

**CHART OF PERMITTED LAND USES BY ZONING DISTRICT
CITY OF COOKEVILLE**

(As amended by Ordinance Nos. O02-05-09, O02-08-23, O02-09-26, O03-10-20, O04-03-01, O05-01-02, O05-04-06, O05-06-08, O06-12-28, O09-05-06, O09-10-19, O09-12-25, O11-02-02, O11-04-05, O12-06-09, O12-06-10, O12-08-17, O12-12-22, O13-08-10, O14-04-05, O15-03-05, O15-04-10, O15-08-21, O16-09-20, O17-04-05, O17-06-12, O17-11-20, O18-05-10, and O20-03-04)

PERMITTED USE	ZONING DISTRICTS																				
	RS 20	RS 15	RS 10	RS 5	RD	RM 8	RM 14	RMHP	PRD	CBD	CN	CL	CG	CR	PCD	MS	UNV	CI	LM	HM	QM
RESIDENTIAL																					
Single-family detached	X	X	X	X	X	X			X		X				R						
Zero lot-line detached			R	R	R	R			X						R						
Duplex/Two-family					X	X			X		X				R		X				
Zero lot-line attached					R	R			X						R						
Single-family attached (Townhouse)				R	R	R	R		X	R	R	R	R		R		R				
Single-family detached cluster developments					R	R	R		X		R	R	R								
Multi-Family						X	X		X	R		X	X		R		X				
Condominiums						R	R		X	R	R	R	R		R		R				
Efficiency Apartments						X	X		X	R					R		X				
Mobile Homes								X													
Modular Homes	X	X	X	X	X	X			X		X				R						
OTHER HOUSING																					
Accessory Dwelling Unit										X	E	E	E		E		E	E			
Assisted Living/Residential Care Facility					E	E	X		X			X	X	X		X					
Bed and Breakfast Home	E	E	E			X	X			X	X	X	X		X	X					
Boarding House						E	E			E			E				E				
Fraternity/Sorority																	X				
Group Home/Halfway House													E			E		E			
Hospice Center													X			X					
Hospice Residence Home			E	E	E	X	X														
Hospice Residence Home/Assisted Living			E	E	E	X	X														
Hotel										X		X	X	X	X				X		
Mission													X								
Motel												X	X	X	X				X		
Rooming House						E	E				E		E				E				
Short Term Rental						X	X		X	X	X	X	X			X	X				

X = Use permitted by right

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	RS 20	RS 15	RS 10	RS 5	RD	RM 8	RM 14	RMHP	PRD	CBD	CN	CL	CG	CR	PCD	MS	UNV	CI	LM	HM	QM
PUBLIC AND SEMI-PUBLIC																					
Adult Day Care										X		X	X	X	X	X					
Airport																			X	X	
Air Ambulance Service																		X			
Ambulance Service													X			X		X			
Barber and Beauty School												X	X	X	X			X			
Cellular Towers and Communication Arrays													X	X				X	X	X	
Cemetery	E	E	E	E	E	E	E				E	E	E								
Child Care Center						E	E	E	E	X	X	X	X	X	E	E	X	E	E	E	
Church and Similar Places of Worship	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
College, University														X			X				
Electric Company													X					X	X	X	
Government Office										X	X	X	X	X	X		X	X	X		
Hospital															X	X					
Libraries – Public										X	X	X	X	X	X		X				
Mausoleums and Columbaria	E	E	E	E	E	E	E		X	X	X	X	X	X	X	X					
Methadone or Similar Treatment Facility																E					
Museums										X	X	X	X	X	X		X	X			
Nursing Home													X			X					
Parks – Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Radio Station										X		X	X		X		X	X	X		
Recreational Facility – Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Recycling Center – Public													E					E	X	X	
School – Private and Parochial, Grades K-12						E	E		R	E	X	X	X	X			X				
School – Public, Grades K-12	E	E	E	E	E	E	E	X	X	X	X	X	X	X	X		X	X			
School – Technical or Vocational														X			X	X	X		
Student Center																	X				
Swimming Pool – Public											X	X	X	X	X			X			
Telephone Company										X		X	X	X	X			X	X		
Television – Cable and Satellite												X	X	X	X			X	X		
Television – Master Antenna System													X					X	X	X	
Television Station												X	X	X	X			X	X		
Theater										X	X	X	X	X	X		X	X			
Tennis Court – Public										X	X	X	X	X	X		X	X	X		

