1 below:

| <b>TABLE 1.1</b>               | <b>RD9</b> | <b>RXH &amp; RM6</b> | <b>Mixed-Use &amp; Non-Residential Districts</b> |
|--------------------------------|------------|----------------------|--|
| <b>Accessory Dwelling Unit</b> | <b>X</b>   | <b>X</b>             | <b>X</b>   |
| <b>Cottage Court</b>           | <b>X</b>   | <b>X</b>             | <b>X</b>   |
| <b>Two-unit House</b>          | <b>X</b>   | <b>X</b>             | <b>X<sup>1</sup></b>                             |
| <b>Townhouse</b>               |            | <b>X</b>             | <b>X</b>   |
| <b>Townhouse Court</b>         |            | <b>X</b>             | <b>X</b>   |
| <b>Three to Four-Unit Flat</b> |            | <b>X</b>             | <b>X</b>   |
| <b>Five to Eight-Unit Flat</b> |            | <b>X</b>             | <b>X</b>   |

<sup>1</sup> Two-unit House types in these districts are permitted on non-arterial streets only.

#### b. Mixing Building Types on a Single Lot

Permitted building types may be mixed together on a single lot provided:

- Each building type meets the minimum lot area for each type;
- The maximum number of units shall not exceed the maximum permitted for the minimum lot area; and
- The required setbacks are met for each type (Contextual Street Setbacks shall apply to building types that face a street).

### 2. General Standards Applicable to All Building Types

The following standards apply to all building types and lots:

#### a. Street Frontage

All lots shall have a street frontage of 50 ft. min.

#### b. Sidewalks

Development according to the provisions of this overlay shall provide sidewalks along the lot frontage as required in the Lebanon Zoning Ordinance.

#### c. Measurement of Building Height

Building height shall be measured from finish grade adjacent to the building.

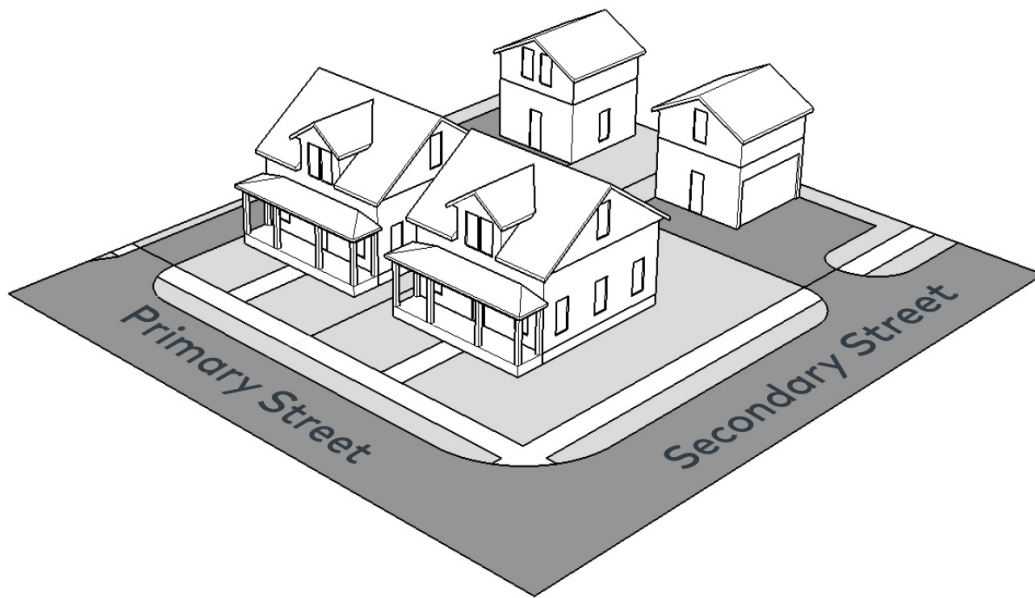
#### d. Setback Encroachments

Encroachments into setbacks shall be according to the requirements of the Lebanon Zoning Ordinance unless explicitly stated in this overlay.

### 3. Specific Building Type Standards

Bulk standards are organized by building type and established in the following pages.

### 3.a. accessory dwelling unit



#### Description

A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, within a permanent structure and attached or detached from the primary structure, on a lot.

#### Permitted Districts

- ALL DISTRICTS



## I. LOT

- Lot Area:** No minimum lot area required for Accessory Dwelling Units.  
**Units Per Lot:** 1 in addition to the primary building  
**Lot Coverage:** The footprint of an Accessory Dwelling Unit (ADU) shall be limited to 700 sf

## II. PLACEMENT

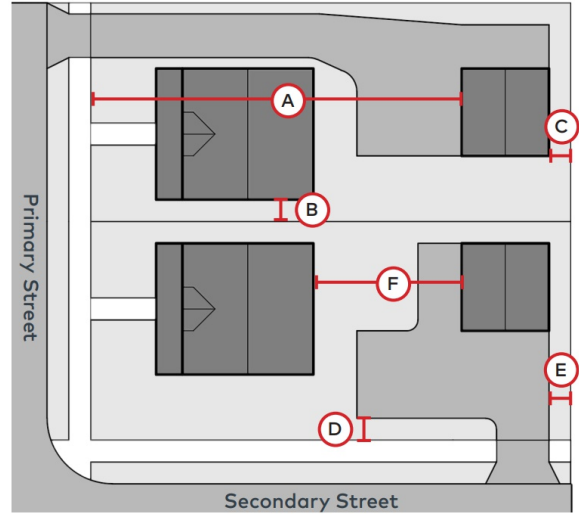
### ADU Setbacks:

- Street:** 10 ft. min. behind the street-facing facade of the principal building on the lot (A)  
**Side:** 5 ft. min. (B)  
**Rear:** 5 ft. min. (C)

### ADU Parking Setbacks:

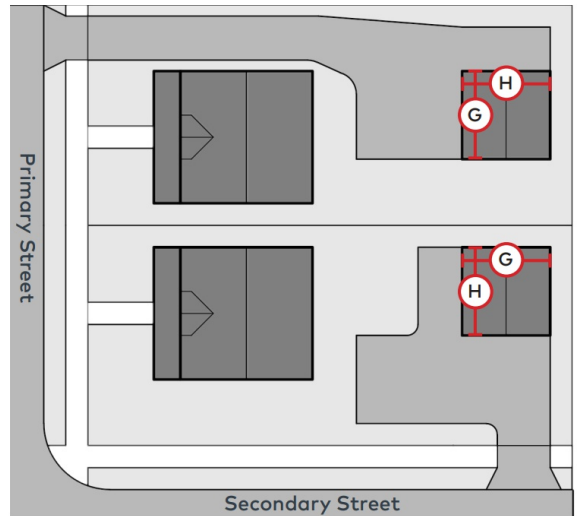
- Street:** Behind the street-facing facade of the principal building on the lot  
**Side:** 2.5 ft. min. (D)  
**Rear:** 2.5 ft. min. (E)

- Separation between ADU and principal dwelling (if detached):** 10 ft. min. (F)



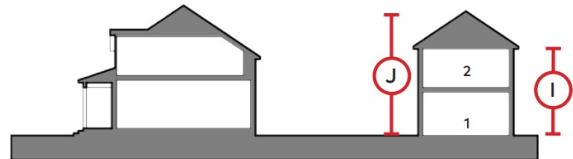
## III. BUILDING SIZE AND MASSING

- Width:** 30 ft. max. (G)  
**Depth:** 30 ft. max. (H)  
**ADU Size:** 700 sf max. (conditioned area)



## IV. BUILDING HEIGHT

- Stories:** 2 stories max.  
**Height:** 24 ft. to eave/parapet / 35 ft. max. overall (I, J)



## V. MISCELLANEOUS

Accessory Dwelling Units shall be architecturally compatible with the principal building by matching architectural style; details; materials; roof shape and slope; and the design of openings, such as windows and doors.

