

## SECTION 220

### CN

#### NEIGHBORHOOD COMMERCIAL DISTRICT

(As amended by Ordinance Nos. O07-10-27, O12-06-10, O17-06-12 and O18-05-10)

#### SECTION 220.1 GENERAL DESCRIPTION

The CN District is intended for single and two-family residential dwellings, small and moderate sized offices, personal and business services, and limited general retail businesses serving nearby residential neighborhoods and the general population of the city. All non-residential structures shall be compatible with nearby residential structures in terms of scale and appearance. The maximum square footage of individual developments is restricted. 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 CN DISTRICT NO INDIVIDUAL DEVELOPMENT, INCLUDING EXPANSIONS OF EXISTING DEVELOPMENTS, SHALL HAVE GREATER THAN 15,000 SQUARE FEET OF TOTAL FLOOR SPACE.** (As amended by Ordinance No. O07-10-27)

#### SECTION 220.2 PERMITTED USES AND STRUCTURES

- 220.2A Single and two-family detached dwellings
- 220.2B Limited retail and other commercial establishments intended to serve the nearby residential neighborhoods and the general population of the city. Examples of such establishments include: antiques, appliance, bakery, clothing, electronics, furniture, general merchandise, office supply, hardware, book stores, news stands, jewelers, grocery stores, and restaurants (drive-through restaurants are prohibited unless accessed from streets of major collector or greater status) (as amended by Ordinance No. O18-05-10)
- 220.2C Limited private service establishments intended to serve the nearby residential neighborhoods and the general population of the city. Examples of such establishments include: banks and similar financial institutions, beauty and barber shops, catering, dry cleaning (pick up only), income tax service, pharmacy, photography shop, real estate sales, shoe repair, and small appliance repair
- 220.2D General offices; professional offices for doctors, dentists, lawyers, architects, artists, engineers and the like
- 220.2E Churches and similar places of worship meeting the requirements of Section 206.4 of this Zoning Code
- 220.2F 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
- 220.2G Municipal, county, state and federal uses

- 220.2H Public and semi-public uses including those permitted in the CBD District
- 220.2I Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code
- 220.2J 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

**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 CN DISTRICT.**

**SECTION 220.3 USES PERMITTED ON REVIEW** (as amended by Ordinance No.O12-06-10)

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

- 220.3A (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 220.4 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)**

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

220.4A 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

220.4B Bed and breakfast establishments meeting the requirements of Section 206.3 of this Zoning Code

220.4C Cemeteries meeting the conditions of Section 206.4 of this Zoning Code

**SECTION 220.5 PROHIBITED USES AND STRUCTURES**

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

**SECTION 220.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)**

220.6A Minimum lot area:

1. Residential:
  - a. If sewer is available..... 5,000 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..... 5,000 square feet
  - b. If sewer is not available ..... 15,000 square feet

220.6B Minimum lot width at right-of-way .....25 feet

220.6C Minimum width at setback line.....60 feet

**SECTION 220.7 MINIMUM YARD REQUIREMENTS**

- 220.7A Minimum depth of all yards on Major Streets as specified in Section 204.12 .....50 feet
- 220.7B Minimum depth of front yard.....30 feet
- 220.7C Minimum depth of rear yard ..... 10 feet
- 220.7D Minimum interior side yard..... 10 feet
- 220.7E Minimum side yard on street side corner lots.....30 feet
- 220.7F 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 220.8 MAXIMUM LOT COVERAGE**

- 220.8A Residential structures, including accessory structures..... 35 %
- 220.8B All other structures including accessory structures ..... 50 %

**SECTION 220.9 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 220.10 ACCESS AND CURB CUTS**

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

**SECTION 220.11 LIMITATIONS ON SIGNS**

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

**SECTION 220.12 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 220.13    LANDSCAPING,    SCREENING    AND    BUFFER    YARD  
REQUIREMENTS**

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

**SECTION 220.14    SIDEWALK REQUIREMENTS**

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

**SECTION 220.15    SITE PLAN REQUIREMENTS**

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