

## **CHAPTER 2 USE CLASSIFICATION**

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### **14.201. General Classification Purpose and Applicability**

The provisions of this chapter shall be known as the use classifications. The purpose is to classify land uses into a number of specifically defined types on the basis of common functional characteristics and similar compatibility with other uses, thereby with criteria that are directly relevant to the public interest. These provisions shall apply throughout the zoning regulations. Where there is a question concerning the appropriate classification for any use not listed herein, the Planning Department shall make the determination based upon the characteristics of the unlisted use. The Planning Department's determination may be appealed before the Board of Zoning Appeals. Use classifications are only defined in this chapter and are not repeated in Chapter 9 Definitions.

### **14.202. Listing of Activity Classifications**

#### **Residential Activities**

##### **A. Permanent**

1. Dwelling, single-family
2. Dwelling, two-family
3. Dwelling, mobile home
4. Dwelling, townhome
5. Dwelling, multifamily

##### **B. Semi-Permanent**

1. Apartment hotel
2. College or university dormitories and fraternity/sorority houses

#### **Community Facility Activities**

1. Community assembly
2. Community education
3. Cultural and recreation services

4. Essential services
5. Extensive impact facilities
6. Health care facilities
7. Intermediate impact facilities
8. Personal and group care facilities
9. Public services

### **Commercial Activities**

1. Adult entertainment
2. Animal care/shelter and veterinarian services
3. Automotive parking
4. Automotive repair and cleaning
5. Automotive servicing
6. Bed and breakfast homestay/Airbnb
7. Building materials and farm equipment
8. Construction sales and services
9. Consumer repair services
10. Convenience commercial
11. Financial, consulting, and administrative
12. Food and beverage service
13. Food service drive-in and drive thru
14. General business and communication services
15. General personal service
16. General retail trade
17. Hotel and motel
18. Major Entertainment Services
19. Medical Services
20. Minor entertainment services
21. Transport and warehousing
22. Undertaking services
23. Vehicular, craft, and related equipment sales, retail and delivery
24. Wholesale sales

### **Industrial Activities**

1. Light

2. Heavy

## **Agricultural, Resource Production, and Extractive Activities**

1. Agricultural services
2. Crop and animal raising
3. Mining and quarrying
4. Plant and forest nurseries

### **14.203. Accessory Uses**

In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity. Such accessory activities shall be controlled in the same manner as principal activities except as otherwise expressly provided in this Title.

Such accessory activities may include, but are not limited to, the activities indicated below:

#### **A. Accessory Dwelling Units**

A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached to or detached from a primary residential unit.

#### **B. Off-Street Parking and Loading Serving a Principal Activity**

Located on the same zone lot or on a different zone lot.

#### **C. Home Occupations Accessory to a Residential Activity**

Carried on within a dwelling unit by one or more occupants of the dwelling unit, as follows:

All home occupations shall meet the following requirements:

1. No more than one (1) person other than members of the family residing on the premises shall be engaged in the occupation;
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by the occupants, and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation other than one sign, as regulated in the Lebanon Sign Ordinance;
4. No home occupation shall be conducted in any accessory building;
5. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of the home occupation shall be met off the street and other than in a required front yard;
6. No equipment or process shall be used in the home occupation that creates

noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot;

7. The home occupation shall not involve the storage of commercial vehicles or the use of the vehicles for delivery of goods or materials to and from the premises greater than ten thousand (10,000) pounds gross vehicle weight;
8. No home occupation shall require internal or external alterations, construction features, or the use of any equipment that would change the fire rating of the structure;
9. No outdoor display of goods or outside storage of equipment, parts, or materials of any kind used in the home occupation shall be permitted; and
10. The following are specifically prohibited as home occupations:
  - a. The repair of motor vehicles.
  - b. A barber or beauty shop or any similar activity where clientele or patrons are served on the premises, excluding single chair facilities. No more than one chair shall be allowed on the property for any home occupation activity/activities.

#### **D. Child Care for Four (4) or Fewer Pre-Teenage Children**

The dwelling unit in which this activity occurs shall meet all applicable state and local regulations.

#### **E. Child Care for Pre-Teenage Children**

Operated by a health care, commercial or industrial activity where the care is provided solely for the children of their employees. The facility shall be located on the same zone lot as the principal activity and meet all applicable state and local regulations for a day care center for children.

#### **F. Residential Occupancy on Non-Residential Properties**

In connection with a principal nonresidential activity on the same zone lot, provided that residential unit is occupied by the owner, operator or employee of, or otherwise participant in, the primary nonresidential activity.

