

SECTION 216**RM-14****MULTI-FAMILY RESIDENTIAL DISTRICT**

(As amended by Ordinance Nos. O02-05-09, O06-12-28, O09-10-19, O11-09-08, O12-08-17, O17-04-05, O17-06-12, O17-11-20, and O19-11-16)

SECTION 216.1 GENERAL DESCRIPTION

The RM-14 District is intended to provide a high-density multi-family residential environment in areas where public sewer is available. A minimum site of two (2) acres is required for any development within this district.

SECTION 216.2 PERMITTED USES AND STRUCTURES

216.2A Multi-family dwellings subject to the provisions of Section 206.11 of this Zoning Code

216.2B Efficiency apartments

216.2C 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.

216.2D Public parks and public recreational facilities

216.2E Home occupations subject to the provisions of Section 206.1 of this Zoning Code

216.2F Churches and similar places of worship meeting the provisions of Section 206.4 of this Zoning Code

216.2G Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

216.2H Assisted living/residential care facilities meeting the requirements of Section 206.10 of this Zoning Code. (As amended by Ordinance No. O06-12-28)

216.2I (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 spaces per resident and employee shall be provided at the facility
4. Site plan and floor plan shall be submitted to and approved by the Planning Department
5. 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
6. All requirements of the State of Tennessee that pertain to the use and operation of the facility shall be met

216.2J 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)

SECTION 216.3 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:

215.3A Golf courses, swimming pools, tennis courts and clubhouses associated with a residential development

216.3B (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 216.4 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:

- 216.4A Childcare centers meeting the requirements of Section 206.6 of this Zoning Code
- 216.4B Public, private and parochial schools meeting the requirements of Section 206.8 of this Zoning Code
- 216.4C Boardinghouses meeting the requirements of Section 206.2 of this Zoning Code
- 216.4D Where this district adjoins a commercial or industrial district without an intervening street, but with or without an intervening alley, off-street parking lots in connection with nearby commercial or industrial uses, provided the following conditions are met:
1. Such parking lots may be permitted only between the commercial or industrial district and the nearest street in the residential district
 2. The off-premise parking requirements of Section 205.4 of this Zoning Code shall be met
 3. A Type 2 Screen/Buffer Yard as specified in Section 208 of this Zoning Code shall be provided along all property lines of such lots adjoining residential districts
 4. No source of illumination for such lots shall be directly visible from any window in any residence in the residential district
 5. There shall be no movement of vehicles on such lots between the hours of 10:00 p.m. and 6:00 a.m. and the Board may impose greater limitations
 6. There shall be no sales or service activity on such lots
- 216.4E Cemeteries meeting the conditions of Section 206.5 of this Zoning Code
- 216.4F Funeral homes may be permitted as an accessory use to cemeteries as approved under Section 216.4F above. Said funeral home must be on the same site as the approved cemetery.

SECTION 216.5 PROHIBITED USES AND STRUCTURES.

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

SECTION 216.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

216.6A Minimum lot area 2 acres/3,000 sq. ft. per dwelling unit

216.6B Lot width at right-of-way:

- 1. Multi-family; efficiency apartments; condominiums..... 50 feet
- 2. Single-family attached..... 30 feet
- 3. Nonresidential..... 50 feet

216.6C Lot width at right-of-way at terminus of cul-de-sac:

- 1. Multi-family; efficiency apartments; condominiums..... 50 feet
- 2. Single-family attached..... 25 feet
- 3. Nonresidential..... 50 feet

216.6D Lot width at setback line:

- 1. Multi-family; condominiums 100 feet
- 2. Efficiency apartments..... 75 feet
- 3. Single-family attached..... 30 feet
- 4. Nonresidential..... 100 feet

216.6E (As amended by Ordinance No. O02-05-09) When a property has an existing single family structure and the structure is to remain, the minimum lot requirements of the RS-5, Single Family Residential District, shall be met for the single family structure.

SECTION 216.7 MINIMUM YARD REQUIREMENTS

216.7A Minimum depth of all yards on Major Streets as specified in Section 204.13 50 feet

216.7B Minimum depth of front yard:

- 1. Multi-family; efficiency apartments; condominiums..... 50 feet
- 2. Single-family attached..... 25 feet
- 3. Nonresidential..... 50 feet

216.7C Minimum depth of rear yard:

- 1. Multi-family; efficiency apartments; condominiums..... 30 feet
- 2. Single-family attached..... 15 feet
- 3. Nonresidential..... 20 feet

216.7D Minimum interior side yard:

1. Multi-family; efficiency apartments 15 feet, plus 5 feet for each story over 2 stories
2. Condominiums 15 feet, plus 5 feet for each story over 2 stories
3. Single-family attached..... 15 feet, plus 5 feet for each story over 2 stories
4. Nonresidential..... 20 feet, plus 5 feet for each story over 2 stories

216.7E Minimum side yard on street side corner lots:

1. Multi-family; condominiums50 feet
2. Single-family attached.....25 feet
3. Nonresidential.....50 feet

216.6E (As amended by Ordinance No. O02-05-09) When a property has an existing single family structure and the structure is to remain, the minimum yard requirements of the RS-5, Single Family Residential District, shall be met for the single family structure.

SECTION 216.8 MAXIMUM LOT COVERAGE

215.8A Residential structures, including accessory buildings 75%

215.8B Other uses, including accessory buildings 50 %

SECTION 216.9 MINIMUM OFF-STREET PARKING REQUIREMENTS

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

PARKING AREAS AND DRIVEWAYS FOR ALL USES, EXCEPT EXISTING SINGLE-FAMILY DETACHED USES, SHALL BE PAVED.

SECTION 216.10 ACCESS AND CURB CUTS

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

SECTION 216.11 LIMITATIONS ON SIGNS

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

SECTION 216.12 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 216.13 LANDSCAPING, SCREENING AND BUFFER YARD
REQUIREMENTS**

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

SECTION 216.14 SIDEWALK REQUIREMENTS

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

SECTION 216.15 SITE PLAN REQUIREMENTS

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