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	RS 20	RS 15	RS 10	RS 5	RD	RM 8	RM 14	RMHP	PRD	CBD	CN	CL	CG	CR	PCD	MS	UNV	CI	LM	HM	QM
PRIVATE SERVICE																					
Accountant										X	X	X	X	X	X			X			
Adoption Services										X	X	X	X	X	X	X					
Advertising Agency										X	X	X	X	X	X			X			
Advertising Agency										X	X	X	X	X	X			X			
Alcohol Treatment Center													X			X					
Amusement Place										X		X	X	X	X		X	X			
Animal Hospital												E	E						X	X	
Antiques – Repair and Restoration										X		X	X	E				X			
Appliances – Repair and Service										X	X	X	X	X	X			X			
Appraiser										X	X	X	X	X	X			X			
Attorney										X	X	X	X	X	X			X			
Auction house - indoor													X					X			
Audiologist										X	X	X	X	X	X	X					
Auto Paint and Body Repair												E	X					X	X	X	
Auto Repair – Mechanical												X	X					X	X	X	
Auto Repair – Upholstery												X	X					X	X	X	
Auto Washing and Cleanup												X	X					X	X	X	
Auto Wrecker Service – Office													X					X	X	X	
Bail Bond										X		X	X								
Banks and Similar Financial Institutions									R	X	X	X	X	X	X		X	X			
Banks – Automatic Teller Machines									R	X	X	X	X	X	X	X	X	X	X		
Barber and Beauty Shops									R	X	X	X	X	X	X	X	X	X			
Billboards (Off-Premise Signs)													X					X	X	X	
Birth Control Information Center													X			X					
Bookkeeping										X	X	X	X	X	X	X					
Bowling Alley												X	X					X			
Buses – Charter and Rental													X					X			
Bus Terminal													X					X			
Campgrounds and RV Parks													X								
Check Advance and Title Loan										X		X	X								
Chimney Cleaner												X	X					X			
Chiropractor										X	X	X	X	X	X	X	E				
Cleaners – Clothes and Fabrics										X		X	X	X	X		X	X			
Climate Controlled Storage												X	X	X							
Collection Agency										X		X	X	X	X			X			
Communication Consultant										X	X	X	X	X	X			X			
Computer Consultant										X	X	X	X	X	X		X	X			
Computers – Repair and Service										X	X	X	X	X	X		X	X			
Consultant – Business, Personnel										X	X	X	X	X	X			X			

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PRIVATE SERVICE (CONT.)																					
Contractors – General and Specialized															X			X	X	X	
Counselor – Office										X	X	X	X	X	X	X		X			
Court Reporter										X	X	X	X	X	X			X			
Crane Service																			X	X	
Credit Reporting Agency										X	X	X	X	X	X			X			
Credit Union										X	X	X	X	X	X		X	X	X		
Crematorium													X					X			
Crisis Intervention																X					
Dancing Instruction										X	X	X	X	X	X			X			
Data Processing Service										X	X	X	X	X	X		X	X			
Delivery Service												X	X					X	X		
Dental Laboratory											X	X	X	E		X	E	X	X		
Dentist										X	X	X	X	X	X	X	E				
Detective Agency										X	X	X	X	X	X			X			
Drafting Service										X	X	X	X	X	X		X	X			
Dry Cleaning													X					X	X		
Dry Cleaning – Pick-up Station									R	X	X	X	X	X	X			X			
Employment Agency										X	X	X	X	X	X			X			
Employment Training Service												X	X	X				X	X	X	
Engineer										X	X	X	X	X	X			X			
Exercise and Physical Fitness Center									R	X		X	X	X	X	X	X	X			
Financial Planning										X	X	X	X	X	X			X			
Funeral Home						E	E			X		X	X	X				X			
Geologist										X	X	X	X	X	X			X			
Golf Course and Driving Range	E	E	E	E	E	E	E		E			E	E	E							
Guard and Patrol Service										X		X	X					X	X		
Hair Removing										X		X	X	X	X	X		X			
Hair Replacement – Surgical										X		X	X	X	X	X		X			
Health Agency										X		X	X	X	X	X		X			
Health Club										X		X	X	X	X	X	X	X			
Health and Nutrition Consultant										X	X	X	X	X	X	X		X			
Heating and Cooling													X					X	X	X	
Home Health Service										X		X	X	X		X					
ID Card Service										X	X	X	X	X	X		X	X			
Insurance Agency										X	X	X	X	X	X			X			
Interior Decorator and Designer										X	X	X	X	X	X			X			
Janitorial Service										X		X	X	X	X			X	X		
Karate/Martial Arts Instruction										X	X	X	X	X	X		X	X			
Kennel												E	E						X	X	

