

B. CS – Suburban Commercial

1. Character Description – This zoning district is appropriate for automobile-oriented commercial areas. These areas provide commercial services for local and regional customers. Often located along major arterial roadways, Suburban Commercial districts have automobile-oriented transportation networks, although pedestrian facilities can also be provided. Land uses can include retail, dining and entertainment and other commercial services.
2. Intent and Purpose
 - a. To implement the objectives of the Comprehensive Plan as concerns the Suburban Commercial (CS) land use.
 - b. To provide commercial services accessible by automobile to local residents and regional customers alike.
 - c. To provide sites for large-format retail outside of walkable commercial mixed-use districts such as CXU.
3. Applicability – This zoning district is applicable to all real property designated as CS on the City of Lebanon zoning atlas.
4. Land Uses

Permitted Uses	Conditional Uses	Prohibited Uses
Animal Care, Shelter and Veterinarian Services (except kennels)	Automotive Servicing	Specialty Smoke and Vape Shops
Automotive Parking	Building Materials and Farm Equipment	Any use not specifically allowed
Community Assembly		
Community Education		
Consumer Repair Services	Check Cashing Services	
Convenience Commercial		
Cultural and Recreation Services	Construction Sales and Services	
Dwelling, Single-Family		
Dwelling, Two-Family		
Dwelling, Townhome*	Gas Pumps/Stations	
Dwelling, Semi-Permanent, Dorm, Fraternity/Sorority, Boarding		
Essential Services	Vehicular, craft, and related equipment sales	
Financial, Consultative, and Administrative Services		
Food and Beverage Services		
Food Service, Drive-In, Drive-Thru, and Take-Out		
General Business and Communication Services		
General Personal Services		

Permitted Uses	Conditional Uses	Prohibited Uses
General Retail Trade		
Health Care Facilities		
Hotel and Motel		
Major Entertainment Services		
Medical Services		
Minor Entertainment Services		
Personal and Group Care		
Public Services		
Undertaking Services		
Uses allowed in the Infill Overlay		
Uses envisioned in the South Hartmann Overlay		

*No more than four units (4) per building.

Commercial Frontage Area

Within 250 ft of the roads listed below residential uses shall not be permitted on the 1st story. This does not prevent one ADA accessible unit on the rear of the 1st story.

W Main Street/Lebanon Road

Park Avenue

E Main Street

Tennessee Boulevard

Sparta Pike

Leeville Pike

Baddour Parkway/High Street/

Hartsville Pike

US 231

Streets bounding The Square

SR 109

E Market Street/W Market Street

Hartmann Drive/S Hartmann Drive

E Gay Street/W Gay Street

Legends Drive/Briskin Lane

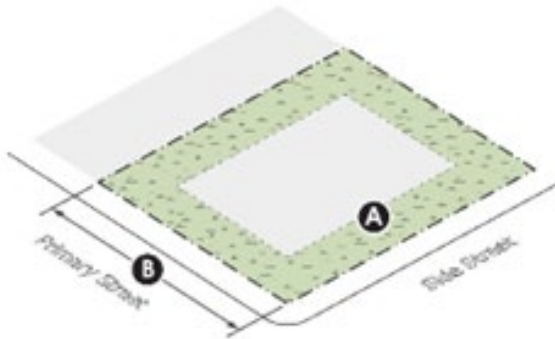
N Maple Street/S Maple Street

N College Street/S College Street

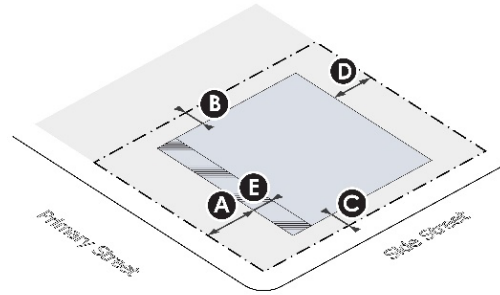
Commercial frontage and multi-family/townhome units per building limits established in this section do not apply within the South Hartmann Overlay or when the Infill Overlay is being used.