#### **G. Operation of a Cafeteria**

For employees, residents, patrons or other participating in the principal activity by an organization engaged in a community facility activity on the same zone lot. Where the principal activity is permitted by conditional use only, an accessory cafeteria must be approved as a part of the action granting said permit.

#### **H. Sale of Goods**

On the same zone lot as a principal community facility activity, only if such goods are available to persons participating in the principal activity.

#### **I. Production of Goods**

For sale by a firm engaged in a principal commercial activity on the same zone lot.

## **J. Storage of Goods**

Sold by a principal commercial activity engaged in by the same firm on the same zone lot.

## **K. Operation of an Administrative Office**

Of a firm engaged in a principal manufacturing or commercial activity on the same zone lot.

## **L. Temporary Construction, Grading, and Demolition Activities**

Which are necessary and incidental to the development of facilities on the same zone lot, or on another of several zone lots being developed at the same time.

## **M. Temporary Conduct of a Real Estate Sales Office**

Which is necessary and incidental to, and located on the site of, a subdivision being developed into ten (10) or more zone lots.

## **N. Storage of Flammable and Combustible Liquids and Gases**

Subject to approval by the Lebanon Fire Chief or a designee.

### **14.204. Residential Activities**

#### **A. Permanent Residential**

The occupancy of living accommodations on a monthly or longer basis. This shall not include institutional living arrangements involving the provision of any kind of special care or forced residence such as nursing homes, orphanages, mental institutions, half-way houses or prisons, except as provided by general law of the state. The dwelling types as defined by this ordinance, however, only those dwelling types as indicated by individual district regulations may be permitted therein. Group homes that qualify for statutory zoning protection are considered a permanent residential use.

1. Dwelling, single-family: includes buildings containing only one dwelling unit on an individual lot. The term is not to include mobile homes, travel trailers, housing mounted on self-propelled or drawn vehicles, tents, or other forms of portable or temporary housing.
2. Dwelling, two-family: includes attached residential buildings containing two dwelling units, the building is designed for occupancy by not more than two families, also known as a duplex. Units in a duplex can be stacked or arranged side-by-side.
3. Dwelling, mobile home: includes one section manufactured homes on a single chassis designed to be occupied as a single living unit.
4. Dwelling, townhome: includes three or more attached single-family dwelling units with each dwelling unit being separated from the others by a party wall.
5. Dwelling, multifamily: includes buildings containing five or more dwelling units. The term includes apartments, condominiums, and the like.

## **B. Semi-Permanent Residential**

The occupancy of living accommodations partly on a monthly or longer basis and partly for a shorter time period. This shall not include institutional living arrangements involving the provision of a special kind of care or forced residence, such as nursing homes, orphanages, mental institutions, half-way houses, and prisons, except as provided by general law of the state. The dwelling or rooming unit types as defined by this ordinance are considered as semi-permanent residential activities, however, only those dwelling or rooming unit types as indicated by individual district regulations may be permitted therein.

1. Dwelling, Apartment hotel: includes buildings or part thereof used for and containing both individual hotel sleeping rooms and dwelling units (often furnished) generally designed for temporary occupancy (often for a week or longer). Guest rooms may have separate sleeping and living areas and may include limited kitchen facilities. May also be referred to as Extended Stay Hotel or Motel.
2. Dwelling, dormitories and fraternity/sorority houses: includes dwellings owned or controlled by an educational institution, affiliated organizations or commercial landlords and occupied primarily as a place of temporary residence for persons whose permanent residence is elsewhere and who are employed or enrolled at the educational institution.

## **14.205. Community Facility Activities**

### **A. Public Services**

Include the activities typically performed by public administrative offices. Reference activities:

1. City, county, state, and federal offices
2. Civil defense facilities
3. Court buildings
4. Fire department facilities
5. Police department facilities
6. Post offices

### **B. Community Assembly**

Includes the activities typically performed by or at institutions and installations for various social, religious, athletic, and recreational purposes, but excluding any facility of which the primary function is to produce goods or printed matter for sale or general distribution, engage in retail trade, or offer overnight accommodations on a commercial basis.

1. Chapels
2. Churches
3. Civic, social, fraternal, and philanthropic
4. Clubs private (nonprofit)

5. Convents or monasteries
6. Festivals (nonprofit, temporary)
7. Lodges
8. Meeting halls
9. Mosques
10. Places of worship (any and all faiths)
11. Recreational centers

### **C. Community Education**

Includes the activities of an educational nature typically performed by public and private schools. This does not include special training and schooling services offered by private individuals or for-profit institutions, technical schools, colleges, or universities.

