

SECTION 219

CBD

CENTRAL BUSINESS DISTRICT

(As amended by Ordinance Nos. O03-10-20 and O05-04-06)

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 and nightclubs,
- 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.

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

Condominiums are permitted upon approval of the Planning Commission subject to the submittal and approval of a site plan and a subdivision plat in accordance with the Cookeville Subdivision Regulations.

SECTION 219.4 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:

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

219.4B Multi-family residential uses and efficiency apartments meeting the requirements of Section 216 of this Zoning Code

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

219.4D Bed and breakfast establishments meeting the requirements of Section 206.3 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)

NONE, except as necessary to meet all other requirements of this Zoning Code.

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.