5. Lot Development Standards (CS)

a. Lot size



b. Building placement



Lot dimensions		
A	Lot size (min)	
	First dwelling	6,000 sf
	Additional dwelling	2,500 sf
B	Width at building/at property line (min)	40ft/40ft
	Lot size (max) ^a	20 acres

Principal building setbacks		
A	Front setback (min/max)	25 ft
B	Side setback (min) ^{b c}	10 ft
D	Rear setback (min) ^c	20 ft

Parking setback		
E	Attached garage setback from primary façade (min) ^d	10 ft

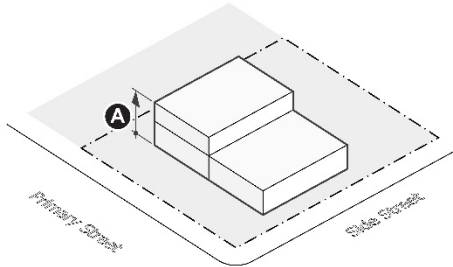
Notes:

- (a) Maximum lot size relates to Vehicular, craft, and related equipment sales use only.
- (b) No side setback is required for Dwelling, Townhome use.
- (c) For Building Materials and Farm Equipment use, the minimum side setback is 50 feet, and the minimum rear setback is 50 feet. Exceptions to this rule are possible if screening is provided in compliance with Chapter 14.504 Landscape Screening, and Buffering.
- (d) 35 feet minimum total setback from front property line.

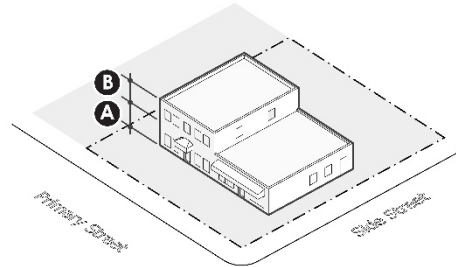
6. General Building Development Standards (CS)

The standards in this section apply to all new development in this district except where otherwise in conflict by the standards for single-family, two-family, multi-family, or townhouse subsequently listed.

a. Building height



b. Façade elements



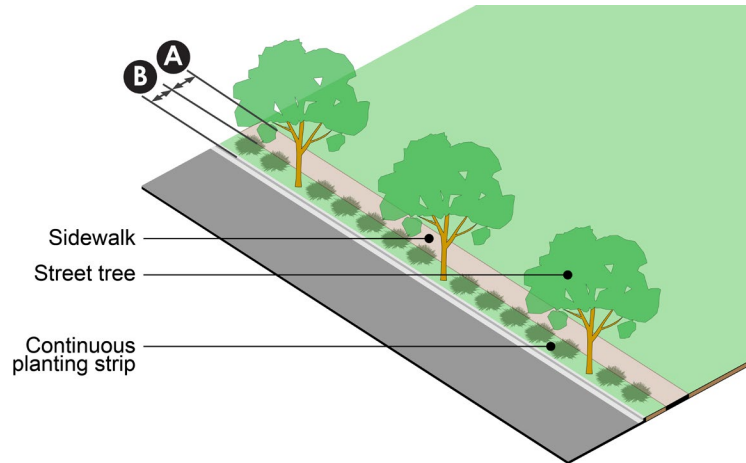
Building height		
A	Primary building height, stories (max)	4
	Primary building height, feet (max)	65 ft
B	Accessory building height, stories (max)	N/A

Façade elements		
A	Ground floor façade area with openings (min)*	
	Residential	20%
	Non-residential	30%
B	Upper floor façade area with openings (min)	
	Residential	20%
	Non-residential	10%

*The ground floor façade area extends from 2 feet to 10 feet from the finished floor.

7. Sidewalk and Planting Standards

- a. See Section 14-504 for permitted and prohibited plants.
- b. The diagram below defines the sidewalk and planting standards in this zoning district. Minimum width sidewalk width (“A”) is 6 feet. Minimum width of the planting strip (“B”) is 6 feet. Street trees are planted in the planting strip. Modifications to this design may be approved by the Planning Department when the context warrants it.



8. Parking and Loading Standards: Standards for parking and loading/unloading for this district are set out in Chapter 5 of this Ordinance.