1. Kindergarten, primary, and secondary schools
2. Pre-schools (nursery schools, children 3 to 4 years of age)

### **D. Cultural and Recreational Services**

Includes the activities of a cultural or recreational nature that are either owned by, or operated for the use and enjoyment of, the general public.

1. Aquariums
2. Art galleries
3. Beaches
4. Gymnasiums
5. Libraries
6. Museums
7. Parks
8. Planetariums
9. Playfields
10. Playgrounds
11. Swimming pools and beaches
12. Zoological and botanical gardens

### **E. Essential Services**

Includes the maintenance and operation of the installations that provide essential services for the public, government, or the economy.

### **F. Extensive Impact Facilities**

Includes the activities that have a high degree of impact upon surrounding land use due to their hazards or nuisance characteristics, as well as traffic generation, parking, and land requirements and privately-owned activities that provide an essential public

service.

1. Airports, Air Cargo Terminals, Heliports, or Other Aeronautical Devices
2. Auditoriums
3. Bandstands
4. Co-generation facilities
5. Correction and detention institutions
6. Electricity generating facilities and transmission lines
7. Heliports
8. Mail processing centers (major)
9. Major mail processing centers
10. Military installations
11. Other aeronautical devices
12. Private and public utilities
13. Radio and television transmission facilities
14. Railroad yards and other transportation equipment
15. Sanitary landfill
16. Sewage treatment plants
17. Sports arenas (commercial)
18. Stadiums, sports arenas, auditoriums, and bandstands
19. Television transmission facilities
20. Water treatment plants

#### **G. Health Care Facilities**

Includes the activities typically performed by the institutions providing medical care and services.

1. Centers for observation or rehabilitation
2. Hospitals
3. Medical clinics
4. Medical office buildings

#### **H. Intermediate Impact Facilities**

Includes activities that provide a public service and have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances but that typically have less impact than Extensive Impact Facilities.

1. Commercial boat docks, marinas, and yacht clubs
2. Golf courses

3. Water storage facilities
4. Wedding Venue
5. Yacht clubs

#### **I. Personal and Group Care Facilities**

Includes the activities and facilities to provide for the care of pre-teenage children, excluding living accommodations for the clientele, the elderly and/or disabled and handicapped persons needing special care or supervision but excluding facilities oriented toward medical care and also excluding facilities for delinquent, criminally dangerous, substance abusers or psychotic people.

1. Childcare facilities
2. Convalescent homes
3. Day care facilities
4. Group home for physically or mentally handicapped persons
5. Halfway houses
6. Handicapped persons associations (physically/mentally)
7. Mentally handicapped persons associations
8. Nursing homes
9. Orphanages
10. Physically handicapped persons associations
11. Retirement or rest homes (without health care)
12. Secure Personal and Group Care

#### **14.206. Commercial Activities**

##### **A. Adult Entertainment**

Includes the provision of entertainment and sale of materials that are predominantly directed toward adult sexual activities. Reference activities:

1. Adult bookstore
2. Adult cabaret
3. Adult entertainment
4. Adult mini-motion picture theater
5. Adult motion picture theater
6. Escort service
7. Massage parlor
8. Rap parlor
9. Sexual encounter center

## **B. Animal Care and Veterinarian Services**

Includes the provision of animal care, treatment, and boarding services.

1. Kennels
2. Pet day care
3. Pet grooming and cleaning
4. Veterinarian clinics

## **C. Automotive Parking**

Includes parking of motor vehicles in lots or garages and excludes:

- (1) long-term (3+ days) storage of motor vehicles and;
- (2) storage of junk or scrap vehicles.

## **D. Automotive Repair and Cleaning**

Includes establishments primarily engaged in furnishing auto repair and cleaning services to the general public.

1. Auto cleaning and detailing services
2. Auto engine repair and replacement shops
3. Auto glass repair and replacement shops
4. Auto inspection and diagnostic services
5. Auto paint and body shops
6. Auto towing services
7. Auto transmission repair shops
8. Car washes
9. Compressed natural gas station
10. Diagnostic service for automobiles
11. Muffler and radiator shops
12. Painting (automotive) shops
13. Radiator and muffler shops
14. Tire retreading and repair shops

## **E. Automotive Servicing**

Includes the sale, from the premises, of goods and the provision of services which are generally required for the operation and maintenance of motor vehicles and fulfilling the needs of motorists.