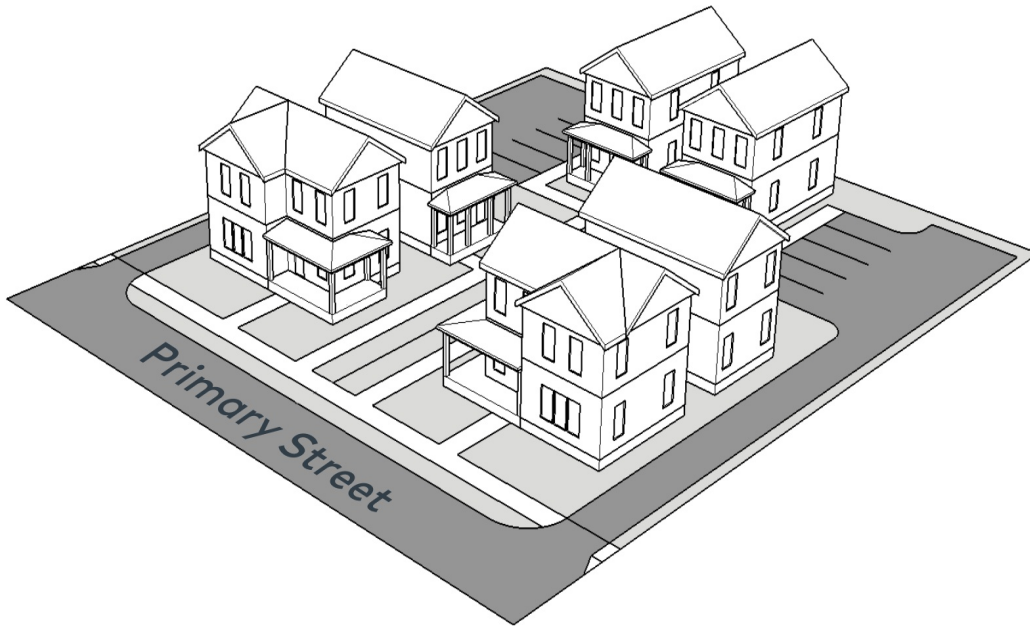
### 3.b. cottage court

#### Description

Detached houses oriented to a landscaped courtyard that provides pedestrian access.

#### Permitted Districts

- RD9
- RXH
- RM6



## I. LOT

|                       |                |
|-----------------------|----------------|
| <b>Lot Area:</b>      | 20,000 sf min. |
| <b>Lot Width:</b>     | 100 ft. min.   |
| <b>Lot Depth:</b>     | 150 ft. min.   |
| <b>Units Per Lot:</b> | 8 max.         |

## II. PLACEMENT

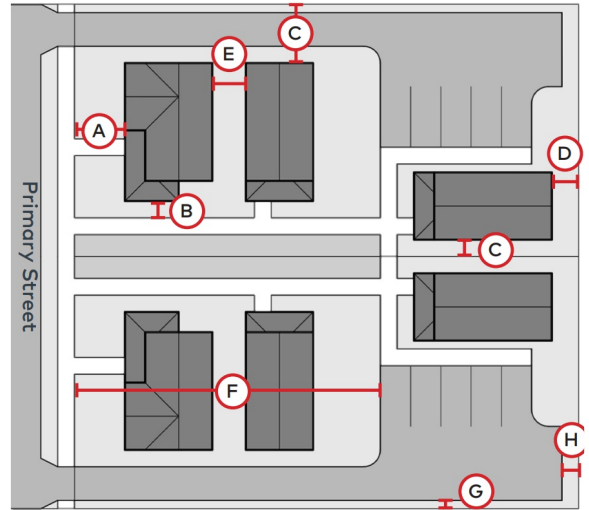
### Principal Setbacks:

|                   |   |
|-------------------|---|
| <b>Street:</b>    | Contextual Setbacks (Section C.4.).<br>Contextual setbacks apply to buildings that front or have their side facade facing a street. (A) |
| <b>Courtyard:</b> | 5 ft. min. (B)  |
| <b>Side:</b>      | 10 ft. min. (C)   |
| <b>Rear:</b>      | 20 ft. min. (D)   |

**Building Separation:** 10 ft. min. (E)

### Parking Setbacks:

|                       |  |
|-----------------------|--|
| <b>Street:</b>        | 10 ft. min. behind the street-facing facade of the principal building(s) (F) |
| <b>Side:</b>          | 2.5 ft. min. (G)   |
| <b>Rear:</b>          | 2.5 ft. min. (H)   |
| <b>Miscellaneous:</b> | See Section C.4. for side/rear setback variation                             |



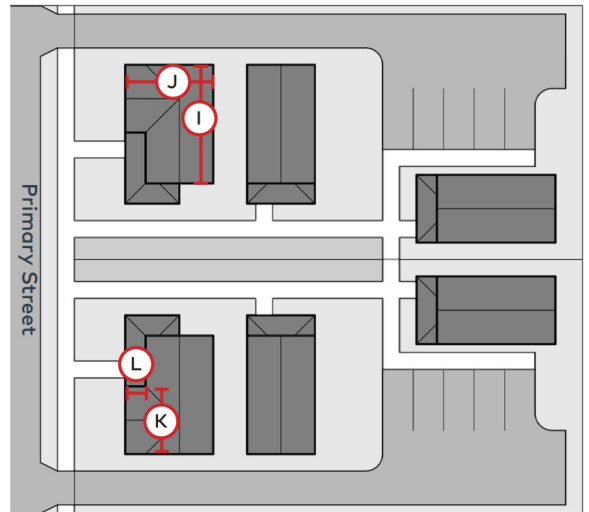
## III. BUILDING SIZE AND MASSING

### Principal Building:

|               |                 |
|---------------|-----------------|
| <b>Width:</b> | 40 ft. max. (I) |
| <b>Depth:</b> | 50 ft. max. (J) |

### Principal Building Wings:

|               |                 |
|---------------|-----------------|
| <b>Width:</b> | 30 ft. max. (K) |
| <b>Depth:</b> | 15 ft. max. (L) |

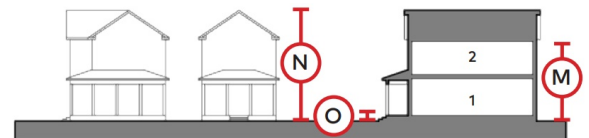


## IV. BUILDING HEIGHT

### Principal Building:

|                 |  |
|-----------------|--|
| <b>Stories:</b> | 2 stories max.                                       |
| <b>Height:</b>  | 24 ft. to eave/parapet / 35 ft. max. overall (M) (N) |