9. Front Yard Landscaping Standards

- a. A foundation planting along one hundred (100) percent of the façade of each building which faces a public street, excluding necessary breaks for sidewalks, entrances, etc. The planting area shall be placed at the foundation of the building or may be placed in an alternative location at the discretion of staff that otherwise meets the intent of this section. The foundation planting area shall have a minimum depth of six (6) feet. The foundation planting shall include:
 - i. Two (2) Medium Evergreen Shrubs as specified in Table 14.504-11 for every thirty (30) feet of building façade;
 - ii. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Table 14.504-11 for every thirty (30) feet of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses;
- b. Two Class I Shade Trees, three (3) Class II Shade Trees, four (4) Ornamental Trees, or a combination thereof to achieve a minimum of four (4) trees as specified in Table 14.504-11 for every ninety (90) feet of building façade.

10. Building Design Standards

- a. Frontage: All lots shall abut a public or private street for at least forty (40) feet, except that individual townhome units in a larger building may have a frontage of eighteen (18) feet.
- b. Orientation: Principal buildings shall be oriented so that at least 50% of all first-floor residential units are fronting a street with pedestrian entrance(s); however, the front-facing residential units may be replaced by first-floor commercial. For this purpose, every twenty-four (24) feet of commercial width will be equal to one residential unit. No HVAC or other mechanical equipment shall be allowed between the building and the fronting street.

11. Transition: Any portion of a building located within 75 feet of adjacent single-family

housing shall not exceed the actual height of those houses by more than 1.5 times.

12. Façades

i. Primary Façade Materials

(a).A minimum of 75% of Primary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), or EIFS 2 feet above the finished floor elevation)

(b).A maximum of 25% of Primary Façades, exclusive of openings, may include materials selected from List 2 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding or EIFS (2 feet above the finished floor elevation).

ii. Secondary Façade Materials

(a).A minimum of 50% of the Secondary Façades, exclusive of openings, shall include materials selected from List 3 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), or EIFS (2 feet above the finished floor elevation)

(b).A maximum of 50% of the Secondary Façades, exclusive of openings, may include materials selected from List 4 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (2 feet above the finished floor elevation).

iii. Building materials of outbuildings of over 250 sq ft in area shall match the building material of the principal building.

13. Articulation

a. Building façades that face a public street, private street, or usable open space (excluding Preserve type open spaces) shall not exceed fifty (50) feet in length without a building articulation intended to minimize the mass of the building (see Figure 14.304.B). Permitted articulations include:

i. Façade offset with a minimum depth of two (2) feet that extends to within two (2) feet of the full height of the façade.

ii. Façade projection with a minimum depth of four (4) inches and a minimum width of one (1) foot that extends the full height of the first story of the façade.

iii. Variation in building or parapet height of a minimum two (2) feet for single story buildings and four (4) feet for buildings with two or more stories.

iv. The use of multiple roof forms to create the effect of different building components.

v. Awnings, canopies, balconies, and other attachments to façades that meet the standards for Attachments in this section.

14. Openings

- a. Pedestrian Entrances: Required pedestrian entrances shall be defined by a roof covering at least 3 feet deep or by being recessed by at least 3 feet.
- b. Transparency
 - i. Building façades that face a public street, private street, or usable open space (excluding Preserve type open spaces) shall have a minimum transparency for each story as described below and consisting of doors, windows, or a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.
 - (a).First story commercial uses shall have a minimum transparency of 30%. Upper story commercial uses shall have a minimum transparency of 10%.
 - (b).Residential uses (all floors) shall have a minimum transparency of 20%.
- c. Garage Openings: Garage doors that face a public or private street shall be limited to a maximum width of ten (10) feet.

15. Roofs

- a. Flat roofs shall have parapet walls on façades that face or are visible from a public street, private street, or usable open space. The primary material used on parapets shall match the material of its associated façade.
- b. Flat roofs are not permitted under Automotive Repair and Cleaning use.
- c. Roof-mounted equipment shall be located or screened in a manner to not be visible from a public street, private street, or usable open space (excluding Preserve type open spaces).

16. Attachments

- a. Porches and decks shall have a minimum clear depth of six (6) feet excluding steps. Porches and decks shall not encroach into a public right-of-way.
- b. Stoops shall have a minimum clear depth of three (3) feet excluding steps. Stoops shall not encroach into a public right-of-way.
- c. Balconies shall have a minimum clear depth of four (4) feet. Balconies shall not be fully enclosed.
- d. 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.
- e. Awnings/canopies shall not be internally illuminated.
- f. Drive-thru facilities shall meet the following standards:

- i. Facilities including associated windows, refuse storage, and menu and ordering boards shall be located to the rear or side of buildings;
- ii. Digital menu and ordering board screens shall not be visible from public right of ways.
- iii. Refuse storage shall be provided near windows associated with drive-thru facilities;
- iv. Drive-thru canopies to the side of buildings shall be recessed a minimum of 5 ft. from the front façade; and
- v. Drive-thru facilities to the side of buildings shall be limited to two lanes excluding one bypass lane.