1. Gasoline Service Stations
2. Lubricating Services
3. Performance of Minor Repairs (brakes, tune-up and similar service)

4. Sale and Installation of Tires, Batteries, Accessories, and replacement Items
5. Wheel Alignment

#### **F. Building Materials and Farm Equipment**

Includes the retail and wholesale sales and storage of materials used in the construction of buildings and other structures as well as the retail and wholesale sale and storage of implements, equipment, feed, and seed used in agricultural pursuits.

1. Electrical, heating and plumbing supplies
2. Farm equipment and supplies
3. Feed milling and sales
4. Heating, plumbing and electrical supplies
5. Lumber and other building materials dealers
6. Milling and sales (feed)
7. Plumbing, heating and electrical supplies
8. Seed storage and sales

#### **G. Consumer Repair Services**

Includes the servicing and repair of appliances, furniture, and equipment generally used or owned by individuals.

1. Bicycle Repair Shops
2. Clocks, watch and jewelry repair
3. Electrical goods repair shops
4. Furniture repair, upholstery, and refinishing shops
5. Gunsmith shops
6. Instrument repair shops
7. Interior decorator and consulting services
8. Jewelry, watch and clock repair
9. Lawn mower repair shops
10. Locksmith shops
11. Office equipment cleaning and repair
12. Refrigeration and air conditioning repair
13. Saddlery repair shops
14. Upholstery and furniture repair

#### **H. Construction Sales and Services**

Includes the offices, buildings, and shops of various types of construction contractors.

1. Building contractors
2. Carpentering contractors

3. Concrete contractors
4. Contractors (excavation)
5. Electrical, heating and plumbing contractors
6. Excavation contractors
7. General building contractors
8. Glazing contractors
9. Highway and street construction contractors
10. Masonry, stonework, tile setting and plastering contractors
11. Landscape contractors
12. Lawn mowing contractors
13. Roofing and sheet metal contractors

#### **I. Convenience Commercial**

Includes the retail sale, from the premises, of groceries, drugs and other frequently needed personal convenience items, as well as the provision of personal convenience services that are typically needed frequently or recurrently; The purpose is to allow stores at a scale that matches a surrounding residential district.

1. Convenience stores
2. Drug stores and proprietary stores
3. Grocery stores
4. Newsstands (excluding adult bookstores as defined)
5. Laundry, cleaning, and garment services
6. Shoe repair shops

#### **J. Check Cashing Services**

Financial services involving conversion of checks into cash, deferred presentment, or short-term loans.

#### **K. Minor Entertainment Services**

Includes the provision of cultural, entertainment, educational and athletic services, other than those classified as Community Facility Activities, to assembled groups of spectators or participants.

1. Arcades – coin operated amusement
2. Art galleries (private for profit)
3. Batting and golf driving ranges
4. Billiard parlors and bowling alleys
5. Exercise studios/dancing schools
6. Exhibition halls and auditoriums

7. Golf (miniature)
8. Gymnastics and trampoline centers
9. Motion picture theaters (excluding adult entertainment as defined)
10. Paint ball centers
11. Shooting ranges
12. Skating rinks
13. Theaters – legitimate

#### **L. Financial, Consultative and Administrative Services**

Includes the provision of financial, insurance, real estate brokerage and general business offices, as well as advice, designs, information, or consultations of a professional nature (other than those classified as Community Facility Activities, Medical Service, or Business and Communication Services).

1. Accounting, auditing, and bookkeeping services
2. Agricultural credit institution
3. Architectural services
4. Art studios
5. Attorneys and law offices
6. Bail bonding
7. Banking and bank-related functions
8. Bookkeeping services
9. Consulting scientists
10. Drafting services
11. Educational and scientific research services
12. Engineering, architectural, and planning services
13. Holding and investment organizations
14. Insurance carriers, agents, brokers, and service
15. Investment and money management offices
16. Law and attorneys' offices
17. Lecturers
18. Management, consulting, and public relations services
19. Money management and investment offices
20. Real estate brokers, managers and appraisers
21. Rediscount and financing institutions for credit agencies other than banks
22. Savings and loan associations
23. Securities commodities, brokers, dealers, and exchanges

24. Songwriters, music arrangers, writers and lecturers

25. Title offices

### **M. Food and Beverage Service**

Includes the retail sale of prepared food or beverages for on-premises consumption within the principal structure on the zone lot.

