

## SECTION 216

### RM-14

#### **MULTI-FAMILY RESIDENTIAL DISTRICT (As amended by Ordinance No. 002-05-09)**

#### **SECTION 216.1 GENERAL DESCRIPTION**

The RM-14 District is intended to provide a high-density multi-family residential environment in areas where public sewer are available. A minimum site of two (2) acres is required for any development within this district.

#### **SECTION 216.2 PERMITTED USES AND STRUCTURES**

216.2A Multi-family dwellings subject to the provisions of Section 206.11 of this Zoning Code

216.2B Efficiency apartments

216.2C 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.

216.2D Public parks and public recreational facilities

216.2E Home occupations subject to the provisions of Section 206.1 of this Zoning Code

216.2F Churches and similar places of worship meeting the provisions of Section 206.4 of this Zoning Code

216.2G Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

#### **SECTION 216.3 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:

216.3A Single-family attached dwellings

216.3B Condominiums

216.3C Golf courses, swimming pools, tennis courts and clubhouses associated with a residential development

#### **SECTION 216.4 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:

216.4A Childcare centers meeting the requirements of Section 206.6 of this Zoning Code

216.4B Public, private and parochial schools meeting the requirements of Section 206.8 of this Zoning Code

216.4C Boardinghouses meeting the requirements of Section 206.2 of this Zoning Code

216.4D Bed and breakfast establishments meeting the requirements of Section 206.3 of this Zoning Code

216.4E 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

216.4F Cemeteries meeting the conditions of Section 206.5 of this Zoning Code

216.4G Funeral homes may be permitted as an accessory use to cemeteries as approved under Section 216.4F above. Said funeral home must be on the same site as the approved cemetery.

#### **SECTION 216.5 PROHIBITED USES AND STRUCTURES.**

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

**SECTION 216.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)**

216.6A Minimum lot area ..... 2 acres/3,000 sq. ft. per dwelling unit

216.6B Lot width at right-of-way:

- 1. Multi-family; efficiency apartments; condominiums ..... 50 feet
- 2. Single-family attached..... 30 feet
- 3. Nonresidential..... 50 feet

216.6C Lot width at right-of-way at terminus of cul-de-sac:

- 1. Multi-family; efficiency apartments; condominiums ..... 50 feet
- 2. Single-family attached..... 25 feet
- 3. Nonresidential..... 50 feet

216.6D Lot width at setback line:

- 1. Multi-family; condominiums ..... 100 feet
- 2. Efficiency apartments..... 75 feet
- 3. Single-family attached..... 30 feet
- 4. Nonresidential..... 100 feet

216.6E (As amended by Ordinance No. O02-05-09) When a property has an existing single family structure and the structure is to remain, the minimum lot requirements of the RS-5, Single Family Residential District, shall be met for the single family structure.

**SECTION 216.7 MINIMUM YARD REQUIREMENTS**

216.7A Minimum depth of all yards on Major Streets as specified in Section 204.13 ..... 50 feet

216.7B Minimum depth of front yard:

- 1. Multi-family; efficiency apartments; condominiums ..... 50 feet
- 2. Single-family attached..... 25 feet
- 3. Nonresidential..... 50 feet

216.7C Minimum depth of rear yard:

- 1. Multi-family; efficiency apartments; condominiums ..... 30 feet
- 2. Single-family attached..... 15 feet
- 3. Nonresidential..... 20 feet

216.7D Minimum interior side yard:

- 1. Multi-family; efficiency apartments .....15 feet, plus 5 feet for each story over 2 stories
- 2. Condominiums .....15 feet, plus 5 feet for each story over 2 stories
- 3. Single-family attached.....15 feet, plus 5 feet for each story over 2 stories
- 4. Nonresidential.....20 feet, plus 5 feet for each story over 2 stories

216.7E Minimum side yard on street side corner lots:

- 1. Multi-family; condominiums .....50 feet
- 2. Single-family attached.....25 feet
- 3. Nonresidential.....50 feet

216.6E (As amended by Ordinance No. O02-05-09) When a property has an existing single family structure and the structure is to remain, the minimum yard requirements of the RS-5, Single Family Residential District, shall be met for the single family structure.

**SECTION 216.8 MAXIMUM LOT COVERAGE**

215.8A Residential structures, including accessory buildings ..... 75%

215.8B Other uses, including accessory buildings ..... 50 %

**SECTION 216.9 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 EXISTING SINGLE-FAMILY DETACHED USES, SHALL BE PAVED.**

**SECTION 216.10 ACCESS AND CURB CUTS**

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

**SECTION 216.11 LIMITATIONS ON SIGNS**

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

**SECTION 216.12 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 216.13    LANDSCAPING,    SCREENING    AND    BUFFER    YARD  
REQUIREMENTS**

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

**SECTION 216.14    SIDEWALK REQUIREMENTS**

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

**SECTION 216.15    SITE PLAN REQUIREMENTS**

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