Single-Family and Two-family Standards

17. The following additional design standards will apply to single-family and two-family lots in these zoning districts. The standards in this section apply to lots established by being submitted on a preliminary plat, final plat that did not require a preliminary plat, or otherwise created after June 6, 2023.

a. Orientation

All principal buildings must face and front a public or private street or if an overlay allows it, a courtyard. At least one (1) principal pedestrian entrance is needed on the front façade.

b. Building Materials

i. Primary Façade Materials

1. A minimum of 75% of the Primary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2b.
2. A maximum of 25% of the Primary Façades, exclusive of openings, may include materials selected from List 2 in Table 14.507-2b.

ii. Secondary Façade Materials

1. A minimum of 60% of the Secondary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2b.
2. A maximum of 40% of the Secondary Façades, exclusive of openings, may include materials selected from List 2 in Table 14.507-2b.

iii. Rear Façade Materials

1. A minimum of 60% of the Rear Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2b.
2. A maximum of 40% of the Rear Façades, exclusive of openings, may include materials selected from List 3 in Table 14.507-2b.

c. Design Variation

Adjacent houses cannot be exactly the same in a row of houses. A distinct building design shall be achieved by including a minimum of three (3) of the

following:

1. Variation in length of 20% or more.
2. Variation in height by 15%.
3. Variation in footprint size by 20% or more.
4. Variation in use of primary façade materials or color.
5. Variation in type of unit design that is expressed on exterior façades.
6. Variation in roof materials or color.
7. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

d. Parking/Garages

1. Required Parking - Each unit needs to provide at least two parking spaces which shall be achieved by any one or combination of the following:
 - i. Provide a driveway that is at least 35 feet long, from the back of sidewalk (or property line if no sidewalk is present or proposed), and at least 10 feet wide.
 - ii. Place the garage entrance on the side or rear of the building (corner and double loaded lots, excluding alley loaded, shall also meet option 1).
 - iii. Provide at least two parking spaces to the rear of the building.
 - iv. Provide at least two dedicated off-site parking spaces within 300 feet of the subject property (measured by the shortest distance of sidewalk or paved trail).
2. Reserve Parking - Each unit needs to provide space for at least two additional parking spaces to be provided in the future on-site or built off-site upon development which shall be achieved by any one or combination of the following:
 - i. Designate space where two additional parking spaces to the side or rear of the building can be added on-site.
 - ii. Provide at least two dedicated off-site parking spaces within 300 ft of the subject property (measured by length of the shortest sidewalk or paved trail).
 - iii. Front loaded side setback- Any lot that provides vehicular access by way of the front property line shall provide side building setbacks of no less than 10 feet.

e. Entrances

1. Porches shall have a minimum clear depth of six (6) feet excluding steps. Porches shall not encroach into a public right-of-way.
2. Stoops shall have a minimum clear depth of three (3) feet excluding steps. Stoops shall not encroach into a public right-of-way.

f. Outbuildings

Outbuildings of over 250 sq. ft. shall match the building material of the main structure.

g. Landscaping

A foundation planting along one hundred (100) percent of the façade of each building which abuts a public street, excluding necessary breaks for sidewalks, entrances, etc.

The foundation planting area shall have a minimum depth of four (4) feet.

The foundation planting shall include:

- a. Two (2) Medium Evergreen Shrubs as specified in Section 14.504 for every forty (40) feet of building façade; and
- b. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Section 14.504 for every thirty (30) feet of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses.

Townhouse Development Standards

18. The following additional design standards will apply to townhouse uses in these zoning districts.

a. Orientation

- a. Principal buildings shall be oriented to one of the following frontage features:
 - i. Public street (for the purposes of this standard, limited access highways shall not be considered a fronting street).
 - ii. Private street (built to public street standards, including landscaping and sidewalks).
- b. Principal buildings shall be oriented in the following ways:
 - i. All units shall have a principal pedestrian entrance that faces the fronting feature.
 1. For townhome buildings, a principal pedestrian entrance must be covered or recessed a minimum of 3 feet and connect directly into units.

