

**SECTION 223****CR****REGIONAL COMMERCIAL DISTRICT**

(As amended by Ordinance Nos.O03-10-20, O05-01-02, O05-04-06, O05-07-17,  
O11-02-02, O14-04-05 and O18-05-10)

**SECTION 223.1 GENERAL DESCRIPTION**

The CR District is intended for medium to large-scale commercial operations of a predominantly regional nature. These districts shall not be located on streets of less than Major Collector classification. All uses are to be developed within the district so as to offer convenient ingress and egress to such streets.

**SECTION 223.2 PERMITTED USES AND STRUCTURES**

- 223.2A Retail and other commercial establishments intended to serve the general population of the city and the region. Examples of such establishments include: shopping centers/malls, department stores, office buildings/office parks, and restaurants
- 223.2B Private service establishments intended to serve the general population of the city and the region. Examples of such establishments include banks and similar financial institutions, hotels and motels, funeral homes, dry cleaners, and climate controlled storage (as amended by Ordinance No. O18-05-10)
- 223.2C General offices; professional offices for doctors, dentists, lawyers, architects, artists, engineers, and the like
- 223.2D Wholesalers including those permitted in the CG District and distributors
- 223.2E Private recreational and amusement establishments including taverns, nightclubs, brewpub, micro-brewery, micro-distillery and micro-winery (As amended by Ordinance O14-04-05)
- 223.2F Churches and similar places of worship meeting the requirements of Section 206.4 of this Zoning Code
- 223.2G Private and parochial schools meeting the requirements of Section 206.8 of this Zoning Code
- 223.2H Public and semi-public uses including public parks and public recreational facilities, theaters, auditoriums and community assembly facilities
- 223.2I Municipal, county, state and federal uses

- 223.2J Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code
- 223.2K Accessory structures and uses provided the following conditions are complied with:
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.
- 223.2L Outdoor display and sales areas meeting the conditions of Section 206.19 of this Zoning Code
- 223.2M Wireless communication tower structures and antenna arrays subject to compliance with the provisions of Section 206.17 of this Zoning Code
- 223.2N Adult day care facilities
- 223.2O Childcare centers meeting the requirements of Section 206.7 of this Zoning Code
- 223.2P Assisted living/residential care facilities meeting the requirements of Section 206.10 of this Zoning Code (As amended by Ordinance No. O05-07-17)
- 223.2Q (As amended by Ordinance No. O11-02-02) Retail package stores for the sale of alcoholic beverages subject to the following:
1. Shall be restricted to parcels having street frontage and access on major arterial streets in the following locations:
    - a. South Jefferson Avenue from Spring Street south to the northern right-of-way of Interstate 40
    - b. South Willow Avenue from Broad Street south to the northern right-of-way of Interstate 40
    - c. Spring Street from State Highway 111 west to terminus at West Broad Street
    - d. West Jackson Street from South Willow Avenue west to Buffalo Valley Road
    - e. East 10<sup>th</sup> Street from Washington Avenue east to City Limits
    - f. Interstate Drive
    - g. Neal Street
    - h. North Washington Avenue from East Broad Street north to East 12<sup>th</sup> Street
  2. Shall comply with the applicable provisions of Title 8 of the Cookeville Municipal 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 CR DISTRICT.**

**SECTION 223.3 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:

223.3A Light Manufacturing; limited to the following types of establishments: Commercial printing, publishing, book binding, data processing services, record processing, laboratories, optical instruments and lenses, computers, electronics, and similar uses as determined by the Building Official, provided the following conditions are met:

- 1. Establishment shall not employ more than 25 employees during any one (1) shift.
- 2. Employee parking shall be located to the rear of the principal structure.

223.3B Outdoor storage of goods and materials when located to the rear of the principal structure facing a street or to the side of the principal structure if a Type 3 Screen as specified in Section 208 of this Zoning Code is provided, and when complying with all minimum yard requirements

223.3C Self-service storage facilities (mini-warehouses) meeting the conditions of Section 206.13 of this Zoning Code (as amended by Ordinance No. O18-05-10)

**SECTION 223.4 PROHIBITED USES AND STRUCTURES**

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

**SECTION 223.5 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)**

223.5A If sewer is available ..... 10,000 square feet

223.5B If sewer is not available ..... 15,000 square feet

223.5C Minimum lot width at right-of-way ..... 25 feet

223.5D Minimum lot width at setback line..... 100 feet

**SECTION 223.6 MINIMUM YARD REQUIREMENTS**

223.6A Minimum depth of all yards on Major Streets as specified in Section 204.12 ..... 50 feet

223.6B Minimum depth of front yard..... 50 feet

223.6C Minimum depth of rear yard ..... 20 feet

223.6D Minimum interior side yard..... None; except when the structure does not share a common wall, then 10 feet shall be provided

223.6E Minimum side yard on street side corner lots..... 50 feet

223.6F Where this district joins any residential district or any lot on which a pre-existing single-family residential structure is located, the screening and buffer yard requirements of Section 208.6 of this Zoning Code shall be met.

**SECTION 223.7 MAXIMUM LOT COVERAGE**

All structures including accessory buildings..... 75%

**SECTION 223.8 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 223.9 ACCESS AND CURB CUTS**

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

**SECTION 223.10 LIMITATIONS ON SIGNS**

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

**SECTION 223.11 EROSION AND STORM WATER MANAGEMENT**

The erosion control and storm water management requirements of Sections 204.14 and 204.15 of this Zoning Code shall apply.

**SECTION 223.12 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS**

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

**SECTION 223.13 SIDEWALK REQUIREMENTS**

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

**SECTION 223.14 SITE PLAN REQUIREMENTS**

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

**SECTION 223.15 TRAFFIC STUDY REQUIREMENTS**

A traffic study meeting the requirements of Section 233.6 of this Zoning Code shall be prepared and submitted to the Department of Planning and Codes for all developments in excess of 50,000 square feet of floor space or for any development if determined by the Building Official as necessary.