

**SECTION 226****UNV****UNIVERSITY DISTRICT****(As amended by Ordinance Nos. O06-12-28, O09-10-19 and O15-04-10)****SECTION 226.1 GENERAL DESCRIPTION**

The UNV District is intended to provide an area for the location of colleges and universities and uses usually associated with them. Segregation of such facilities is appropriate given the unique characteristics of college and university areas, the variety of uses needed to serve the college and university community, and the intensity of land uses in such a community. Due to the close proximity of the MS, Medical Services District to the university area, certain medical uses are permitted as special exceptions in the UNV District.

**SECTION 226.2 PERMITTED USES AND STRUCTURES**

- 226.2A College or university facilities including classrooms, laboratory and research facilities, administration facilities, athletic centers and facilities, auditoriums, student centers, libraries, museums, cafeterias, dormitories, maintenance facilities, and parking lots
- 226.2B Limited retail and service establishments intended to serve the specific needs of the student population of a college or university. Examples of such establishments include retail stores whose primary customers are students or faculty of a college or university, convenience stores, barber and beauty shops, theaters, restaurants, drug stores, book stores, health clubs, news stands, photocopying, office supplies, word processing and typing service, computer sales and service, self-service laundries, sporting goods, video rentals, and real estate sales offices (As amended by Ordinance No. O15-04-10)
- 226.2C Gasoline and motor fuel sales
- 226.2D Single and two family dwellings; multi-family dwellings and efficiency apartments meeting the requirements of Section 206.11 of this Zoning Code
- 226.2E Fraternity and sorority houses meeting the requirements of Section 206.9 of this Zoning Code
- 226.2F Public parks and public recreational facilities
- 226.2G Private recreational facilities and amusement places including billiards, taverns and nightclubs
- 226.2H Churches and similar places of worship meeting the requirements of Section 206.4 of this Zoning Code; student centers sponsored by religious organizations within the University

- 226.2I Municipal, county, state and federal uses
- 226.2J Private or parochial schools meeting the requirements of Section 206.8 of this Zoning Code
- 226.2K Child care centers meeting the requirements of Section 206.7 of this Zoning Code
- 226.2L Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code
- 226.2M 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.
- 226.2N (As amended by Ordinance No. O09-10-19) Single-family attached dwellings (townhouses) 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 and a subdivision plat in accordance with the Cookeville Subdivision Regulations.
  2. 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 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 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 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) and condominiums.

**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 UNV DISTRICT.**

**SECTION 226.3 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:

226.3A Boardinghouses meeting the requirements of Section 206.2 of this Zoning Code

226.3B Bed and breakfast establishments meeting the requirements of Section 206.3 of this Zoning Code

226.3C 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.

226.3D Limited medical facilities or medical support facilities such as clinics for medical, dental, chiropractic, optical, osteopathic, and similar operations; laboratories for medical, dental, optical, pharmaceutical and related purposes; and medical office buildings subject to the requirements of Section 225 of this Zoning Code

**SECTION 226.4 PROHIBITED USES AND STRUCTURES**

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

**SECTION 226.5 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)**

226.5A Minimum lot area:

1. Single, two, and multi-family dwellings .....5,000 square feet per dwelling unit
2. Fraternities and sororities ..... 20,000 square feet
3. Other uses ..... None, except as required to meet the requirements herein

226.5B Minimum lot width at right-of-way..... 25 feet

226.5C Minimum lot width at setback line..... 80 feet

**SECTION 226.6 MINIMUM YARD REQUIREMENTS**

226.6A Minimum depth of all yards on Major Streets as specified in Section 204.12..... 50 feet

226.6B Minimum depth of front yard ..... 30 feet

- 226.6C Minimum depth of rear yard..... 20 feet
- 226.6D Minimum interior side yard..... 10 feet
- 226.6E Minimum side yard on street side corner lots ..... 30 feet
- 226.6F 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 221.7 MAXIMUM LOT COVERAGE**

- 226.7A Single, two and multi-family structures, including accessory structures.....50%
- 226.7B Fraternities and sororities, including accessory structures.....50%
- 226.7C Other uses and structures, including accessory structures .....75%

**SECTION 226.8 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 226.9 ACCESS AND CURB CUTS**

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

**SECTION 226.10 LIMITATIONS ON SIGNS**

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

**SECTION 226.11 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 226.12 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS**

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

**SECTION 226.13     SIDEWALK REQUIREMENTS**

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

**SECTION 226.14     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 226.15     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.