**Raised Foundation:** 1.5 ft. min. (principal building) (O)



## V. MISCELLANEOUS

**Common Outdoor Space:** 200 sf per unit min.

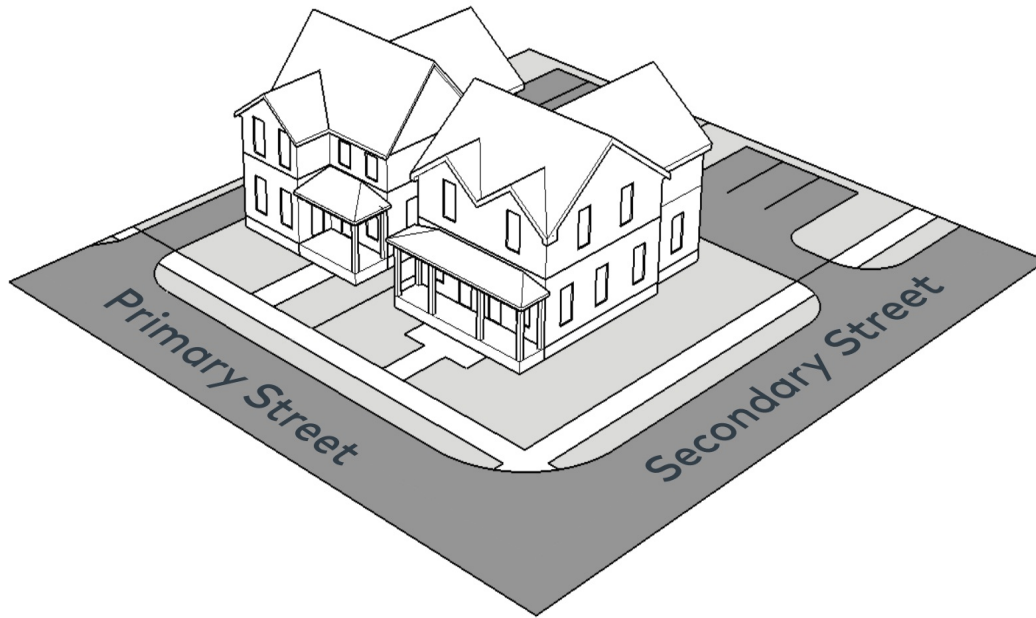
**Courtyard:** Shall have a minimum width of 20 ft., which may include sidewalks

**Building Frontage:** Shall primarily be oriented toward the street with secondary orientation toward the courtyard.

**Corner Lots:** Cottage Courts shall be designed so that no principal buildings have their rear facades facing a street.

**Permitted Attachments:** Porch, Stoop, Bay Window (See Section 5.V. for standards)

### 3.c. two-unit house

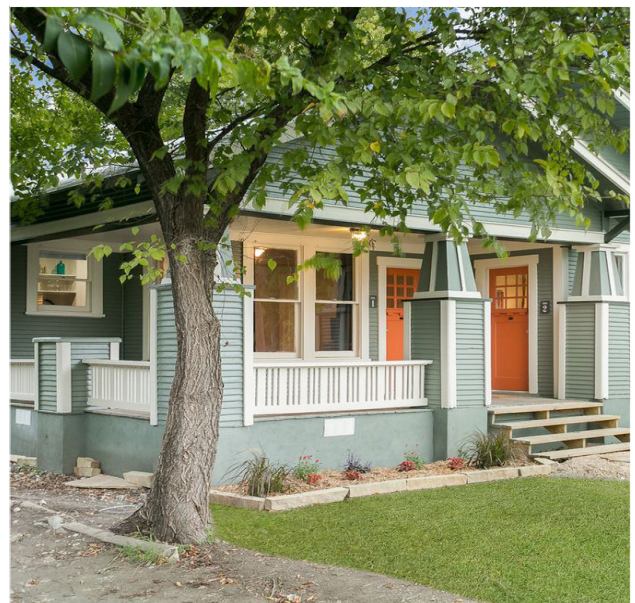


#### Description

A small to medium-sized structure that consists of two dwelling units that appears similar to a single family structure.

#### Permitted Districts

- RD9
- RXH
- RM6
- CXU



## I. LOT

**Lot Area:** 5,000 sf min.  
**Lot Width:** 60 ft. min.  
**Lot Depth:** 100 ft. min.  
**Units Per Building:** 2 max.

## II. PLACEMENT

### Principal Building Setbacks:

**Street:** Contextual Setbacks (Section C.4.). (A)  
**Side:** 10 ft. min. (B)  
**Rear:** 20 ft. min. (C)

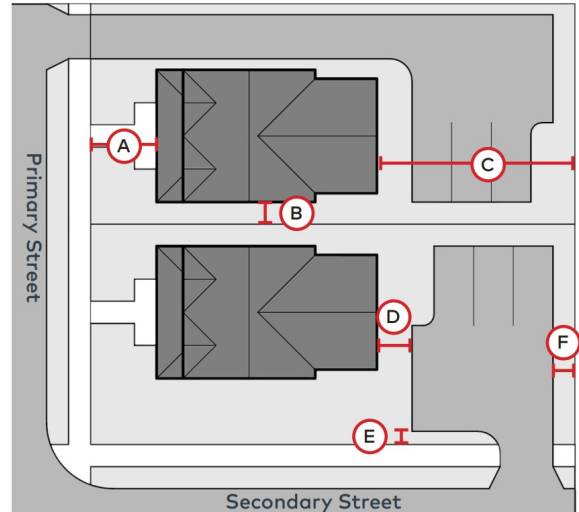
### Accessory Building Setbacks:

**Street:** Behind the street-facing facade of the principal building(s)  
**Side:** 5 ft. min.  
**Rear:** 5 ft. min.

**Building Separation:** 10 ft. min.

### Parking Setbacks:

**Street:** 10 ft. min. behind the street-facing facade of the principal building(s) (D)  
**Side:** 2.5 ft. min. (E)  
**Rear:** 2.5 ft. min. (F)  
**Miscellaneous:** See Section C.4. for side/rear setback variation



## III. BUILDING SIZE AND MASSING

### Principal Building:

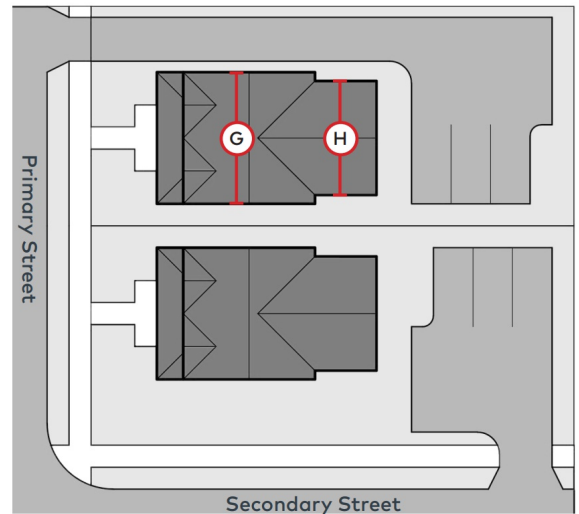
**Width:** 50 ft. max. (G)