- ii. Primary buildings shall prioritize fronting features in the order of public street then private street until the buildable frontage along each feature has been exhausted by any combination of primary buildings on the site.
 - 1. A frontage shall be considered exhausted when less than the minimum lot width at the building line for that site in that zoning district is achieved.
 - a. The Planning Director, or their designee, may consider a frontage width greater than this length exhausted on the basis of existing topography, streams, existing development patterns, or improved access for the public to useable open spaces, public buildings, public parks, or transit stations.
- iii. The fronting feature shall extend the entire length of the front façade plus five (5) feet on each side.
- iv. All end unit side façades that also face a street (public or private) or useable open space shall address this feature as well with an additional primary pedestrian entrance or approved attachment.

b. Building Height Transition

- a. Any portion of a proposed building located within 75 feet of an existing building or buildings containing a residential use shall transition the height of the proposed building from that of the existing buildings. This transition will be regulated as follows:
 - i. The location and height of all existing residential buildings within 75 feet of a proposed building shall be shown on the site plan.
 - ii. All existing residential buildings will be assigned a height of 15 feet unless specific measurements are provided by the applicant.
 - iii. The height transition shall not exceed a rate of 1 foot of additional building height per every 3 feet of building separation.

c. Façades

a. Primary Façade Materials

- i. A minimum of 75% of the Primary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2.
- ii. A maximum of 25% of the Primary Façades may include materials selected from List 2 in Table 14.507-2.

b. Secondary Façade Materials

- i. A minimum of 50% of the Secondary Façades shall include materials selected from List 1 in Table 14.507-2.

- ii. A maximum of 50% of the Secondary Façades shall include materials selected from List 2 in Table 14.507-2.

c. Design Variation in Townhouse Developments

Developments with Townhouse uses shall incorporate a variety of distinct unit and building designs according to the number of townhouse units and buildings in the development as follows:

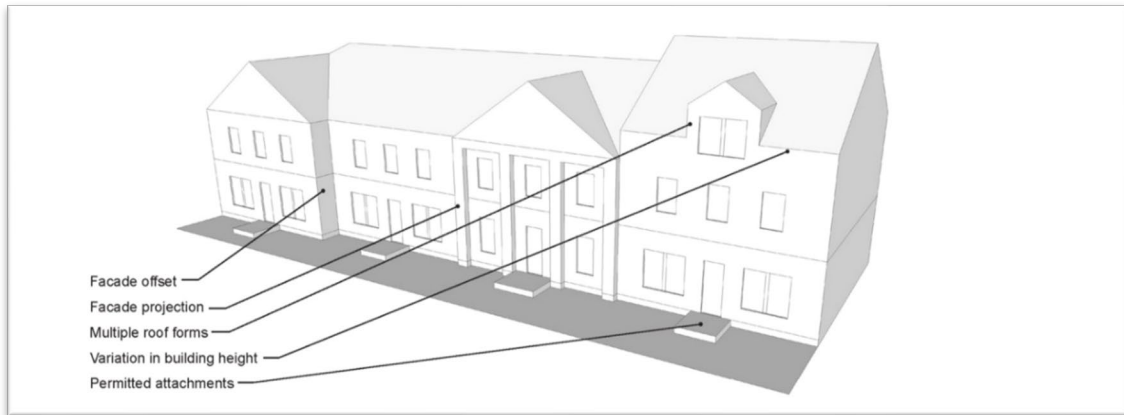
- a. Each unit shall vary a minimum of one (1) design feature (options listed below) from that of each attached adjacent unit.
- b. When buildings exceed a certain number of units two (2) distinct unit designs are also needed as follows;

Front-loaded Garage Product: Every four (4) units per building

All Other Products: Every six (6) units per building

- c. A distinct unit design shall be achieved by varying a minimum of three (3) of design features (options listed below):
- d. Each townhouse building along the same street face shall utilize these design features (options listed below) to differentiate the appearance of adjacent buildings.
- e. Design features that can be varied.
 - 1. Variation in length of 20% or more;
 - 2. Variation in height by 15%;
 - 3. Variation in footprint size by 20% or more;
 - 4. Variation in use of primary façade materials or color;
 - 5. Variation in type of unit design that is expressed on exterior façades;
 - 6. Variation in roof form, materials, or color; or
 - 7. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