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PRIVATE SERVICE (CONT.)																					
Laundry – Commercial												X	X					X	X		
Laundry – Industrial																			X	X	
Laundry – Self-service										X		X	X					X	X		
Lawn and Landscape Maintenance												X	X					X	X		
Limousine Service												X	X					X			
Linen Supply Service												X	X					X	X		
Locks and Locksmith										X	X	X	X	X	X			X			
Magazine Distributor												X	X					X	X		
Management Consultant										X	X	X	X	X	X			X			
Medical Clinic												X	X			X	E	X			
Marriage Counselor										X	X	X	X	X	X			X			
Medical Laboratory													X			X	E	X			
Mental Health Service													X			X	E				
Microfilming										X	X	X	X	X	X		X	X			
Motorcycle – Repair and Service												X	X					X	X		
Movers													X					X	X		
Moving Equipment Rental												X	X					X	X		
Music Instruction										X	X	X	X	X	X		X				
Night Club										X		X	X	X	X		X	X			
Office – General										X	X	X	X	X	X		X	X	X		
Optician										X	X	X	X	X	X	X	E	X			
Optometrist										X	X	X	X	X	X	X	E	X			
Paging and Signaling Service										X		X	X	X	X			X			
Pawnbroker/Pawn Shop										X		X	X								
Pest Control												X	X					X	X		
Pet Grooming												X	X		X			X	X		
Pharmacy and Drug Store										X	X	X	X	X	X	X	X	X			
Photo Finishing – Retail										X	X	X	X	X	X		X	X			
Photographer										X	X	X	X	X	X		X	X			
Physician Office										X	X	X	X	X	X	X	E				
Photocopying										X	X	X	X	X	X	X	X	X			
Physical Therapist										X	X	X	X	X	X	X	E				
Poison Control Center										X	X	X	X	X	X	X	X	X	X		
Printing Service										X	X	X	X	X	X		X	X			
Publisher										X	X	X	X	X	X			X	X		
Pumps – Service and Repair												X	X					X	X		X
Real Estate Sales and Development Office										X	X	X	X	X	X		X	X	X		
Recreational Facility – Private										X		X	X	X	X		X	X			
Recreational Vehicle – Service and Repair													X					X			

