

**SECTION 212****RS-10****SINGLE FAMILY RESIDENTIAL DISTRICT**

**(As amended by Ordinance Nos. O05-04-06, O11-04-05, O11-09-08, O12-08-17,  
O14-04-05 and O17-04-05)**

**SECTION 212.1 GENERAL DESCRIPTION**

The RS-10 District is intended to provide a low to moderate density single-family residential environment in areas where public wastewater services are available.

**SECTION 212.2 PERMITTED USES AND STRUCTURES**

212.2A Single-family detached dwellings

212.2B 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 206.25 of this Zoning Code), gazebos, and the like subject to 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.

212.2C Public parks and public recreational facilities

212.2D Churches and similar places of worship subject to the provisions of Section 206.4 of this Zoning Code

212.2E Home occupations subject to the provisions of Section 206.1 of this Zoning Code

212.2F Home day cares subject to the provisions of Section 206.6 of this Zoning Code

212.2G Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

**SECTION 212.3 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:

212.3A Zero lot line single-family detached dwellings

212.3B Golf courses, swimming pools, tennis courts and clubhouses associated with a single-family residential development

#### **SECTION 212.4 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:

212.4A Cemeteries subject to the provisions of Section 206.5 of this Zoning Code

212.4B 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.

212.4C Bed and breakfast homes meeting the requirements of Section 206.3 of this Zoning Code

212.4D (As amended by Ordinance No. O17-04-05) Hospice Residence Home/Assisted Living Facility meeting the following conditions:

1. Minimum lot area of 40,000 square feet shall be provided for such facility
2. Maximum of fifteen (15) residents shall reside at the facility
3. Maximum of ten (10) residents shall be classified as assisted living residents and a minimum of five (5) rooms shall, at all times, be available for residents in need of hospice care
4. Minimum of one (1) off-street parking space per maximum number of residents and employees shall be provided at the facility
5. No freestanding signs shall be permitted
6. Shall be located on property contiguous with property zoned for multi-family residential purposes and shall be accessed from the same street as the contiguous property zoned for multi-family residential purposes
7. Structure shall be compatible with nearby residential structures in terms of scale and appearance
8. Site plan and floor plan shall be submitted to and approved by the Board of Zoning Appeals
9. Type 2 Screen/Buffer Yards as specified in section 208 of this Zoning Code shall be provided along all property lines abutting property zoned or used for single or two-family residential purposes
10. All requirements of the State of Tennessee that pertain to the use and operation of the facility shall be met

#### **SECTION 212.5 PROHIBITED USES AND STRUCTURES**

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

**SECTION 212.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)**

- 212.6A Minimum lot area ..... 10,000 square feet
- 212.6B Lot width at right-of-way ..... 50 feet
- 212.6C Lot width at right-of-way at terminus of cul-de-sac ..... 35 feet
- 212.6D Lot width at setback line:
  - 1. Residential ..... 75 feet
  - 2. Nonresidential ..... 100 feet

**SECTION 212.7 MINIMUM YARD REQUIREMENTS**

- 212.7A Minimum depth of all yards on Major Streets as specified in Section 204.12 ..... 50 feet
- 212.7B Minimum depth of front yard:
  - 1. Collector Street or Higher Classification ..... 30 feet
  - 2. Local Streets ..... 25 feet
- 212.7C Minimum depth of rear yard ..... 20 feet
- 212.7D Minimum interior side yard:
  - 1. Residential structures ..... 10 feet, plus 5 feet for each story over 2 stories
  - 2. Zero lot line detached ..... 20 feet, one side, plus 5 feet for each story over 2 stories
  - 3. Nonresidential structures ..... 20 feet, plus 5 feet for each story over 2 stories
- 212.7E Minimum side yard on street side corner lots
  - 1. Collector Street or Higher Classification ..... 30 feet
  - 2. Local Streets ..... 25 feet

**SECTION 212.8 MAXIMUM LOT COVERAGE**

- 212.8A Single-family dwellings, including accessory buildings ..... 40%
- 212.8B Churches and similar places of worship; public schools ..... 30%

**SECTION 212.9 MINIMUM OFF-STREET PARKING REQUIREMENTS**

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

**SECTION 212.10 ACCESS AND CURB CUTS**

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

**SECTION 212.11    LIMITATIONS ON SIGNS**

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

**SECTION 212.12    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 212.13    LANDSCAPING,    SCREENING    AND    BUFFER    YARD  
REQUIREMENTS**

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

**SECTION 212.14    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.