### Principal Building Wings:

**Width:** 30 ft. max. (H)

### Accessory Building:

**Width:** 30 ft. max.  
**Depth:** 30 ft. max.



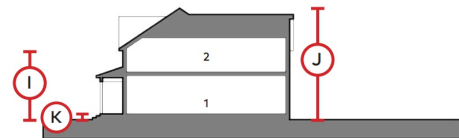
## IV. BUILDING HEIGHT

### Principal Building:

**Stories:** 2.5 stories max.  
**Height:** 24 ft. to eave/parapet / 35 ft. max. overall (I, J)

**Accessory Building:** 1.5 stories max. / 25 ft. max.

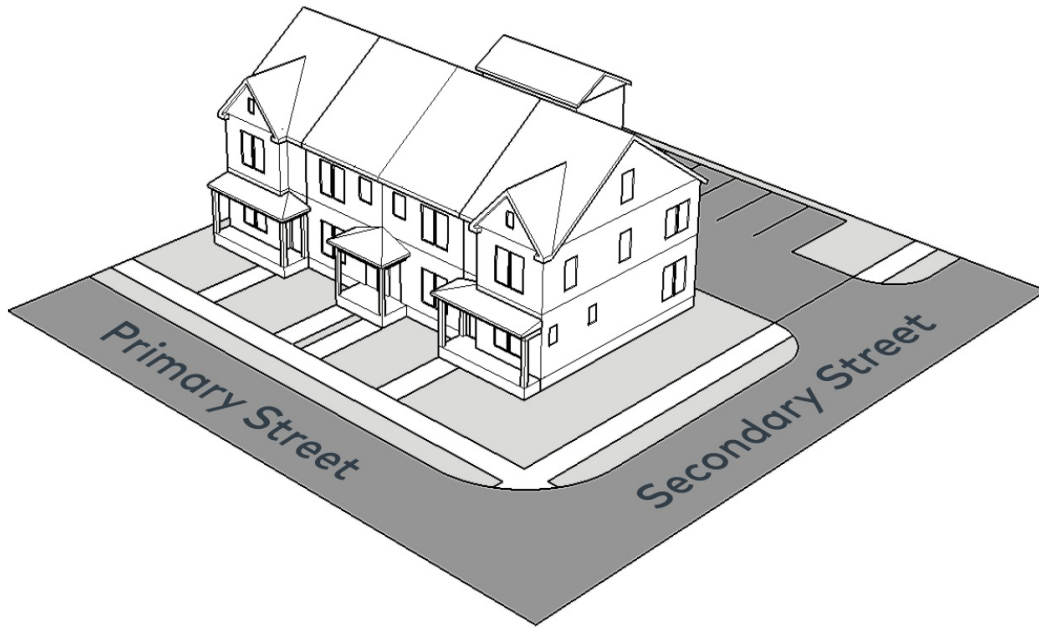
**Raised Foundation:** 1.5 ft. min. (principal building) (K)



## V. MISCELLANEOUS

**Private Outdoor Space:** 200 sf per unit min.  
**Permitted Attachments:** Porch, Stoop (See Section 5.V. for standards)

### 3.d. townhouse



#### Description

A small to medium-sized structure, consisting of three to four attached single-family homes placed side by side.

#### Permitted Districts

- RXH
- RM6
- Mixed-use Districts
- Non-residential Districts



## I. LOT

**Lot Area:** 7,000 sf min.  
**Lot Width:** 70 ft. min.  
**Lot Depth:** 100 ft. min.  
**Units Per Building:** 4 max.

## II. PLACEMENT

### Principal Building Setbacks:

**Street:** Contextual Setbacks (Section C.4.). (A)  
**Side:** 0 ft. between units/10 ft. min. for end units (B)  
**Rear:** 20 ft. min. (C)

### Accessory Building Setbacks:

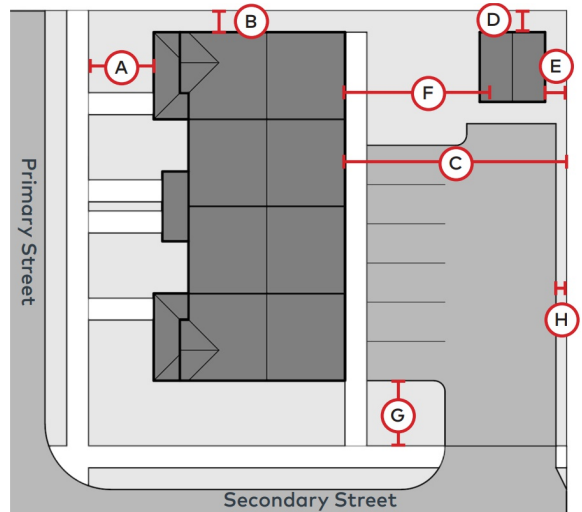
**Street:** Behind the street-facing facade of the principal building(s)  
**Side:** 5 ft. min. (D)  
**Rear:** 5 ft. min. (E)

**Building Separation:** 10 ft. min. (F)

### Parking Setbacks:

**Street:** 10 ft. min. behind the street-facing facade of the principal building(s)  
**Side:** 2.5 ft. min. (G)  
**Rear:** 2.5 ft. min. (H)

**Miscellaneous:** See Section C.4. for side/rear setback variation



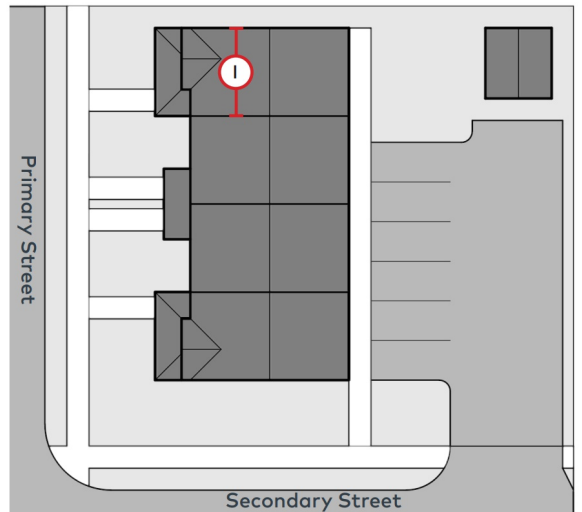
## III. BUILDING SIZE AND MASSING

### Principal Building:

**Width:** 18 ft. min./35 ft. max. for individual units (I)

### Accessory Building:

**Width:** 30 ft. max.  
**Depth:** 30 ft. max.



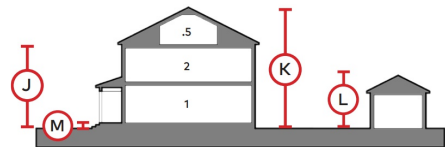
## IV. BUILDING HEIGHT

### Principal Building:

**Stories:** 2.5 stories max.  
**Height:** 24 ft. to eave/parapet / 35 ft. max. overall (J, K)

**Accessory Building:** 1.5 stories max. / 25 ft. max. (L)

**Raised Foundation:** 1.5 ft. min. (principal building) (M)



## V. MISCELLANEOUS

**Private Outdoor Space:** 100 sf per unit min.

**Permitted Attachments:** Porch, Stoop, Bay Window (See Section 5.V. for standards)

### 3.e. townhouse court



#### Description

Single-family homes attached on one or both sides and oriented to a landscaped courtyard that provides pedestrian access.