14.304.B Façade Articulation



d. Building Length

Buildings that contain Townhouse uses shall be limited to a maximum number of units per building based on fronting feature as follows:

- i. Public street: a maximum of four (4) attached units in a row.
- ii. Private street: a maximum of four (8) attached units in a row.

e. Parking

a. Front loaded garages (public street)

- i. A garage shall be considered front loaded when it is accessed from the same side as the fronting public street for that building.
- ii. Garages shall be a maximum of ten (10) feet wide.
- iii. Units shall be a minimum of forty (40) feet in width.
- iv. No more than 50% of the façade shall be used for a garage.
- v. Front-loaded garages shall be recessed a minimum of ten (10) feet behind the forward most building façade.

b. Front loaded garages (private street)

- i. A garage shall be considered front loaded when it is accessed from the same side as the fronting private street for that building.
- ii. No more than 33% of the units per development may contain a garage on the front façade.
- iii. Garages cannot be visible from a public right-of-way.

- iv. Buildings with front loaded garages shall be limited to four (4) attached units in a row.
- v. The garage opening will be limited to 40% of the unit width.
- vi. Each unit will be required to have at least three approved attachments.
- vii. Front-loaded garages shall be recessed a minimum of ten (10) feet behind the forward most building façade.



c. Rear loaded garages

- i. A garage shall be considered rear loaded when it is accessed from the opposite side as the fronting street for that unit.
- ii. Garages shall be accessed from an alley or drive, not exceeding 22 feet wide in pavement width, or a shared parking lot.
- iii. Garage buildings shall be separated from the primary structure at least 10 feet.
- iv. Garage buildings not clearly built to serve a particular unit shall not be visible from the fronting feature for that building and meet the requirements of an accessory building (14.503.A. Accessory Buildings).



d. Surface Parking

- i. Surface parking will be limited to the side or rear of the building except for parallel parking along a fronting street.
- ii. Surface parking, except parallel parking along a fronting street and parking areas with 5 spaces or less, shall not be visible from the fronting feature for that building.
- iii. No more than 10 spots will be allowed per row, without a dedicated nine (9) foot by eighteen (18) foot landscaped island with a Class 1 Shade Tree.

f. Openings

a. Transparency

Building façades that face a public street, private street, or usable open space shall have a minimum transparency of 20% consisting of doors, windows, or a combination thereof. Window and door glazing shall not be heavily tinted to avoid obscuring visibility into the building.

b. Garage Openings

Garage doors that face a public or private street shall be limited to a maximum of ten (10) feet.

g. Roofs

- a. Sloped roofs that face a public street, private street, or usable open space shall be symmetrical.

- b. Flat roofs shall have parapet walls on façades that face or are visible from a public street, private street, or usable open space. The primary material used on parapets shall match the material of its associated façade.
- c. Roof-mounted equipment shall be located or screened in a manner to not be visible from a public street, private street, or usable open space.

h. Attachments

When attachments are provided, they shall meet the following minimum requirements:

- a. Porches shall have a minimum clear depth of six (6) feet excluding steps. Porches shall not encroach into a public right-of-way.
- b. Stoops shall have a minimum clear depth of three (3) feet excluding steps. Stoops shall not encroach into a public right-of-way.
- c. Balconies shall have a minimum clear depth of six (6) feet. Balconies shall not be fully enclosed.
- d. 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.
- e. Decks shall be located to the rear of buildings.

i. Private Open Space

Each townhouse unit shall be provided with a minimum amount of private open space that is for the express use of that unit:

- a. A private rear yard with a minimum depth of 10 feet and a width not less than 66% of the unit's width.
 - i. A minimum of 50% of this yard must be grassed, garden or otherwise landscaped in with vegetation.
 - ii. A fence or wall shall be provided to delineate this private space.
- b. When the rear of a townhouse unit is directly adjacent to a townhouse courtyard or useable open space type either of the following may be used instead of a private yard.
 - i. A minimum of 150 sq ft deck that does not extend into a courtyard, useable open space, or within 10 feet of any other principal building.
 - ii. A usable rooftop area equal to a minimum of 25% of the unit's building footprint.