1. Bars
2. Brew pub
3. Delicatessen
4. Restaurants
5. Taverns

### **N. Food Service Drive-In and Drive-Thru**

Includes the retail sale of prepared food or beverages for either home or on premises consumption either within the principal structure or within a parked car on the same zone lot or with the principal structure having a pick-up window with a drive-thru lane.

### **O. General Business and Communication Services**

Includes the provision of services of a clerical, goods brokerage, and communications of a minor processing nature, copying and blueprinting services, custom printing (except books) but exclude the sale and/or storage of goods and property unless otherwise permitted by this ordinance.

1. Advertising agencies and services
2. Art and music schools
3. Automobile clubs
4. Barber and beauty schools
5. Better business bureaus
6. Business schools
7. Chambers of commerce
8. Cleaning services (commercial)
9. Collection, adjustment and credit reporting agencies
10. Colleges, junior colleges, and universities
11. Commercial testing laboratories
12. Communications services
13. Computer and data processing services
14. Credit Unions
15. Data processing and computer services
16. Detective agencies and protective services

17. Driving schools
18. Employment, personnel, and temporary help services
19. Exterminating services
20. Labor unions
21. Laboratories (commercial testing)
22. Mailing, reproduction, and commercial art services
23. Membership organizations
24. News syndicates
25. Observation centers
26. Offices of associations for physically or mentally disabled persons
27. Photo-finishing services
28. Political organizations
29. Printing, publishing and engraving
30. Private business schools
31. Professional associations
32. Radio and television broadcasting studios
33. Research and development laboratories
34. Scientific/educational research services
35. Telephone exchanges and relay towers
36. Television and recording production studios
37. Testing laboratories (commercial)
38. Trading stamp services
39. Writers

**P. General Personal Services**

Includes the provision to individuals of informational and instructional services as well as the provision of care and maintenance for personal items. These activities do not include the storage or sale of goods or property unless otherwise permitted herein.

1. Barber shops
2. Beauty shops
3. Clothing rental agencies
4. Decorating services
5. Health spas
6. Miscellaneous personal services
7. Music schools

8. Painting, paper hanging
9. Pet Grooming
10. Photographic studios
11. Special training and schooling services
12. Tattoo services
13. Watch, clock and jewelry repair

**Q. General Retail Trade**

Includes the retail sales or rental from the premises, primarily for personal or household use, of goods and/or services but excluding goods and services listed in the other classifications herein.

1. Antique and second-hand merchandise stores
2. Apparel, piece goods, and notions
3. Appliance stores
4. Automotive parts and other vehicle parts
5. Automotive parts (no exterior storage)
6. Bakeries
7. Bathing suit stores
8. Bedding and linen stores
9. Beer, wine, and distilled alcoholic beverage sales
10. Book and stationery stores (excluding adult bookstores)
11. Camera stores
12. Candy, nut, and confectionery stores
13. Children's and infant's stores
14. Clothing stores (family)
15. Confectionary, candy, and nut stores
16. Consignment stores
17. Cookware stores
18. Custom tailors
19. Cutlery stores
20. Dairy products stores
21. Department stores
22. Direct selling organization
23. Drapery, curtain, and upholstery stores
24. Electrical goods and appliance sales

25. Family clothing stores
26. Farmers market
27. Flea markets and swap sales
28. Floor covering stores
29. Florists
30. Fruit stores and vegetable markets
31. Furniture and home furnishings
32. Furniture stores
33. Furriers and fur shops
34. General merchandise stores
35. Gift shops
36. Glassware and china shops
37. Gun shops
38. Hardware store (no outside storage)
39. Hobby, toy, and game stores
40. Home furnishing and furniture store
41. Household appliance stores
42. Infant and children stores
43. Jewelry stores
44. Knife (cutlery) stores
45. Lamp and shade shops
46. Lawn and garden supply stores, retail nurseries
47. Linens and bedding stores
48. Liquor stores
49. Luggage shops
50. Mail order houses
51. Meat and seafood markets
52. Men's and boy's clothing and furnishing stores
53. Miscellaneous apparel and accessory stores
54. Miscellaneous general merchandise stores
55. Miscellaneous home furnishings stores
56. Music stores
57. Notions, piece goods, and apparel
58. Nut, candy, and confectionery stores