#### Permitted Districts

- RXH
- RM6
- Mixed-use Districts
- Non-residential Districts



## I. LOT

|                       |                |
|-----------------------|----------------|
| <b>Lot Area:</b>      | 20,000 sf min. |
| <b>Lot Width:</b>     | 100 ft. min.   |
| <b>Lot Depth:</b>     | 150 ft. min.   |
| <b>Units Per Lot:</b> | 12 max.        |

## II. PLACEMENT

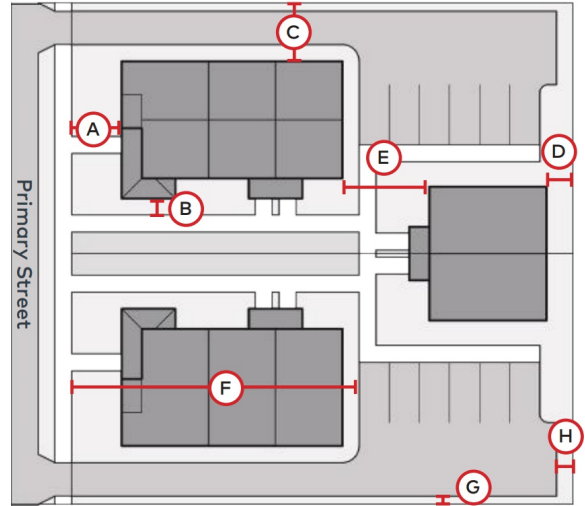
### Principal Setbacks:

|                   |   |
|-------------------|---|
| <b>Street:</b>    | Contextual Setbacks (Section C.4.).<br>Contextual setbacks apply to buildings that front or have their side facade facing a street. (A) |
| <b>Courtyard:</b> | 5 ft. min. (B)  |
| <b>Side:</b>      | 10 ft. min. (C)   |
| <b>Rear:</b>      | 20 ft. min. (D)   |

**Building Separation:** 10 ft. min. (E)

### Parking Setbacks:

|                       |  |
|-----------------------|--|
| <b>Street:</b>        | 10 ft. min. behind the street-facing facade of the principal building(s) (F) |
| <b>Side:</b>          | 2.5 ft. min. (G)   |
| <b>Rear:</b>          | 2.5 ft. min. (H)   |
| <b>Miscellaneous:</b> | See Section C.4. for side/rear setback variation                             |



## III. BUILDING SIZE AND MASSING

### Principal Building:

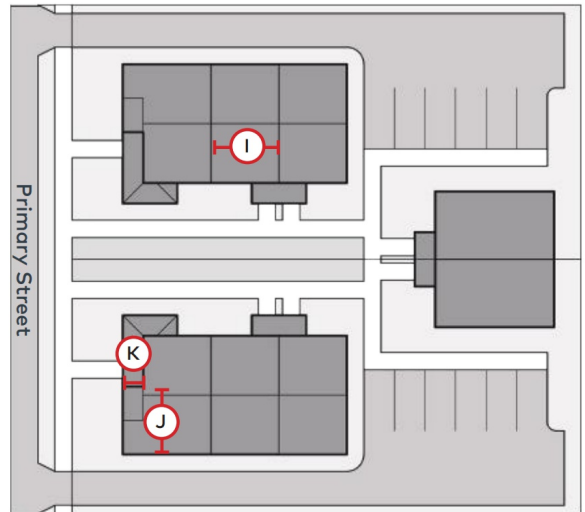
|               |   |
|---------------|---|
| <b>Width:</b> | 18 ft. min./35 ft. max. for individual units<br>Street-facing facades may be 40 ft. (I) |
|---------------|---|

### Principal Building Wings:

|               |                 |
|---------------|-----------------|
| <b>Width:</b> | 30 ft. max. (J) |
| <b>Depth:</b> | 15 ft. max. (K) |

### Accessory Building:

|               |             |
|---------------|-------------|
| <b>Width:</b> | 30 ft. max. |
| <b>Depth:</b> | 30 ft. max. |

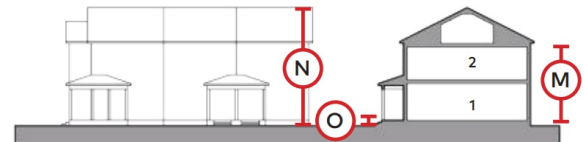


## IV. BUILDING HEIGHT

### Principal Building:

|                 |  |
|-----------------|--|
| <b>Stories:</b> | 2 stories max.                                       |
| <b>Height:</b>  | 24 ft. to eave/parapet / 35 ft. max. overall (M) (N) |

**Raised Foundation:** 1.5 ft. min. (principal building) (O)



## V. MISCELLANEOUS

**Common Outdoor Space:** 100 sf per unit min.

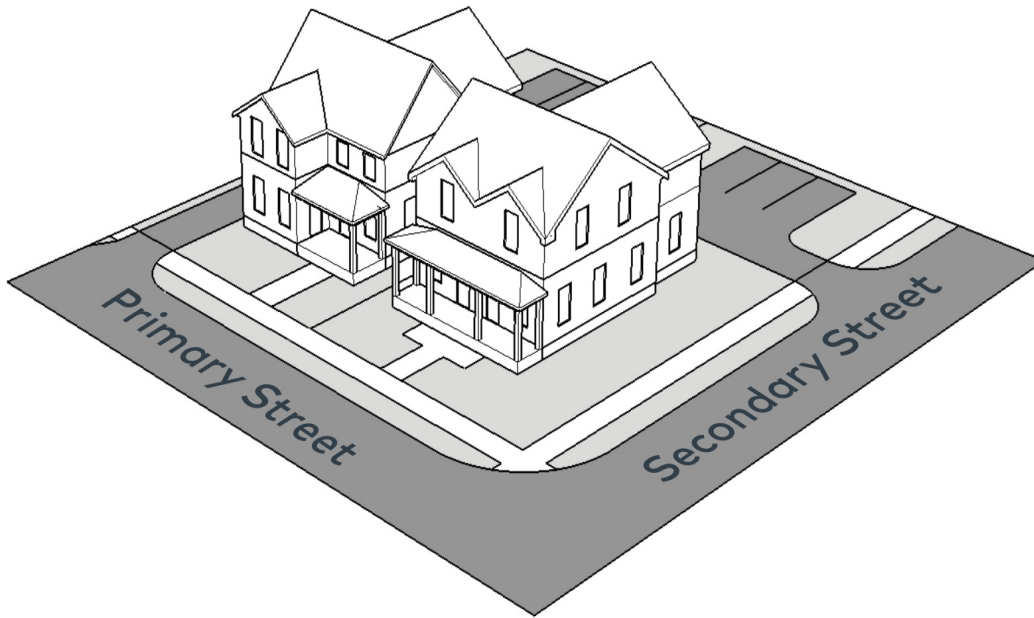
**Courtyard:** Shall have a minimum width of 20 ft., which may include sidewalks

**Building Frontage:** Shall primarily be oriented toward the street with secondary orientation toward the courtyard.

**Corner Lots:** Townhouse Courts shall be designed so that no principal buildings have their rear facades facing a street.

