

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)

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
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						R	R		X						R					
Multi-Family						X	X		X	E		X	X		R		X			
Condominiums						R	R		X	R		R	R		R					
Efficiency Apartments						X	X		X	E					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					
Bed and Breakfast Home						E	E			E	E	E	X				E			
Boarding House						E	E			E			E				E			
Fraternity/Sorority																	X			
Group Home/Halfway House													E		E			E		
Hotel										X		X	X	X	X			X		
Mission													X							
Motel												X	X	X	X			X		
Rooming House						E	E			E			E				E			
Hospice House																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
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/Drug 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		
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							
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		
Contractors – General and Specialized															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
PRIVATE SERVICE (CONT.)																				
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
Laundry – Commercial												X	X					X	X	

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PRIVATE SERVICE (CONT.)																				
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	E			
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												E	E					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	
Recreational Facility – Private										X		X	X	X	X		X	X		
Recreational Vehicle – Service and Repair													X					X		
Recreational Vehicle/Boat Storage Facility													X					X	X	

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PRIVATE SERVICE (CONT.)																				
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
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						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	
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
Truck Repair and Service												X	X						X	X
Truck Stop																			X	X
Truck Washing and Cleaning																			X	X
Truck Company – Office										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
Veterinarian												E	E						X	X
Video Production										X	X	X	X	X	X				X	
Wedding Service and Supplies										X	X	X	X	X	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	
Auto Dealer – Used												E	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		
Beer – Wholesale													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		
Bridal Shop										X	X	X	X	X	X				X	
Building Materials													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	
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
Convenience Store										X		X	X	X	X		X	X		

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COMMERCIAL (CONT.)																				
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							
Fireworks Sales – Year-round												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		
Hair Goods										X	X	X	X	X	X			X		

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COMMERCIAL (CONT.)																				
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		
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		
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	
Office Equipment										X	X	X	X	X	X			X		
Office Furniture										X	X	X	X	X	X			X		

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COMMERCIAL (CONT.)																				
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
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		
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		
Tire Dealer										X		X	X	X	X			X		
Tools – Retail										X	X	X	X	X	X			X	X	
Tools – Industrial																		X	X	X
Toys										X	X	X	X	X	X			X		

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R = Use permitted upon review by the Planning Commission

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	
INDUSTRIAL/MANUFACTURING																					
Appliances																				X	X
Asphalt Cement Plant																					X
Auto Parts and Components																				X	X
Auto Parts – Remanufacture																				X	X
Auto Wrecker Service Storage Yard																				X	X
Boat Manufacture																					X
Bottling Works																				X	X
Bookbinding														E					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
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	
Paper Distributor													X						X	X	X
Petroleum Distributor																				X	X

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