59. Paint and wallpaper stores
60. Parts for other vehicles (not automotive)
61. Piece goods, apparel, and notions
62. Radio and television stores
63. Replacement items
64. Retail bakeries
65. Retail nurseries, lawn, and garden supply stores (no outside storage)
66. Retail sales
67. Sales (direct) organizations
68. Sewing and piece goods stores
69. Shirt shops
70. Shoe stores
71. Sporting goods stores
72. Sporting, recreational, photographic, and hobby goods
73. Sports apparel stores
74. Stationery and book stores (excluding adult bookstores)
75. Tailors (custom)
76. Tobacco products
77. Toys and supplies
78. Uniform stores
79. Upholstery, curtain, and drapery stores
80. Variety stores
81. Vegetable and fruit market/store
82. Women's accessory and specialty stores
83. Women's ready-to-wear store

## **R. Major Entertainment Services**

Includes the provision of cultural, entertainment, educational, and athletic services, other than those classified as Community Facilities, to large groups of assembled spectators and/or participants (150 or more) or that have a substantial potential impact upon adjoining property.

1. Amusement parks
2. Campgrounds (commercial)
3. Commercial (recreational) resorts
4. Commercial sports arenas and playing fields
5. Drag racing strips

6. Hotel and motel
7. Playfields (commercial)
8. Racetracks (auto, motorcycle, dog, and horse)

#### **S. Medical Services**

Includes the provision of therapeutic, preventive, or corrective personal treatment services by physicians, dentists, and other practitioners, as well as testing and analysis services of which is provided in an office environment.

1. Chiropractors' offices
2. Dental offices and laboratories
3. Optometrists
4. Physicians' offices and clinics (outpatient services only)
5. Psychologists and psychotherapists
6. Scientists (medical research)

#### **T. Self-Storage**

Includes retail service establishing providing off-site storage space to residents and businesses within enclosed structures with individual access, including convenience storage for personal effects and household goods.

#### **U. Specialty Smoke and Vape Shops**

Specialty shops as defined in this section include smoke, vaping, and head shops that stock and sell tobacco, vaping, and similar materials and accessories. Specialty smoke and vape shops are defined as any retail shop that includes more than twenty-five (25%) percent of the shop's sales area dedicated to the stock and sale of tobacco, vaping, and similar materials and accessories. One specialty shop as defined in this section will be permitted per each 10,000 population of the City of Lebanon, Tennessee. The population is determined by the latest completed United States Decennial Census.

#### **V. Transport and Warehousing**

Includes transporting passengers and goods, operating general and refrigerated warehousing and storage facilities, and logistics services related to the distribution of a customer's goods, labelling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, price marking and ticketing and transportation arrangement.

1. Bus and truck maintenance and repair
2. Food lockers
3. General warehousing
4. Household goods storage
5. Marshalling and storage yards
6. Packing and crating services

7. Truck and bus maintenance/repair
8. Truck Driving Schools
9. Truck Stops with Facilities for Fueling, Parking and Washing
10. Truck yards, including storage yards
11. Warehouses
12. Wrecker services

### **W. Hotel and motel**

Includes the provision of lodging services for transient guests. Establishments may provide transient lodging on a daily or monthly basis.

1. Bed and breakfast homestay/Airbnb
2. Extended stay hotel/motel
3. Hotel
4. Motel
5. Single room occupancy residential facility (SRO)

### **X. Undertaking Services**

Includes the provision of undertaking and funeral services involving the care and preparation of the human deceased prior to burial, including crematoriums.

1. Cemeteries
2. Columbariums and mausoleums
3. Crematoriums
4. Funeral homes
5. Undertakers

### **Y. Vehicular, Craft, and Related Equipment Sales**

Includes the retail or wholesale sale or rental from the premises of watercraft, vehicular and related equipment with incidental maintenance. The maximum lot parcel size is 20 acres.

1. ATV and utility trailer dealers
2. Boat and related motor dealers
3. Mobile home dealers
4. Motor vehicle and boat sales and leasing
5. Motor vehicle dealers
6. Motor vehicle leasing
7. Motorcycle dealers

### **Z. Wholesale Sales**

Includes the storage and sale from the premises of goods to other firms for resale, as

well as the storage of goods and their transfer to retail outlets. Excludes sale or storage of motor vehicles, except for parts and accessories.

1. Chemicals and allied products storage
2. Distilled alcoholic beverages, beer, and wine storage
3. Drugs, drug proprietary, and sundries
4. Farm products raw materials
5. Farm supplies
6. Groceries and related products storage and distribution
7. Hardware, plumbing, and heating equipment and supplies
8. Machinery, equipment, and supplies sales and storage
9. Metal and mineral sales
10. Paints, varnishes, and supplies
11. Tobacco (leaf)

#### **14.207. Industrial Activities**

Industrial activities are divided into categories as follows:

##### **A. Light Industrial**

Includes any use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing, all within completely enclosed buildings.

