

## SECTION 222

### CG

#### GENERAL COMMERCIAL DISTRICT

(As amended by Ordinance Nos. O03-10-20, O05-07-17, O09-10-19, O09-12-25,  
O11-02-02, O17-06-12 and O17-11-20)

#### SECTION 222.1 GENERAL DESCRIPTION

The CG District is intended for moderate and larger sized offices, personal and business services, and general retail business. The maximum square footage of individual developments is restricted to 120,000 square feet. It is the intent of this district to promote the clustering and development of commercial facilities that are directly dependent on transient patronage or draw users from an area beyond the immediate environs of the city. All uses are to be developed within the district so as to offer convenient ingress and egress to streets of at least Major Collector classification.

**IN THE CG DISTRICT NO INDIVIDUAL DEVELOPMENT, INCLUDING EXPANSIONS OF EXISTING DEVELOPMENTS, SHALL HAVE GREATER THAN 120,000 SQUARE FEET OF TOTAL FLOOR SPACE.**

#### SECTION 222.2 PERMITTED USES AND STRUCTURES

- 222.2A Retail and other commercial establishments intended to serve the general population of the city and the region. Examples of such establishments include those permitted in the CL District, shopping centers, building materials, equipment rental, farm equipment and supplies, fencing, machinery, mobile home sales, and portable building sales
- 222.2B Private service establishments intended to serve the general population of the city and the region. Examples of such establishments include those permitted in the CL District, contractors, crematoriums, heating and cooling, movers, and optical lens manufacturing
- 222.2C General offices; professional offices for doctors, dentists, lawyers, architects, artists, engineers and the like
- 222.2D Automotive and transportation services meeting the requirements of Section 206.15 of this Zoning Code, including those permitted in the CL District, and including new and used automobile and truck sales, rental and leasing, auto auction, automobile paint and body repair shops, bus terminals, boat and recreational vehicle sales and service, taxi service, and trailer rental
- 222.2E Wholesale commercial establishments including candy, clothing, cosmetics, fruits and vegetables, furniture, grocers, paint, picture frames and sporting goods; and warehousing
- 222.2F Multi-family residential uses meeting the requirements of Section 206.11 of this Zoning Code

- 222.2G Private recreational and amusement establishments including those permitted in the CL District and including campgrounds and RV Parks
- 222.2H Public and semi-public uses including those permitted in the CL District and other places of public assembly
- 222.2I Churches or similar places of worship meeting the requirements of Section 206.4 of this Zoning Code
- 222.2J Childcare centers meeting the requirements of Section 206.7 of this Zoning Code
- 222.2K Private and parochial schools meeting the requirements of Section 206.8 of this Zoning Code
- 222.2L 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)
- 222.2M Year-round and seasonal fireworks sales meeting the requirements of Section 206.18 of this Zoning Code
- 222.2N Billboards and similar off-premise signs meeting the requirements of Section 207 of this Zoning Code
- 222.2O Municipal, county, state, and federal uses
- 222.2P Wireless communication tower structures and antenna arrays subject to compliance with the provisions of Section 206.17 of this Zoning Code
- 222.2Q Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code
- 222.2R 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
- 222.2S Outdoor display and sales areas meeting the conditions of Section 206.19 of this Zoning Code (As amended by Ordinance No. O03-10-20)
- 222.2T Assisted living/residential care facilities meeting the requirements of Section 206.10 of this Zoning Code (As amended by Ordinance No. O05-07-17)
- 222.2U Sexually oriented businesses meeting the requirements of Section 206.24 of this Zoning Code (As amended by Ordinance No. O09-12-25)

222.2V (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 10<sup>th</sup> 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 12<sup>th</sup> Street
2. Shall comply with the applicable provisions of Title 8 of the Cookeville Municipal Code

**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 CG DISTRICT.**

**SECTION 222.3 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:

222.3A (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 222.4 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS) (As amended by Ordinance No. 003-10-20)**

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

222.4A 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

222.4B Group homes meeting the requirements of Section 206.10 of this Zoning Code

222.4C Cemeteries meeting the conditions of Section 206.5 of this Zoning Code

222.4D Self-service storage facilities (mini-warehouses) meeting the conditions of Section 206.13 of this Zoning Code

222.4E 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

222.4F Re-cycling centers when meeting the following requirements:

1. Shall not be adjacent to any district zoned RS-20, RS-15, RS-10, RS-5, or RD
2. Shall be no outside collection, storage, processing, or handling of materials to be recycled

222.4G Outdoor storage of goods and materials when located to the rear of the principal structure facing a street or to the side of the principal structure if a Type 3 Screen as specified in Section 208 of this Zoning Code is provided, and when complying with all minimum yard requirements

**SECTION 222.5 PROHIBITED USES AND STRUCTURES**

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

**SECTION 222.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)**

222.6A Minimum lot area:

- 1. Multi-family residential:
  - a. If sewer is available..... 2,500 square feet per dwelling unit
  - b. If sewer is not available ..... 15,000 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 available ..... 15,000 square feet

222.6B Minimum lot width at right-of-way ..... 25 feet

222.6C Minimum width at setback line ..... 60 feet

**SECTION 222.7 MINIMUM YARD REQUIREMENTS**

222.7A Minimum depth of all yards on Major Streets as specified in Section 204.12 ..... 50 feet

222.7B Minimum depth of front yard..... 30 feet

222.7C Minimum depth of rear yard

- 1. Multi-family residential uses..... 20 feet
- 2. All other uses ..... 10 feet

222.7D Minimum interior side yard

- 1. Multi-family residential uses..... 10 feet
- 2. All other uses ..... NONE

222.7E Minimum side yard on street side corner lots..... 30 feet

222.7F 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 222.8 MAXIMUM LOT COVERAGE**

222.8A Multi-family residential structures, including accessory structures..... 40 %

222.8B All other structures including accessory structures ..... 75 %

**SECTION 222.9 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 222.10 ACCESS AND CURB CUTS**

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

**SECTION 222.11 LIMITATIONS ON SIGNS**

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

**SECTION 222.12 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 222.13 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS**

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

**SECTION 222.14 SIDEWALK REQUIREMENTS**

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

**SECTION 222.15 SITE PLAN REQUIREMENTS**

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

**SECTION 222.16 TRAFFIC STUDY REQUIREMENTS**

A traffic study meeting the requirements of Section 233.6 of this Zoning Code shall be prepared and submitted to the Department of Planning and Codes for all developments in excess of 50,000 square feet of floor space or for any development if determined by the Building Official as necessary.