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PRIVATE SERVICE (CONT.)																					
Recreational Vehicle/Boat Storage Facility													X					X	X	X	
Recruiting Office – Armed Forces										X		X	X	X	X			X			
Sanitarium																X					
Screen Printing										X		X	X	X	X			X			
Secretarial Service										X	X	X	X	X	X		X	X			
Septic Tank Cleaning																			X	X	
Shoe Repair										X	X	X	X	X	X			X			
Skating Rink												X	X	X	X			X			
Small Engine Repair												X	X					X	X	X	
Social Services										X	X	X	X	X	X	X					
Speech Pathologist										X	X	X	X	X	X	X					
Stock and Bond Broker										X	X	X	X	X	X			X			
Stockyard and Feed Lot																					X
Storage – Self-service (Mini-warehouses)													E	E				X	X	X	
Surveyor										X	X	X	X	X	X			X			
Tanning Salon										X	X	X	X	X	X			X			
Tattoo Parlor and Body Piercing										X		X	X								
Tavern										X		X	X	X	X		X	X			
Tax Return Preparation										X	X	X	X	X	X			X			
Taxi Service												X	X					X			
Taxidermist												X	X	X				X			
Telephone Answering Service										X	X	X	X	X	X			X			
Television and Radio – Repair and Service										X	X	X	X	X	X			X			
Tire Repair												X	X	X				X	X		
Title Company										X	X	X	X	X	X			X			
Tractor Repair and Service												X	X					X	X		
Trading Coupon and Stamp Company										X		X	X	X	X			X			
Travel Agency										X	X	X	X	X	X			X			
Tree Service													X					X	X	X	
Truck Repair and Service												X	X					X	X	X	
Truck Stop																			X	X	
Truck Washing and Cleaning																			X	X	
Truck Company – Office										X		X	X	X	X			X	X	X	
Typing Service										X	X	X	X	X	X	X	X	X			
Uniform Supply Service												X	X	X				X	X		
Upholsterers												X	X					X	X		
Van Conversion												E	X					X	X	X	
Vehicle Storage Lot																		X	X	X	
Veterinarian												E	E						X	X	

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COMMERCIAL																					
Amusement Devices												X	X						X		
Antique Dealer										X	X	X	X	X	X				X		
Appliances – Sales, Rental, and Leasing										X	X	X	X	X	X				X		
Art Gallery										X	X	X	X	X	X		X		X		
Arts and Crafts										X	X	X	X	X	X		X		X		
Artificial Limbs												X	X			X					
Auto Auction													X						X		
Auto Dealer – New												E	X						X	X	X
Auto Dealer – Used												E	X						X	X	X
Auto Parts and Supplies												X	X						X		
Auto Rental and Leasing												E	X						X		
Baby Accessories										X	X	X	X	X	X				X		
Bakery – Retail									R	X	X	X	X	X	X		X		X		
Bakery – Wholesale												X	X	X	X				X	X	
Barber and Beauty Supply												X	X	X	X				X		
Bedding and Linen											X	X	X	X	X				X		
Beer – Retail									R	X	X	X	X	X	X		X		X		
Beer – Wholesale													X		X				X	X	X
Bicycles										X	X	X	X	X	X		X		X		
Boat Dealer													X						X		
Book Dealer/Sales										X		X	X	X	X	X	X		X		
Brewpub										X		X	X	X	X				X		
Bridal Shop										X	X	X	X	X	X				X		
Building Materials													X	X	X				X	X	X
Business Forms and Systems										X	X	X	X	X	X				X		
Business Machines and Supplies										X	X	X	X	X	X				X		
Butchering – Retail										X		X	X	X	X				X		
Cabinet Dealer										X		X	X	X	X				X		
Candy and Confectionery – Retail									R	X	X	X	X	X	X				X		
Candy and Confectionery – Wholesale													X	X	X				X	E	
Carpet												X	X	X	X				X		
Caterer										X	X	X	X	X	X				X	X	
Cash Registers and Supplies										X		X	X	X	X				X		
Clothing and Shoes – Retail										X	X	X	X	X	X		X		X		
Clothing and Shoes – Wholesale													X	X	X				X	X	
Cocktail Lounge										X		X	X	X	X		X		X		
Computers and Software										X	X	X	X	X	X		X		X		
Concrete and Concrete Products																				X	X
Contractors Equipment and Supplies													X						X	X	X

