

**SECTION 215****RM-8****MULTI-FAMILY RESIDENTIAL DISTRICT  
(As amended by Ordinance No. O05-04-06)****SECTION 215.1 GENERAL DESCRIPTION**

The RM-8 District is intended to provide a moderate-density multi-family, two-family, and single-family residential environment in areas where public sewer is available.

**SECTION 215.2 PERMITTED PRINCIPAL USES AND STRUCTURES**

215.2A Single-family dwellings

215.2B Two-family dwellings

215.2C Multi-family dwellings meeting the requirements of Section 206.11 of this Zoning Code

215.2D Efficiency apartments

215.2E 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.

215.2F Public parks and public recreational facilities

215.2G Home occupations meeting the provisions of Section 206.1 of this Zoning Code

215.2H Churches and similar places of worship meeting the provisions of Section 206.4 of this Zoning Code

215.2I Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

**SECTION 215.3 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:

- 215.3A Zero lot line single-family detached and attached dwellings
- 215.3B Single-family attached dwellings
- 215.3C Condominiums
- 215.3D Golf courses, swimming pools, tennis courts and clubhouses associated with a residential development

**SECTION 215.4 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:

- 215.4A Childcare centers meeting the requirements of Section 206.7 of this Zoning Code
- 215.4B Public, private and parochial schools meeting the requirements of Section 206.8 of this Zoning Code
- 215.4C Boardinghouses meeting the requirements of Section 206.2 of this Zoning Code
- 215.4D Bed and breakfast establishments meeting the requirements of Section 206.3 of this Zoning Code
- 215.4E Where this district adjoins a commercial or industrial district without an intervening street, but with or without an intervening alley, off-street parking lots in connection with nearby commercial or industrial uses, provided the following conditions are met:
  1. Such parking lots may be permitted only between the commercial or industrial district and the nearest street in the residential district
  2. The off-premise parking requirements of Section 205.4 of this Zoning Code shall be met
  3. A Type 2 Screen/Buffer Yard as specified in Section 208 of this Zoning Code shall be provided along all property lines of such lots adjoining residential districts
  4. No source of illumination for such lots shall be directly visible from any window in any residence in the residential district
  5. There shall be no movement of vehicles on such lots between the hours of 10:00 p.m. and 6:00 a.m. and the Board may impose greater limitations.
  6. There shall be no sales or service activity on such lots
- 215.4F Cemeteries meeting the requirements of Section 206.5 of this Zoning Code

215.4G Funeral homes may be permitted as an accessory use to cemeteries as approved under Section 215.4F above. Said funeral home must be on the same site as the approved cemetery

**SECTION 215.5 PROHIBITED USES AND STRUCTURES.**

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

**SECTION 215.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)**

- 215.6A Minimum lot area per dwelling unit..... 5,000 square feet
- 215.6B Lot width at right-of-way ..... 50 feet
- 215.6C Lot width at right-of-way at terminus of cul-de-sac ..... 35 feet
- 215.6D Lot width at setback line:
  - 1. Single-family detached and attached; zero lot-line detached and attached ..... 50 feet
  - 2. Two-family detached; efficiency apartments ..... 75 feet
  - 3. Multi-family; condominiums ..... 100 feet
  - 4. Nonresidential..... 100 feet

**SECTION 215.7 MINIMUM YARD REQUIREMENTS**

- 215.7A Minimum depth of all yards on Major Streets as specified in Section 204.12 ..... 50 feet
- 215.7B Minimum depth of front yard ..... 25 feet
  - 1. Single and two-family detached; zero lot-line; single-family attached:
    - a. Collector Streets or Higher Classification ..... 25 feet
    - b. Local Streets ..... 20 feet
  - 2. All other uses ..... 25 feet
- 215.7C Minimum depth of rear yard:
  - 1. Single and two-family detached; zero lot-line; single-family attached ..... 15 feet
  - 2. Multi-family; efficiency apartments; condominiums ..... 20 feet
  - 3. Nonresidential..... 20 feet
- 215.7D Minimum interior side yard:
  - 1. Single-family detached..... 5 feet, plus 5 feet for each story over 2 stories
  - 2. Two-family detached..... 7.5 feet, plus 5 feet for each story over 2 stories
  - 3. Zero lot-line detached..... 7.5 feet, one side, plus 5 feet for each story over 2 stories
  - 4. Zero lot-line attached..... 7.5 feet, plus 5 feet for each story over 2 stories

- 5. Single-family attached..... 15 feet, plus 5 feet for each story over 2 stories
- 6. Condominiums ..... 15 feet, plus 5 feet for each story over 2 stories
- 7. Multi-family; efficiency apartments ..... 15 feet, plus 5 feet for each story over 2 stories
- 8. Nonresidential..... 20 feet, plus 5 feet for each story over 2 stories

215.7E Minimum side yard on street side corner lots ..... 25 feet

**SECTION 215.8 MAXIMUM LOT COVERAGE**

215.8A Residential structures, including accessory buildings ..... 50%

215.8B Other uses, including accessory structures ..... 30%

**SECTION 215.9 MINIMUM OFF-STREET PARKING REQUIREMENTS**

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

**PARKING AREAS AND DRIVEWAYS FOR ALL USES, EXCEPT SINGLE-FAMILY DETACHED USES, SHALL BE PAVED.**

**SECTION 215.10 ACCESS AND CURB CUTS**

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

**SECTION 215.11 LIMITATIONS ON SIGNS**

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

**SECTION 215.12 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 215.13 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS**

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

**SECTION 215.14 SIDEWALK REQUIREMENTS**

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

**SECTION 215.15 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.