

SECTION 221

CL

LOCAL COMMERCIAL

(As amended by Ordinance Nos. O02-08-23, O03-10-20, O04-03-01, O09-10-19, O11-02-02, O12-12-22, O15-12-33, O16-09-20, O17-06-12, O17-11-20 and O23-04-05)

SECTION 221.1 GENERAL DESCRIPTION

The CL District is intended for small and moderate sized offices, personal and business services, and general retail businesses serving the general population of the city. The maximum square footage of individual developments is restricted and is determined by street classification. Large-scale commercial or service activities designed or intended to draw users from an area beyond the immediate environs of the city are prohibited.

IN THE CL DISTRICT NO INDIVIDUAL DEVELOPMENT, INCLUDING EXPANSIONS OF EXISTING DEVELOPMENTS, SHALL HAVE GREATER THAN 25,000 SQUARE FEET OF TOTAL FLOOR SPACE WHEN LOCATED ON STREETS OF LESS THAN MAJOR COLLECTOR STATUS.

IN THE CL DISTRICT NO INDIVIDUAL DEVELOPMENT, INCLUDING EXPANSIONS OF EXISTING DEVELOPMENTS, SHALL HAVE GREATER THAN 50,000 SQUARE FEET OF TOTAL FLOOR SPACE WHEN LOCATED ON STREETS OF MAJOR COLLECTOR STATUS OR GREATER.

SECTION 221.2 PERMITTED USES AND STRUCTURES

- 221.2A Retail and other commercial establishments intended to serve the general population of the city. Examples of such establishments include: all those permitted in the CBD District and including auto parts and supplies, cabinet shops, carpet dealers, medical supplies, storage building sales and drive-through restaurants
- 221.2B Private service establishments intended to serve the general population of the city. Examples of such establishments include: all those permitted in the CBD District and including linen supply service, commercial laundries, uniform supply service, delivery service, motels and medical clinics (As amended by Ordinance No. O16-09-20)
- 221.2C General offices; professional offices for doctors, dentists, lawyers, architects, artists, engineers and the like
- 221.2D Automotive and transportation services meeting the requirements of Section 206.15 of this Zoning Code including gasoline and motor fuel sales (meeting the requirements of Section 206.14 of this Zoning Code), mechanical repair and servicing, upholstery, audio installation and repair, window tinting, washing and cleanup, and taxi service (As amended by Ordinance No. O16-09-20)

- 221.2E Multi-family residential uses meeting the requirements of Section 206.11 of this Zoning Code
- 221.2F Private recreational and amusement establishments including those permitted in the CBD District
- 221.2G Churches and similar places of worship meeting the requirements of Section 206.4 of this Zoning Code
- 221.2H Childcare centers meeting the requirements of Section 206.7 of this Zoning Code; private and parochial schools meeting the requirements of Section 206.8 of this Zoning Code
- 221.2I Municipal, county, state and federal uses
- 221.2J Public and semi-public uses including those permitted in the CBD District
- 221.2K Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code
- 221.2L Accessory structures and uses provided the following conditions are complied with:
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
- 221.2M Outdoor display and sales areas meeting the conditions of Section 206.19 of this Zoning Code (As amended by Ordinance No. O03-10-20)
- 221.2N (As amended by Ordinance No. O11-02-02) Retail package stores for the sale of alcoholic beverages subject to the following:
1. Shall be restricted to parcels having street frontage and access on major arterial streets in the following locations:
 - a. South Jefferson Avenue from Spring Street south to the northern right-of-way of Interstate 40
 - b. South Willow Avenue from Broad Street south to the northern right-of-way of Interstate 40
 - c. Spring Street from State Highway 111 west to terminus at West Broad Street
 - d. West Jackson Street from South Willow Avenue west to Buffalo Valley Road
 - e. East 10th Street from Washington Avenue east to City Limits
 - f. Interstate Drive
 - g. Neal Street
 - h. North Washington Avenue from East Broad Street north to East 12th Street
 2. Shall comply with the applicable provisions of Title 8 of the Cookeville Municipal Code

- 221.2O Assisted living/residential care facilities (as amended by Ordinance No. O12-12-22)
- 221.2P Wireless communication towers and antenna arrays when located within the property boundaries of a legal nonconforming auto salvage yard and subject to compliance with the provisions of Section 206.17 of this Zoning Code (As amended by Ordinance No. O15-12-33)
- 221.2Q Bed and breakfast homes and short term rental properties subject to the provisions of Section 206.26 of this Zoning Code (As amended by Ordinance No. O17-11-20)

NOTE: REFER TO “CHART OF PERMITTED LAND USES BY ZONING DISTRICT” IN SECTION 234 OF THIS ZONING CODE FOR A DETAILED ENUMERATION OF THE USES ALLOWED IN THE CL DISTRICT.