**Permitted Attachments:** Porch, Stoop, Bay Window (See Section 5.V. for standards)

### 3.f. three to four unit flat



#### Description

A medium-sized structure that consists of three to four units usually stacked vertically with individual entries or a shared entry.

#### Permitted Districts

- RXH
- RM6
- Mixed-use Districts
- Non-residential Districts



## I. LOT

**Lot Area:** 8,750 sf min.  
**Lot Width:** 70 ft. min.  
**Lot Depth:** 125 ft. min.  
**Units Per Building:** 4 max.

## II. PLACEMENT

### Principal Building Setbacks:

**Street:** Contextual Setbacks (Section C.4.). (A)  
**Side:** 10 ft. min. (B)  
**Rear:** 20 ft. min. (C)

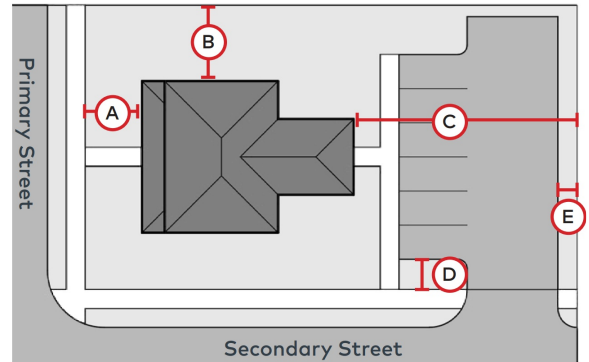
### Accessory Building Setbacks:

**Street:** Behind the street-facing facade of the principal building(s)  
**Side:** 5 ft. min.  
**Rear:** 5 ft. min.

**Building Separation:** 10 ft. min.

### Parking Setbacks:

**Street:** Behind the principal building(s)  
**Side:** 2.5 ft. min. (D)  
**Rear:** 2.5 ft. min. (E)  
**Miscellaneous:** See Section C.4. for side/rear setback variation



## III. BUILDING SIZE AND MASSING

### Principal Building:

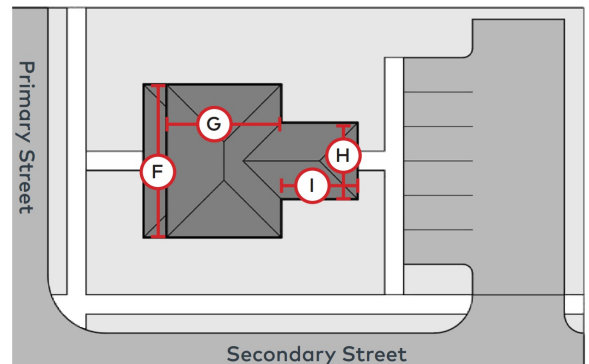
**Width:** 45 ft. max. (F)  
**Depth:** 50 ft. max. (G)

### Principal Building Wings:

**Width:** 30 ft. max. (H)  
**Depth:** 20 ft. max. (I)

### Accessory Building:

**Width:** 30 ft. max.  
**Depth:** 30 ft. max.



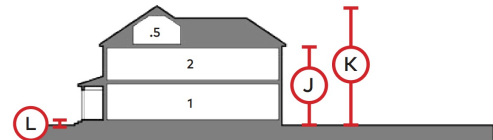
## IV. BUILDING HEIGHT

### Principal Building:

**Stories:** 2.5 stories max.  
**Height:** 24 ft. to eave/parapet / 35 ft. max. overall (J) (K)

**Accessory Building:** 1.5 stories max. / 25 ft. max.

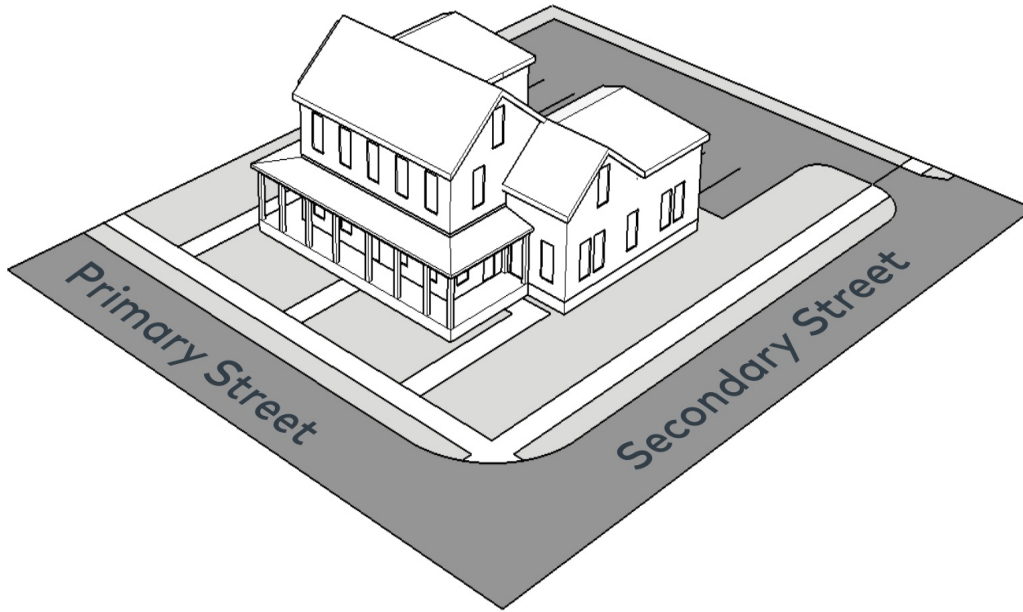
**Raised Foundation:** 1.5 ft. min. (principal building) (L)



## V. MISCELLANEOUS

**Private Outdoor Space:** 100 sf per unit min.  
**Permitted Attachments:** Porch, Stoop (See Section 5.V. for standards)

### 3.g. five to eight unit flat



#### Description

A medium-sized structure that consists of five to eight units usually stacked vertically with a shared entry.

#### Permitted Districts

- RXH
- RM6
- Mixed-use Districts
- Non-residential Districts



## I. LOT

**Lot Area:** 12,500 sf min.  
**Lot Width:** 100 ft. min.  
**Lot Depth:** 125 ft. min.  
**Units Per Building:** 8 max.

## II. PLACEMENT

### Principal Building Setbacks:

**Street:** Contextual Setbacks (Section C.4.) (A)  
**Side:** 10 ft. min. (B)  
**Rear:** 20 ft. min. (C)

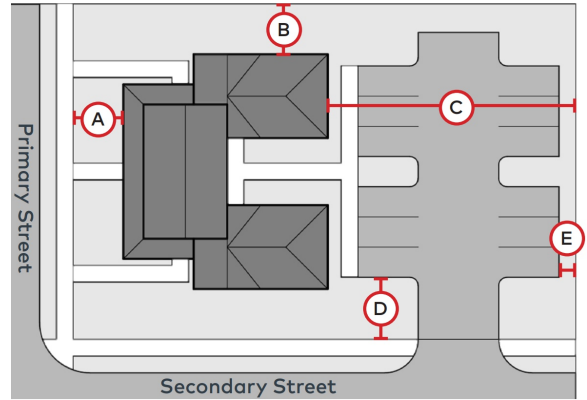
### Accessory Building Setbacks:

**Street:** 10 ft. min. behind the street-facing facade of the principal building(s)  
**Side:** 5 ft. min.  
**Rear:** 5 ft. min.