Includes the manufacture, compounding, processing, assembling, packaging, treatment, or fabrication of the following products if all such operations are carried out within completely enclosed buildings:

1. Apparel and apparel accessories manufacturing
2. Appliance manufacturing
3. Art objects
4. Bakery goods
5. Beverage production and bottling
6. Book binding and de-binding
7. Cabinet making and similar products
8. Dairy products processing
9. Data Center
10. Dies, jigs, and fixtures manufacturing
11. Electrical equipment and components manufacturing
12. Manufacturing activities other than those listed herein

13. Medical and dental instrument manufacturing
14. Optical lens and instrument manufacturing
15. Photocopying
16. Photoengraving
17. Printing
18. Product assembly
19. Record pressing
20. Recycling centers
21. Scientific and professional instrument manufacturing
22. Signs manufacturing
23. Upholstering
24. Welding and machine shops
25. Wood products manufacturing and planing mills

## **B. Heavy Industrial**

Includes any use in which goods are generally mass produced from raw materials, on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or industrial or manufacturing users or any use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or any use engaged in storage of and manufacturing processes using flammable or explosive materials, or storage and manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. These uses include, for example:

1. Abrasive, asbestos, and non-metallic mineral processing arsenals
2. Animal production or slaughter
3. Arsenals
4. Asphalt and cement production
5. Atomic reactors
6. Automobile wrecking yards, scrap and waste materials
7. Chemical, plastic and rubber products manufacturing in excess of 1 ton per day
8. Cotton ginning
9. Cotton seed oil
10. Fat rendering foundries
11. Fertilizer manufacturing
12. Fireworks and explosives manufacturing and storage
13. Fuel oil, gasoline and diesel storage and distribution

14. Grain milling
15. Hazardous wastes storage and/or transfer radioactive waste handling
16. Handling rolling and finishing of ferrous materials
17. Meat byproduct processing
18. Meat packing and poultry processing
19. Metal production
20. Motor vehicle and boat manufacturing
21. Offal processing
22. Ore reduction
23. Organic fertilizers
24. Paper manufacturing
25. Petroleum and petroleum products production
26. Petroleum and petroleum products storage
27. Pulp manufacturing
28. Radioactive materials waste
29. Salvage operations
30. Scrap operations
31. Smelting and refining of metals and alloys steel works (other than those listed)
32. Tanning
33. Waste disposal by compacting or incineration, as a principal use

#### **14.208. Agricultural, Resource Production, and Extractive Activities**

##### **A. Agricultural Services**

Includes various activities designed to provide needed services for agricultural activities and are appropriately located in close proximity thereto. Accessory agricultural uses are also permitted, for example barns, stables, sheds, and other farm buildings.

1. Crop drying, storage and processing
2. Crop planting, cultivating and protection services
3. Soil preparation services
4. Veterinarian services for large animals

##### **B. Crop and Animal Raising**

Includes the raising of tree, vine, field, forage, and other plant crops intended to provide food or fiber, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase, but specifically excluding confined animal feeding operations and facilities for the processing, packaging, or treatment of

agricultural products.

1. Animal grazing
2. Dairy
3. Farm
4. Raising of plants, animals and fish

### **C. Mining, Drilling, and Quarrying**

Includes operations and facilities either utilized by, or in support of the extraction of minerals, ores, petroleum, and natural gas or in the quarrying and collection of stone, gravel, sand, clay, and other non-metallic minerals (i.e. phosphate rock).

1. Chemical, fertilizer and non-metallic mineral mining
2. Clay, ceramic, and refractory mineral mining
3. Metal ore and mineral mining
4. Rock, stone, and gravel quarrying

### **D. Plant and Forest Nurseries**

Includes the cultivation for sale of horticultural specialties, such as flowers, shrubs, and trees, intended for ornamental, landscaping, or tree planting purposes. Includes cultivation and sale, not just sale.