SECTION 221.3 USES PERMITTED ON REVIEW (as amended by Ordinance No. O09-10-19)

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

- 221.3A (As amended by Ordinance No. O17-06-12) Single-family attached dwellings (townhouses), single-family detached cluster developments, and condominiums subject to the following:
1. Submittal to and approval of the Planning Commission of a site plan depicting the location of all proposed structures and improvements.
 2. Access to individual parcels shall be provided from internal streets or parking areas constructed to serve a particular development unless otherwise approved by the Planning Commission. Standards for access, spacing of structures and site improvements shall be as for the PRD, Planned Residential Development District as specified in Section 218 of this Zoning Code.
 3. Minimum lot area requirements for single-family attached dwellings and single-family detached cluster developments of three (3) or more units may be calculated on the overall land area of a particular site provided a restriction is placed on the final subdivision plat prohibiting resubdivision that would reduce the overall site density.
 4. Minimum lot width requirements for single-family attached dwellings and single-family detached cluster developments of three (3) or more units may be reduced upon the approval of the Planning Commission.
 5. Minimum front setback requirements for single-family attached dwellings and single-family detached cluster developments of three (3) or more units may be reduced upon the approval of the Planning Commission for internal streets constructed to serve a particular development.
 6. The Architectural Design Requirements of Section 208A of this Zoning Code shall apply to single-family attached dwellings (townhouses), single-family detached cluster developments, and condominiums.

SECTION 221.4 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)
 (As amended by Ordinance No. O17-11-20)

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

221.4A Accessory dwellings units on the same premises and in connection with permitted principal uses and structures when meeting the following requirements:

1. Shall be for the occupancy by the owner(s) or employee(s) of the principal use
2. Off-street parking for each dwelling unit shall be provided so as to meet the requirements of Section 205 of this Zoning Code
3. A minimum square footage per dwelling unit of 650 square feet for a one-bedroom unit, 800 square feet for a two-bedroom unit, and 1000 square feet for a three bedroom unit shall be provided
4. All municipal building and fire codes shall be adhered to

221.4B Cemeteries meeting the conditions of Section 206.4 of this Zoning Code

221.4C Kennels and veterinary hospitals when meeting the following requirements:

1. Shall not be located adjacent to any district zoned RS-20, RS-15, RS-10, RS-5, or RD unless separated by a public street as shown on the Official Street Map
2. All animals shall be kept inside soundproof, air-conditioned buildings

221.4D New and used auto sales, rental and leasing when meeting the following requirements:

1. Shall not be located adjacent to any district zoned RS-20, RS-15, RS-10, RS-5, or RD unless separated by a public street as shown on the Official Street Map
2. Shall be located on streets of at least Major Collector status
3. Shall conform with the requirements of Section 206.15 of this Zoning Code

221.4E (As amended by Ordinance No. O02-08-23) Auto paint and body repair as an accessory use to new or used auto sales when meeting the following requirements:

1. Shall be permitted only as an accessory use to an auto sales establishment
2. Shall not be located adjacent to any district zoned RS-20, RS-15, RS-10, RS-5, or RD unless separated by a public street as shown on the Official Street Map
3. Shall be located on streets of at least Major Collector status
4. Shall conform with the requirements of Section 206.15 of this Zoning Code

221.4F (As amended by Ordinance No. O23-04-05) Campgrounds and RV Parks meeting the conditions of Section 206.27 of this Zoning Code.

SECTION 221.5 PROHIBITED USES AND STRUCTURES

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

SECTION 221.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

221.6A Minimum lot area:

- 1. Multi-family residential:
 - a. If sewer is available3,000 square feet per dwelling unit
 - b. If sewer is not available15,000 square feet per dwelling unit
- 2. All other uses and structures:
 - a. If sewer is available ... NONE, except as required to meet the requirements herein
 - b. If sewer is not available15,000 square feet

221.6B Minimum lot width at right-of-way25 feet

221.6C Minimum width at setback line60 feet

SECTION 221.7 MINIMUM YARD REQUIREMENTS

221.7A Minimum depth of all yards on Major Streets as specified in Section 204.1250 feet

221.7B Minimum depth of front yard30 feet

221.7C Minimum depth of rear yard10 feet

221.7D Minimum interior side yard:

- 1. Multi-family residential uses10 feet
- 2. All other usesNONE

221.7E Minimum side yard on street side corner lots30 feet

221.7F When adjoining a residential district or any parcel with a single-family residential structure the screening and buffer yard requirements of Section 208.6 of this Zoning Code shall be met.

SECTION 221.8 MAXIMUM LOT COVERAGE

221.8A Multi-family residential structures, including accessory structures35 %

221.8B All other structures including accessory structures60 %

SECTION 221.9 MINIMUM OFF-STREET PARKING REQUIREMENTS

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

ALL DRIVEWAYS AND PARKING AREAS SHALL BE PAVED

SECTION 221.10 ACCESS AND CURB CUTS

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

SECTION 221.11 LIMITATIONS ON SIGNS

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

SECTION 221.12 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 221.13 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS

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

SECTION 221.14 SIDEWALK REQUIREMENTS

The sidewalk requirements of Section 209 of this Zoning Code shall apply.

SECTION 221.15 SITE PLAN REQUIREMENTS

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