**Building Separation:** 10 ft. min.

### Parking Setbacks:

**Street:** Behind the principal building(s)  
**Side:** 2.5 ft. min. (D)  
**Rear:** 2.5 ft. min. (E)  
**Miscellaneous:** See Section C.4. for side/rear setback variation



## III. BUILDING SIZE AND MASSING

### Principal Building:

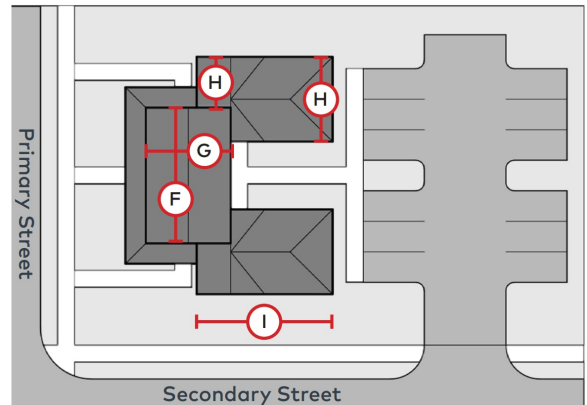
**Width:** 45 ft. max. (F)  
**Depth:** 50 ft. max. (G)

### Principal Building Wings:

**Width:** 30 ft. max. (H)  
**Depth:** 40 ft. max. (I)

### Accessory Building:

**Width:** 30 ft. max.  
**Depth:** 30 ft. max.



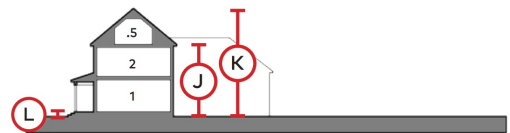
## IV. BUILDING HEIGHT

### Principal Building:

**Stories:** 2.5 stories max.  
**Height:** 24 ft. to eave/parapet / 35 ft. max. overall (J, K)

**Accessory Building:** 1.5 stories max. / 25 ft. max.

**Raised Foundation:** 1.5 ft. min. (principal building) (L)



## V. MISCELLANEOUS

**Private Outdoor Space:** 100 sf per unit min.  
**Permitted Attachments:** Porch, Stoop (See Section 5.V. for standards)

#### 4. Contextual Setbacks

##### a. Street Setbacks

For buildings constructed on a block face that does not include residential buildings within 150 feet of the subject lot, the front setbacks for the underlying district shall apply. A building constructed on a block face that includes two or more existing residential buildings shall comply with the following standards:

- The façade that faces a Primary Street shall be located within the range of street setbacks of residential buildings existing on the nearest two lots adjacent to both sides of subject lot and addressing the Primary Street.
- If one or more of the nearest two lots on both sides of the subject lot are vacant, the next occupied lot within 150 feet of the subject lot shall be used.
- The facade that faces a Secondary Street shall be located within the range of street setbacks of residential buildings existing on the other corner lots of the intersection. In no case, shall the Secondary Street setback be less than 5 feet.
- If the range of contextual setbacks is greater than 20 feet, the setback of the facade should follow the predominant pattern of building placement on the block face. In no case shall the setback be greater than 30 feet.

##### b. Alternative Setbacks

The Applicant may request relief from the side and rear setbacks established in this overlay based on context. If at least two lots on each side of the subject lot have side or rear principal building setbacks that are less than the requirements of this overlay, the Applicant may request to match the contextual setbacks. A request to reduce side and rear setbacks shall be approved by the Planning Commission according to procedures established in the Lebanon Zoning Ordinance.

#### 5. Site Standards

##### a. Landscaping and Screening

###### i. Parking Lot Screening:

Parking areas with more than three (3) spaces that front a street shall be screened a minimum of three (3) feet and a maximum of six (6) feet in height as measured from the adjacent finished surface of the parking area. Parking lot screening, at a minimum, must consist of:

- a compact hedge of evergreen shrubs spaced to ensure closure into a solid hedge at maturity; or
- an architecturally compatible opaque wall or fence.

###### ii. Refuse Storage:

All dumpster, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening. Enclosure shall meet one of the following:

- A wall (minimum six feet in height) on three sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match materials used on the principal building located on the same lot; or
- Medium-sized evergreen shrubs shall be arranged, planted a maximum of 6 feet on-center, around the perimeter of the pad area except the side where the gate is located.

###### iii. Ground-mounted Equipment:

All proposed ground-mounted equipment (i.e., transformers, air conditioner units, etc.) within view from a public right of way shall be screened by evergreen shrubs. Medium-sized evergreen shrubs shall be arranged, planted a maximum of 6 feet on-center, around the boundary of the equipment.

**iv. Planting Strips and Sidewalks:**

Development shall match the planting strip and sidewalks of adjacent lots to create a continuous pedestrian network, if it exists. If none exists, new development shall provide a continuous planting strip from the back of the curb that is five (5) feet minimum in width composed of turf grass, low shrubs, perennials, or groundcover plantings and a five (5) feet minimum sidewalk between the planting strip and front property line.

**v. Street Trees:**

Street trees shall be planted along street frontages, except where specifically exempt under the Lebanon Zoning Code or where the Planning Commission approves an adjustment to this requirement. Planting of street trees shall generally follow construction of curbs and sidewalks; however, the City may defer tree planting until final inspection of completed dwellings to avoid damage to trees during construction.

**a. Location:**

Street trees shall not be planted or installed within any underground or overhead utility, drainage, or gas easement without the written consent of the utility provider, easement holder, or approval from the City. Refer to [MTEMC.com/](http://MTEMC.com/) Tree Replacement for a list of trees recommended within Middle Tennessee Electric utility easements. Trees within Middle Tennessee Electric easements must be planted after power lines have been installed.

**b. Characteristics:**

The following should guide tree selection:

- Provide a broad canopy tree variety unless limited by overhead clearance;
- Use lower-growing or open-branched trees for spaces under utility wires;
- Select trees that can be “limbed-up” where vision clearance is a concern;

- Avoid using trees that are susceptible to insect damage, and avoid using trees that produce excessive seeds or fruit;
- Select trees that are well adapted to Middle Tennessee, considering soil, wind, sun exposure, and exhaust. Drought-resistant trees that are adaptable to urban conditions should be utilized; and
- Use deciduous trees for summer shade and winter sun.
- Refer to Appendix E in the Zoning Ordinance for additional guidance on prohibited and recommended tree species.