1. Forest nursery
2. Horticultural services
3. Plant nursery

## **14.209. Temporary Use Permits**

### **A. Application Procedure**

1. The following regulations shall govern the operation of certain necessary or seasonal uses, which are nonpermanent in nature. Application for a temporary use permit shall be made at the Chief Building Official's Office. Said application shall contain a graphic description of the property to be utilized and a site plan, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, signage, and parking space for the proposed temporary use. Area and bulk regulations of the district in which the use is proposed to be located shall apply as well as the requirement for ingress/egress and surfacing requirements for parking areas. Upon further review, the City may require additional standards to protect the public safety and to reduce any actual or potential adverse off-site impacts.
2. In all commercial, industrial, planned unit developments, specific plan districts, or non-residential uses in residential zoning districts, no temporary building or structure of any kind may be used for any activity except for temporary uses specifically permitted by the Chief Building Official or special sales or promotions authorized by the Chief Building Official through the

issuance of a temporary building permit for a specified period of time as determined by these regulations below. This prohibition shall include tents, trailers, mobile buildings, storage buildings, or similar structures that are not permanent buildings constructed on a legally established lot.

3. The City may grant the temporary use permits for the following uses subject to a public hearing, the specific regulations and time limits below, and any other limitation that may be necessary to protect adjoining properties. Certain uses as identified below may be approved by administrative action of the Chief Building Official.

### **B. Carnival, Circus, or Haunted House**

A temporary use permit may be issued in the CG Districts; however, the permit shall be issued for a period of no longer than twenty-five (25) days. The use shall only be permitted on lots where adequate off-street parking can be provided and where adjoining uses will not be affected. A temporary use permit may be issued in any commercial district for children's rides and events provided that adequate parking and traffic circulation are available and any existing business operations will not be disrupted and subject to a maximum time period of seven (7) days. A Haunted House may be permitted in any commercial district for a period of no longer than forty (40) days. The use shall only be permitted on lots where adequate off-street parking can be provided and where adjoining uses will not be affected. The time period for having a temporary use permit includes the time of putting up the structure and taking down the structure.

### **C. Christmas Tree and Pumpkin Sales**

A temporary use permit may be issued for the display and sale of Christmas trees and pumpkins on open lots in any district subject to a maximum time period of fifty (50) days by administrative action. The time period for having the temporary use permit includes the time of putting up the structure and taking down the structure.

### **D. Outdoor Displays for the Sale of Foods or Merchandise**

A temporary use permit may be issued for outdoor displays and sales conducted either as a part of an existing business or as a free-standing use in any commercial or industrial district provided that the sales and displays shall be limited to a maximum of seventy (70) days per year, and provided further, that adequate parking and traffic circulation are available and any existing business operations will not be disrupted. This regulation shall not apply to the Farmer's Market, which is an established commercial retail use. The time period for having the temporary use permit included the time of putting up the structure and taking down the structure.

### **E. Outdoor Performances**

- a. A temporary use permit may be issued for outdoor plays, speeches, presentations, oral performances, acted performances, or musical performances in any commercial or industrial district as a part of an existing business or as a free-standing use provided that adequate parking and traffic circulation are available and any existing business operations will not be disrupted, provided further, that in the event amplified sound systems are used, the sound shall not be a public nuisance nor be conducted later

than 10:00 PM. The temporary building may be used for no more than 2 weeks. The setup and preparation of the building may begin one week before the event and shall be taken down no later than one week from the end of the event.

- b. A temporary use permit may be issued for outdoor plays, speeches, presentations, oral performances, acted performances, or musical performances in any residential or agricultural district provided that any traffic generated by the temporary use shall not use local residential or neighborhood streets and can be accommodated on major or minor arterial or collector streets (as defined on the TDOT Functional Classification System Map), and provided further, that in the event amplified sound systems are used, the sound shall not be a public nuisance nor be conducted later than 10:00 PM. The permits for outdoor performances shall be limited to seven (7) days. The Chief Building Official may consider requests for extensions. The time period for having the temporary use permit includes the time of putting up the structure and taking down the structure.
- c. On-street parking is not allowed except where currently designated by pavement markings or signage. The temporary use shall not result in a need for additional on-street parking.

#### **F. Fireworks**

A temporary use permit may be issued for outdoor displays and sales conducted either as a part of an existing business or as a free-standing use in any commercial or industrial district provided all fireworks tents shall be a minimum of fifty (50) feet from an adjacent property line or other building. To be measured from the edge of the tent side or overhang of the top, not to include ropes, tie-downs or other appendages used to secure tents. For the dates that Fireworks sales can be conducted, see Title 7 of the Lebanon Codes.

#### **G. Food Trucks**

A temporary use permit may be issued to operators of food trucks, which prepare (or complete the preparation of) food inside the truck and serve it to customers in the public realm, either in the street or in a public gathering place. Food Trucks are further explained by Ordinance 18-5628.