

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	Any use not specifically allowed
Automotive Parking	Building Materials and Farm Equipment	
Community Assembly		
Community Education		
Consumer Repair Services	Check Cashing Services	
Convenience Commercial	Construction Sales and Services	
Cultural and Recreation 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.