

**SECTION 214****RD****SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICT  
(As amended by Ordinance No. O05-04-06)****SECTION 214.1 GENERAL DESCRIPTION**

The RD District is intended to provide a moderate density single and two-family residential environment in areas where public wastewater services are available.

**SECTION 214.2 PERMITTED USES AND STRUCTURES**

214.2A Single-family detached dwellings

214.2B Two-family detached dwellings

214.2C Accessory uses and structures including noncommercial greenhouses and plant nurseries, unattached private garages and carports, tool houses and garden sheds, children's play areas and play equipment, swimming pools (subject to the conditions of Section 206.12 of this Zoning Code), gazebos, and the like when meeting the following conditions:

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.

214.2D Public parks and public recreational facilities

214.2E Churches and similar places of worship subject to the provisions of Section 206.4 of this Zoning Code

214.2F Home day cares subject to the provisions of Section 206.6 of this Zoning Code

214.2G Home occupations subject to the provisions of Section 206.1 of this Zoning Code

214.2H Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

**SECTION 214.3 USES PERMITTED ON REVIEW**

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

- 214.3A Zero lot line single-family detached dwellings
- 214.3B Zero lot line single-family attached dwellings
- 214.3C Golf courses, swimming pools, tennis courts and clubhouses associated with a residential development

**SECTION 214.4 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:

- 214.4A Cemeteries subject to the provisions of Section 206.5 of this Zoning Code
- 214.4B Public schools provided the following conditions are met:
  1. Shall be located on streets with a classification of no less than major collector status
  2. When adjacent to lots zoned or used for residential purposes a Type 2 Screen/Buffer Yard as specified in Section 208 of this Zoning Code shall be provided along all shared lot lines.

**SECTION 214.5 PROHIBITED USES AND STRUCTURES**

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

**SECTION 214.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)**

- 214.6A Minimum lot area per dwelling unit..... 5,000 square feet
- 214.6B Lot width at right-of-way ..... 50 feet
- 214.6C Lot width at right-of-way at terminus of cul-de-sac ..... 35 feet
- 214.6D Lot width at setback line:
  1. Single-family detached; zero lot-line detached and attached..... 50 feet
  2. Two-family detached..... 75 feet
  3. Nonresidential..... 100 feet

**SECTION 214.7 MINIMUM YARD REQUIREMENTS**

214.7A Minimum depth of all yards on Major Streets as specified in Section 204.12 .....50 feet

214.7B Minimum depth of front yard:

- 1. Collector Streets or Higher Classification .....25 feet
- 2. Local Streets .....20 feet

214.7C Minimum depth of rear yard..... 15 feet

214.7D Minimum interior side yard:

- 1. Single-family detached.....7.5 feet, plus 5 feet for each story over 2 stories
- 2. Two-family detached.....10 feet, plus 5 feet for each story over 2 stories
- 3. Zero lot-line detached..... 10 feet, one side, plus 5 feet for each story over 2 stories
- 4. Zero lot-line attached.....10 feet, plus 5 feet for each story over 2 stories
- 5. Nonresidential.....20 feet, plus 5 feet for each story over 2 stories

214.7E Minimum side yard on street side corner lots .....25 feet

**SECTION 214.8 MAXIMUM LOT COVERAGE**

214.8A All residential structures, including accessory buildings ..... 50%

214.8B Churches and similar places of worship; public schools ..... 30%

**SECTION 214.9 MINIMUM OFF-STREET PARKING REQUIREMENTS**

Off-street parking shall be subject to the requirements of Section 205 of this Zoning Code.

**SECTION 214.10 ACCESS AND CURB CUTS**

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

**SECTION 214.11 LIMITATIONS ON SIGNS**

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

**SECTION 214.12 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 214.13    LANDSCAPING,    SCREENING    AND    BUFFER    YARD  
REQUIREMENTS**

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

**SECTION 214.14    PLOT PLAN OR SITE PLAN REQUIREMENTS**

All developments requiring building permits shall conform with the applicable plot plan requirements of Section 233.4 of this Zoning Code or site plan requirements of Section 233.5 of this Zoning Code.