

SECTION 203

ZONING DISTRICTS AND MAP

SECTION 203.1 SCHEDULE OF DISTRICTS

For the purpose of promoting the health, safety, and general welfare of the City of Cookeville, the City is divided into districts within which are regulated and restricted the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land, the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

Such regulations have been made with reasonable consideration, among other things, to the character of each district and its peculiar suitability for a particular use and with a view to encouraging the most appropriate use of land throughout the municipality. The districts include:

RS 20 -	Single Family Residential
RS 15 -	Single Family Residential
RS 10 -	Single Family Residential
RS 5 -	Single Family Residential
RD -	Single Family and Duplex Residential
RM 8 -	Multi-family Residential
RM 14 -	Multi-family Residential
RMHP -	Residential Mobile Home Park
PRD -	Planned Residential Development
CBD -	Central Business
CN -	Neighborhood Commercial
CL -	Local Commercial
CG -	General Commercial
CR -	Regional Commercial
PCD -	Planned Commercial Development
MS -	Medical Services
UNV -	University
CI -	Commercial – Industrial Mixed Use
LM -	Light Manufacturing
HM -	Heavy Manufacturing
FL -	Floodplain
SRA -	Sinkhole Retention Area
HS -	Historic
QM -	Quarry and Mining

SECTION 203.2 PROVISIONS FOR OFFICIAL ZONING MAP

The following provisions shall apply for the Official Zoning Map of the City of Cookeville:

203.2A The city is hereby divided into zones, or districts, as shown on the Official Zoning Map, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Zoning Code. The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bearing the seal of the city under the following words:

"This is to certify that this is the Official Zoning Map of the City of Cookeville, Tennessee," together with the Ordinance number and date of adoption.

203.2B If, in accordance with the provisions of this Zoning Code and Sections 13-7-201 through 13-7-210 of the Tennessee Code, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map, promptly after the amendment has been approved by the City Council, together with an entry on the Official Zoning Map showing the date of such change. The amending code shall provide that such changes or amendments shall not become effective until after such change and entry has been made on said map.

203.2C No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Zoning Code. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Zoning Code and punishable as provided herein.

203.2D Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the Department of Planning and Codes, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the city.

SECTION 203.3 REPLACEMENT OF OFFICIAL ZONING MAP

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the City Council may by ordinance adopt a new Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original zoning code or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bearing the seal of the city under the following words:

"This is to certify that this Official Zoning Map supersedes and replaces the official map adopted (date of adoption of map being replaced) as part of Ordinance No. _____ of the City of Cookeville, Tennessee."

SECTION 203.4 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exist as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

203.4A Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.

203.4B Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

203.4C Boundaries indicated as approximately following city limits shall be construed as following city limits.

203.4D Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

203.4E Boundaries indicated as approximately following the centerlines of streams, rivers, or other bodies of water shall be construed to follow such centerlines.

203.4F Boundaries indicated as parallel to, or extensions of, features indicated in Sections 203.4A through 203.4E above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

203.4G Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Sections 203.4A through 203.4F above, the Board of Zoning Appeals shall interpret the district boundaries.

SECTION 203.5 APPLICATION OF DISTRICT REGULATIONS

The regulations set by this Zoning Code within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

203.5A No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, construed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.

203.5B No building or other structure shall hereafter be erected or altered:

1. To accommodate or house a greater number of families;
2. To occupy a greater percentage of lot area; or
3. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required, or in any other manner contrary to the provisions of this Zoning Code.

203.5C No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Zoning Code shall be included as part of a yard, open spaces, or off-street parking or loading space similarly required for any other use, unless specifically allowed elsewhere within this Zoning Code.

203.5D No yard or lot existing at the time of passage of this Zoning Code shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Zoning Code shall meet at least the minimum requirements established by this Zoning Code.

SECTION 203.6 ANNEXATION OF TERRITORY

203.6A All territory that may hereafter be annexed to the City of Cookeville shall be considered by the Planning Commission and assigned an appropriate zoning classification based on existing land use and the long-range plans of the municipality. If a zoning classification is not assigned to a territory at the time of annexation, such territory shall be considered to be in the RS-20, Single Family Residential until otherwise classified.

203.6B Annexed territory and subsequent zoning of such territory shall be reflected on the Official Zoning Map of Cookeville, Tennessee, in the manner described in Section 203.2 of this Zoning Code.