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COMMERCIAL (CONT.)																					
Convenience Store										X		X	X	X	X		X	X			
Cookware and Cutlery										X	X	X	X	X	X			X			
Cosmetics and Perfumes – Retail										X	X	X	X	X	X			X			
Cosmetics and Perfumes – Wholesale													X	X	X			X			
Data Communication Equipment										X	X	X	X	X	X			X			
Data Processing Equipment										X	X	X	X	X	X			X			
Delicatessen									R	X	X	X	X	X	X	X	X	X			
Department Store										X		X	X	X	X			X			
Diving Equipment										X		X	X	X	X			X			
Doughnut Shop										X	X	X	X	X	X		X	X			
Draperies and Curtains										X	X	X	X	X	X			X			
Electrical Equipment – Retail										X	X	X	X	X	X			X			
Electrical Equipment – Wholesale													X	X	X			X	X		
Equipment Rental and Leasing													X					X	X	X	
Fabric Shop										X	X	X	X	X	X			X			
Farm Equipment and Supplies													X					X	X	X	
Fencing													X					X	X		
Fire Protection Equipment												X	X	X	X			X			
Fireworks Sales – Seasonal													X		X			X			
Fireworks Sales – Year-round													X		X			X			
Floor Coverings										X		X	X	X	X			X			
Florist										X	X	X	X	X	X	X		X			
Fruits and Vegetables – Retail										X	X	X	X	X	X			X			
Fruits and Vegetables – Wholesale													X	X	X			X	X		
Furniture – Rental and Leasing												X	X	X	X			X			
Furniture – Retail										X	X	X	X	X	X			X			
Furniture – Wholesale													X	X	X			X	X		
Garden and Lawn Equipment										X		X	X	X	X			X			
Gasoline and Motor Fuel – Retail									R	X		X	X	X	X		X	X	X	X	
General Merchandise – Retail										X	X	X	X	X	X			X			
Gift Shop										X	X	X	X	X	X	X		X			
Glass and Mirrors – Retail										X	X	X	X	X	X			X			
Glassware and China – Retail										X	X	X	X	X	X			X			
Greenhouse – Retail												X	X	X	X			X			
Greenhouse – Wholesale													X					X	X		
Greeting Cards										X	X	X	X	X	X	X	X	X			
Grocers – Retail										X	X	X	X	X	X			X			
Grocers – Wholesale													X	X	X			X	X		
Guns and Gunsmiths										X		X	X	X	X			X			

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COMMERCIAL (CONT.)																					
Hair Goods										X	X	X	X	X	X				X		
Hardware – Builders													X	X				X	X		
Hardware – Retail										X	X	X	X	X	X			X			
Health Food Store										X	X	X	X	X	X		X	X			
Hearing Aids										X	X	X	X	X	X	X		X			
Hobby and Model Shop										X	X	X	X	X	X			X			
Home Furnishings – Retail										X	X	X	X	X	X			X			
Hospital Equipment and Supplies												X	X	X	X	X	E	X			
Hydraulic Equipment and Supplies												X	X					X	X	X	
Industrial Equipment and Supplies													X					X	X	X	
Irrigation Systems and Equipment													X					X	X	X	
Janitorial Equipment and Supplies										X		X	X		X			X			
Jeweler – Retail										X	X	X	X	X	X			X			
Jeweler – Wholesale												X	X	X	X			X			
Key Shop										X	X	X	X	X	X		X	X			
Letter Shop/Monograms										X	X	X	X	X	X		X	X			
Lighting Fixtures – Retail										X	X	X	X	X	X			X			
Lighting Fixtures – Wholesale													X	X	X			X	X		
Livestock Equipment and Supplies													X					X	X		
Luggage – Retail										X	X	X	X	X	X			X			
Lumber – Retail													X	X	X			X	X		
Lumber – Wholesale																			X	X	
Machine Tools – Retail													X					X	X	X	
Machinery Dealer													X					X	X	X	
Mailing Machines and Equipment Sales											X	X	X	X	X			X			
Marble, Cultured – Dealer												X	X	X				X	X		
Meat – Retail										X	X	X	X	X	X			X			
Meat – Wholesale													X	X	X			X	X		
Medical Supplies												X	X			X	E	X			
Microfilming Equipment and Supplies										X	X	X	X	X	X			X			
Micro-Brewery/distillery/winery										X		X	X	X				X			
Mobile Home Dealer													X					X			
Mobile Home Equipment and Parts												X	X					X	X		
Monuments												X	X								
Motorcycle Dealer												E	X					X			
Movie and Video Game Sales and Rentals									R	X	X	X	X	X	X		X	X			
Musical Instruments										X	X	X	X	X	X			X			
News Stand									R	X	X	X	X	X	X	X	X	X	X		
Nursery, Plants												X	X					X	X		