**c. Number and Spacing:**

Street trees shall be planted at regular intervals within the planting strip area. Fractions of trees shall be rounded up to the nearest whole number, and provided at the following quantity and spacing:

- A maximum spacing of forty (40) feet on center shall be maintained between canopy trees;
- A maximum spacing of thirty (30) feet on center shall be maintained between lower-growing trees beneath utility lines; and
- Trees shall be centered within the planting strip.

**d. Quality and Size:**

All street trees planted beneath utility lines or in locations determined to be inappropriate for mature shade trees shall be ornamental trees

**e. Soil Preparation, Planting and Care:**

The developer or applicant shall be responsible for landscaping within the planting strip, including, but not limited to, soil preparation, ground cover material, staking, and irrigation. The developer shall also be responsible for

caring for the landscaping (pruning, watering, fertilization, and replacement as necessary) during the first year after planting, unless an extended maintenance time is required.

**f. Assurances:**

The City shall require the owner/developer to provide a letter of credit in an amount equal to 120 percent of the actual cost to purchase, plant and maintain for a minimum of one full growing season, to ensure the planting of the landscaping and care during the first year after planting.

**g. Front Yard Landscaping:**

At a minimum, Front yard landscaping shall be provided as follows:

- Two (2) Medium Evergreen Shrubs;
- Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species. The shrub requirement may also be met with a combination of shrubs and ornamental grasses; and
- One Shade Tree or two (2) Ornamental Trees.

**b. Parking and Access**

**i. Parking Required**

Units up to 2 bedrooms:

- 1.0 parking spaces per unit

Units with 3+ bedrooms:

- 1.5 parking spaces per unit

**ii. Access**

Access to parking shall be from the rear or secondary street when possible.

**6. Architectural Standards**

**i. Compatible Architecture**

In general, development under this overlay should be designed to be compatible with the surrounding context, including the rhythm, spacing, and mass of buildings; architectural style and detailing; and materials.

**ii. Orientation**

Principal buildings fronting a street shall be oriented so that at least one (1) principal pedestrian entrance faces the fronting street. For corner lots, the primary street shall be considered the fronting street. For corner lots where both streets have the same designation, the entrance shall face the street the lot addresses.

**iii. Facades**

**a. Primary Wall Materials**

- A minimum of 75% of the building façade that fronts a street or courtyard shall be brick masonry, stone masonry, cast stone, stucco (authentic), wood siding/shingles/trim, or fiber cement siding/shingles/trim.
- A maximum of 25% of the building façade that fronts a street or courtyard shall be any of the materials listed above, finished concrete, or composite siding.
- A minimum of 50% of side building facades shall include materials listed above.
- A maximum of 50% of side building facades may include concrete block, manufactured stone veneer siding, or architectural metal panels.

**b. Foundation Wall Materials**

Foundation walls shall be brick masonry, finished concrete, decorative concrete block masonry, or parged standard concrete block masonry.

**c. Alternative Materials:**

The Planning Commission may approve an alternative material if it determines that it is similar to other permitted materials with regard to durability, quality, and appearance.

**d. Multiple Materials:**

Building facades shall be built of no more than two primary facade materials, excluding exposed foundations. Facades shall only change material along a horizontal line; at inside corners; or outside corners where the materials wrap the corner a minimum of two (2) feet.

**iv. Openings**

**a. Rhythm and Spacing:**

Openings, including dormers, shall be centered vertically with other openings or shall be centered with the wall between openings.

**b. Pedestrian Entrances:**

Required pedestrian entrances shall be defined by a roof covering or by being recessed.

**c. Windows:**

Individual windows, other than decorative windows and transoms, shall be vertically-oriented. Windows that face a street or courtyard shall not project beyond the building facade.

**d. Shutters:**

If installed, shutters shall be sized to match their openings and include hardware so as to appear operable.

**e. Muntins:**

If installed, window muntins shall be on both sides of the glass

**f. Trim/Brickmould:**

Openings in walls with siding shall be trimmed with flat casing. Openings in masonry walls or walls with masonry veneer shall include brickmould that is set back from the wall surface.

**v. Roofs**

**a. Shape and Slope:**

Sloped roofs that face a street or courtyard shall be symmetrical. Roof slope should be compatible with the surrounding context.

**b. Equipment:**

Roof-mounted equipment shall be located or screened in a manner to not be visible from a street.

**vi. Attachments**

Attachments to building façades that face a street shall meet the following standards:

- Porches shall have a minimum clear depth of six (6) feet excluding steps and width of eight (8) feet. Porches shall not encroach into a public right-of-way.
- Stoops shall have a minimum clear depth of three (3) feet excluding steps and a width of five (5) feet. Stoops shall not encroach into a public right-of-way.
- Bay windows shall have visible support, either by extending the bay to grade with a foundation or transferring the projection back to the wall with beams, brackets, or masonry corbeling.

## D. DEFINITIONS

**Accessory Building:** A subordinate building or structure, the use of which is clearly incidental and related to a principal building or use of the land, and which is located on the same lot as that of the principal building or use.

**Accessory Dwelling Unit:** A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot.

**Balcony:** A covered or uncovered, occupiable platform attached to a building facade.

**Bay Window:** A space with windows that projects outward from a building facade and forms a recess within.

**Common Outdoor Space:** Open space shared by multiple adjacent lots.

**Cottage Court:** Detached houses oriented to a landscaped courtyard that provides pedestrian access.

**Entrance:** An opening intended for the entry or exit of pedestrians in a building.

**Facade:** The face of a building.

**Flat, Five to Eight-Unit:** A medium-sized structure that consists of five to eight units usually stacked vertically with a shared entry.

**Flat, Three to Four-Unit:** A medium-sized structure that consists of three to four units usually stacked vertically with individual entries or a shared entry.

**Lot Area:** The total area of lot or parcel of land.

**Opening:** A window or door within a building facade.

**Outdoor Space, Common:** Open space provided for the enjoyment of all owners or tenants of a building or buildings on a lot.

**Outdoor Space, Private:** Open space, including balconies, porches, or patios, adjacent to a dwelling unit that is provided for the exclusive use of the owner or tenant associated with that dwelling unit.

**Porch:** A covered, occupiable platform attached to a building facade near grade level.

**Principal Building:** A Building in which the primary use on the property is conducted.

**Raised Foundation:** The distance the finished floor of the ground story is elevated above the average elevation of grade along the primary street building line.

**Roof:** The structure forming the upper covering of a building including parapet walls.

**Stoop:** A covered platform attached to a building facade near a building entrance.

**Story:** A portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it. The following shall not be deemed a story:

(a) A basement or cellar if the finished floor level directly above is not more than six (6) feet above the average adjoining elevation of finished grade; or

(b) An attic or similar space under a gable, hip, or gambrel roof, where the wall plates of any exterior walls, excluding dormers, are not more than two (2) feet above the floor of such space.

**Street, Primary:** The fronting street of a lot; or when a lot fronts more than one street, the street with the wider right-of-way or that which carries the greater volume of traffic.

**Street, Secondary:** Where a lot fronts more than one street, the street that has the narrower right-of-way or carries the lesser volume of traffic.

**Townhouse:** A small to medium-sized structure, consisting of three to four attached single-family homes placed side by side.

**Two-unit House:** A small to medium-sized structure that consists of two dwelling units, one next to the other, both of which face and are entered from the street.