

SECTION 214

RD

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICT (As amended by Ordinance Nos. O05-04-06, O06-12-28, O11-09-08, O12-08-17, O13-08-10, O14-04-05, O17-04-05, O17-06-12, O19-09-13, and O19-11-16)

SECTION 214.1 GENERAL DESCRIPTION

The RD District is intended to provide a moderate density single and two-family residential environment in areas where public wastewater services are available.

SECTION 214.2 PERMITTED USES AND STRUCTURES

214.2A Single-family detached dwellings

214.2B Two-family detached dwellings

214.2C Accessory uses and structures including noncommercial greenhouses and plant nurseries, unattached private garages and carports, tool houses and garden sheds, children's play areas and play equipment, swimming pools (subject to the conditions of Section 206.25 of this Zoning Code), gazebos, and the like when meeting the following conditions:

1. Shall be customarily and clearly incidental and subordinate to permitted principal uses and structures.
2. Shall be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
3. Shall comply with all applicable requirements of Section 204.8 of this Zoning Code.

214.2D Public parks and public recreational facilities

214.2E Churches and similar places of worship subject to the provisions of Section 206.4 of this Zoning Code

214.2F Home day cares subject to the provisions of Section 206.6 of this Zoning Code

214.2G Home occupations subject to the provisions of Section 206.1 of this Zoning Code

214.2H Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

SECTION 214.3 USES PERMITTED ON REVIEW

The following uses are permitted upon approval by the Cookeville Planning Commission of a subdivision plat submitted in accordance with the Cookeville Subdivision Regulations:

214.3A Zero lot line single-family detached dwellings

214.3B Zero lot line single-family attached dwellings

214.3C Golf courses, swimming pools, tennis courts and clubhouses associated with a residential development

214.3D Single family attached dwellings (townhouses) and single-family detached cluster developments when located within an approved RAO, Redevelopment Area Overlay district (As amended by Ordinance Nos. O13-08-10 and O17-06-12)

SECTION 214.4 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS) As amended by O06-12-28)

After public notice and hearing, and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as special exceptions:

214.4A Cemeteries subject to the provisions of Section 206.5 of this Zoning Code

214.4B Public schools provided the following conditions are met:

1. Shall be located on streets with a classification of no less than major collector status
2. When adjacent to lots zoned or used for residential purposes a Type 2 Screen/Buffer Yard as specified in Section 208 of this Zoning Code shall be provided along all shared lot lines.

214.4C Assisted living/residential care facilities meeting the following requirements:

1. Minimum site area of five (5) acres shall be provided for such facilities.
2. Minimum lot area of 3,000 square feet per dwelling unit or boarding room shall be provided.
3. Type 2 Screen/Buffer Yard as specified in Section 208 of this Zoning Code shall be provided along all property lines abutting property zoned or used for single or two-family residential purposes.
4. The site shall have adequate public street access to accommodate anticipated average daily traffic flow and for the provision of emergency services.

214.4D (As amended by Ordinance No. O17-04-05 and O19-11-16) Hospice Residence Home/Assisted Living Facility meeting the following conditions:

1. Minimum lot area of 40,000 square feet shall be provided for such facility
2. Maximum of twelve (12) residents shall reside at the facility
3. Minimum of one (1) off-street parking space per maximum number of residents and employees shall be provided at the facility
4. No freestanding signs shall be permitted
5. Shall be located on property contiguous with property zoned for multi-family residential purposes and shall be accessed from the same street as the contiguous property zoned for multi-family residential purposes
6. Structure shall be compatible with nearby residential structures in terms of scale and appearance
7. Site plan and floor plan shall be submitted to and approved by the Board of Zoning Appeals
8. Type 2 Screen/Buffer Yards as specified in section 208 of this Zoning Code shall be provided along all property lines abutting property zoned or used for single or two-family residential purposes
9. All requirements of the State of Tennessee that pertain to the use and operation of the facility shall be met
10. Shall have been previously legally utilized as a group home

SECTION 214.5 PROHIBITED USES AND STRUCTURES

Any use or structure not specifically permitted or permitted on appeal.

SECTION 214.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

- 214.6A Minimum lot area per dwelling unit 5,000 square feet
- 214.6B Lot width at right-of-way50 feet
- 214.6C Lot width at right-of-way at terminus of cul-de-sac.....35 feet
- 214.6D Lot width at setback line:
1. Single-family detached; zero lot-line detached and attached.....50 feet
 2. Two-family detached.....75 feet
 3. Nonresidential.....100 feet

SECTION 214.7 MINIMUM YARD REQUIREMENTS

214.7A Minimum depth of all yards on Major Streets as specified in Section 204.1250 feet

214.7B Minimum depth of front yard:

- 1. Collector Streets or Higher Classification25 feet
- 2. Local Streets20 feet

214.7C Minimum depth of rear yard15 feet

214.7D Minimum interior side yard:

- 1. Single-family detached..... 5 feet, plus 5 feet for each story over 2 stories
- 2. Two-family detached..... 10 feet, plus 5 feet for each story over 2 stories
- 3. Zero lot-line detached..... 10 feet, one side, plus 5 feet for each story over 2 stories
- 4. Zero lot-line attached..... 10 feet, plus 5 feet for each story over 2 stories
- 5. Nonresidential..... 20 feet, plus 5 feet for each story over 2 stories

214.7E Minimum side yard on street side corner lots:

- 1. Collector Streets or Higher Classification25 feet
- 2. Local Streets20 feet

SECTION 214.8 MAXIMUM LOT COVERAGE

214.8A All residential structures, including accessory buildings 50%

214.8B Churches and similar places of worship; public schools.....30%

SECTION 214.9 MINIMUM OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be subject to the requirements of Section 205 of this Zoning Code.

SECTION 214.10 ACCESS AND CURB CUTS

When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall apply.

SECTION 214.11 LIMITATIONS ON SIGNS

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning Code.

SECTION 214.12 EROSION AND STORM WATER MANAGEMENT

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

SECTION 214.13 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS RD

The landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall apply.

SECTION 214.14 PLOT PLAN OR SITE PLAN REQUIREMENTS

All developments requiring building permits shall conform with the applicable plot plan requirements of Section 233.4 of this Zoning Code or site plan requirements of Section 233.5 of this Zoning Code.