

**SECTION 219****CBD****CENTRAL BUSINESS DISTRICT**

**(As amended by Ordinance Nos. O03-10-20, O05-04-06, O09-10-19, O11-02-02, O14-04-05, O15-08-21 and O17-11-20)**

**SECTION 219.1 GENERAL DESCRIPTION**

The CBD district, with complementary office and related uses, forms the center for commercial, financial, professional, governmental, and cultural activities. These regulations are intended to protect and upgrade the Central Business District for the performance of its primary functions. Pedestrian oriented uses are encouraged.

**SECTION 219.2 PERMITTED USES AND STRUCTURES**

- 219.2A Retail and other commercial establishments intended to serve the general population of the city. Examples of such establishments include: antiques, appliance, electronics, furniture, general merchandise, office supply and hardware stores, clothing stores, book stores, news stands, jewelers, pet stores, convenience and grocery stores, and restaurants (excluding drive-through)
- 219.2B Private service establishments intended to serve the general population of the city and requiring a central location. Examples of such establishments include: hotels, banks and similar financial institutions, barber and beauty shops, funeral homes, real estate sales, small appliance repair, shoe repair, income tax service, check advance and title loans, pawnbrokers, and self-service laundries
- 219.2C General offices; professional offices for doctors, dentists, lawyers, architects, artists, engineers and the like
- 219.2D Private recreational and amusement establishments including billiards, taverns, nightclubs, brewpub, micro-brewery, micro-distillery and micro-winery (As amended by Ordinance No. O14-04-05)
- 219.2E Gasoline and motor fuel sales
- 219.2F Municipal, county, state and federal uses
- 219.2G Public and semi-public uses including public parks and public recreational facilities, auditoriums, theaters, and museums
- 219.2H Churches and similar places of worship meeting the requirements of Section 206.4 of this Zoning Code
- 219.2I Childcare centers meeting the requirements of Section 206.7 of this Zoning Code; adult day care centers

219.2J Accessory dwelling units within the same principal structure of non-residential uses provided the following conditions are met:

1. Off-street parking for each dwelling unit shall be provided so as to meet the requirements of Section 205 of this Zoning Code
2. 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
3. All municipal building and fire codes shall be adhered to

219.2K Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

219.2L Accessory structures and uses provided the following conditions are met:

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.

219.2M (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

219.2N 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)

**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 CBD DISTRICT.**

**SECTION 219.3 USES PERMITTED ON REVIEW** (As amended by Ordinance No. O09-10-19 and Ordinance No. O15-08-21)

The following uses are permitted upon approval by the Planning Commission of a site plan meeting the requirements of Section 233.5 of this Zoning Code and, if applicable, a subdivision plat submitted in accordance with the Cookeville Subdivision Regulations:

219.3A Multi-family residential, efficiency apartments, single-family attached dwellings (townhouses) and condominiums subject to the following:

1. The maximum building height shall be five (5) stories or 60 feet above street level, whichever is less. For each story over three (3), or for every ten (10) feet in height over 35 feet from street level, a building setback of five (5) feet from all property lines shall be provided.
2. Verification from the Department of Water Quality Control shall be provided that existing water and sewer capacities are adequate to serve the proposed development.
3. On site off-street parking shall be provided as specified in Section 205.8 of this Zoning Code.
4. Dwelling units shall be limited to a maximum of three (3) bedrooms.
5. 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.
6. The Architectural Design Requirements of Section 208A of this Zoning Code shall apply.

**SECTION 219.4 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)**  
(As amended by Ordinance Nos. O15-08-21 and 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:

219.4A Private and parochial schools meeting the requirements of Section 206.8 of this Zoning Code

219.4B Boardinghouses meeting the requirements of Section 206.2 of this Zoning Code

**SECTION 219.5 PROHIBITED USES AND STRUCTURES**

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

**SECTION 219.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH) (As amended by Ordinance No. O15-08-21)**

219.6A Minimum lot area:

- 1. Multi-family residential, efficiency apartments, single family attached (townhouses), and condominiums: .....  
1,500 square feet per dwelling unit with no lot area of less than 5,000 square feet
- 2. All other uses and structures: .....  
None, except as necessary to meet all other requirements of this Zoning Code

219.6B Minimum lot width at right-of-way .....25 feet

219.6C Minimum width at setback line.....25 feet

**SECTION 219.7 MINIMUM YARD REQUIREMENTS**

Within the CBD, Central Business District there shall be no minimum yard requirements except as follows:

219.7A The provisions of Section 204.1 of this Zoning Code prohibiting the obstruction of visibility at intersections shall be met for all corner lots or parcels.

219.7B A minimum setback of ten (10) feet shall be provided along South Jefferson, South Washington, and South Lowe Avenues south of East Spring Street.

219.7C When adjoining a residential district or any parcel with a single-family residential structure the screening and buffering requirements of Section 208.6 of this Zoning Code shall be met.

**SECTION 219.8 MAXIMUM LOT COVERAGE**

A maximum lot coverage of one hundred (100) percent is permitted for all structures and accessory buildings, except as necessary to meet all other requirements of this Zoning Code

**SECTION 219.9 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 219.10 ACCESS AND CURB CUTS**

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

**SECTION 219.11    LIMITATIONS ON SIGNS**

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

**SECTION 219.12    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 219.13    LANDSCAPING,    SCREENING    AND    BUFFER    YARD  
REQUIREMENTS**

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

**SECTION 219.14    SIDEWALK REQUIREMENTS**

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

**SECTION 219.15    SITE PLAN REQUIREMENTS**

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