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PERMITTED USE	ZONING DISTRICTS																				
	RS 20	RS 15	RS 10	RS 5	RD	RM 8	RM 14	RMHP	PRD	CBD	CN	CL	CG	CR	PCD	MS	UNV	CI	LM	HM	QM
COMMERCIAL (CONT.)																					
Office Equipment										X	X	X	X	X	X			X			
Office Furniture										X	X	X	X	X	X			X			
Office Supplies										X	X	X	X	X	X		X	X			
Orthopedic Appliances										X		X	X	X	X	X		X			
Outdoor Display and Sales Area													X	X	X			X	X		
Outdoor Storage													E	E	E			E	E	E	
Package Stores - Retail Sale of Alcohol										X		X	X	X	X						
Paint – Retail										X	X	X	X	X	X			X			
Paint – Wholesale													X	X	X			X	X		
Party Supplies – Sales and Rental										X	X	X	X	X	X			X			
Pet Shop, Tropical Fish										X		X	X	X	X			X			
Photographic Equipment and Supplies										X	X	X	X	X	X			X			
Picture Frames – Retail										X	X	X	X	X	X			X			
Picture Frames – Wholesale													X	X	X			X	X		
Plastic Products – Retail										X		X	X	X	X			X			
Portable Buildings													X					X	X		
Printing Equipment												X	X	X	X			X	X		
Pumps – Retail												X	X					X	X		
Propane – Cylinder												X	X					X	X	X	
Propane – Bulk Sales																			X	X	
Radio Communication Equipment										X		X	X	X	X			X			
Recreational Vehicle Dealer													X					X			
Refrigeration Equipment and Supplies												X	X					X	X		
Restaurant									R	X	X	X	X	X	X	X	X	X			
Restaurant – Drive-through												X	X	X	X		X	X			
Satellite Systems and Equipment										X		X	X	X	X			X			
Security Control Equipment										X		X	X	X	X			X			
Sexually Oriented Business													X								
Sign Company												X	X					X	X		
Sound Systems and Equipment										X	X	X	X	X	X			X			
Sporting Goods – Retail										X	X	X	X	X	X		X	X			
Sporting Goods – Wholesale													X	X	X			X	X		
Spraying Equipment													X	X	X			X	X		
Storage Buildings – Retail												X	X					X			
Store Fixtures												X	X	X	X			X			
Swimming Pool Equipment and Supplies												X	X	X	X			X			
Television and Radio – Sales and Rental										X	X	X	X	X	X			X			
Tent sales												X	X		X			X	X		
Thrift Shop										X	X	X	X					X			

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INDUSTRIAL/MANUFACTURING																						
Appliances																				X	X	
Asphalt Cement Plant																					X	X
Automobile and Component Manufacture																			X	X	X	
Auto Parts – Remanufacture																				X	X	
Auto Wrecker Service Storage Yard																				E	X	
Boat Manufacture																						X
Bottling Works																				X	X	
Bookbinding														E					X	X		
Breweries, Distilleries, and Wineries																				X	X	
Cabinet Shop												X	X						X	X		
Cabinetry																				X	X	
Candy and Confectionery														E					X	X	X	
Canvas Products																				X	X	
Chemicals																						X
Clothing																				X	X	
Dairies													X						X	X	X	
Distribution, Distribution Center																			X	X	X	
Electrical or Electronic Equipment														E					X	X	X	
Enameled Products																				X	X	
Filtration Equipment																			X	X	X	
Foam and Foam Products																				X	X	
Foundry																						X
Furniture																				X	X	
Grinding																				X	X	
Industrial Equipment																				X	X	
Industrial Machinery																				X	X	
Inking Products																				X	X	
Iron Work																				X	X	
Machinery																				X	X	
Marble, Cultured																			X	X	X	
Medical Equipment																			X	X	X	
Metal Products																				X	X	
Metal Tanks																				X	X	
Metal Stamping																				X	X	
Modular and Mobile Home Manufacture																				X	X	
Newspaper and Publishing												X	X	X					X	X		
Office Equipment														E					X	X	X	
Office Furniture																			X	X	X	
Optical Instruments and Lens Manufacture													X	X					X	X		

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