

TOWN OF COOPERTOWN, TENNESSEE

ORDINANCE NO. 2026-012

**AN ORDINANCE TO AMEND ZONING ORDINANCE 2013-002 AND
ORDINANCE 2024-016 OF THE TOWN OF COOPERTOWN BY
AMENDING ARTICLE II 'DEFINITIONS' AND ARTICLE IV
'SUPPLEMENTARY PROVISIONS'**

Whereas, the Coopertown Planning Commission has adopted a Zoning Ordinance to promote the general welfare of the citizens of Coopertown, and,

Whereas, changing conditions and circumstances mandate periodic upgrading and clarification of existing laws, including zoning provisions, and

Whereas, certain Zoning Ordinance amendments have been compiled by the Coopertown Planning Commission and recommended to the Coopertown Board of Mayor and Aldermen for adoption.

SECTION 1. BE IT RESOLVED by the Coopertown Planning Commission of Coopertown, Tennessee, that Section 2.020 be amended by adding a Level 5 definition to read as follows:

2.020 DEFINITIONS

Accessory Building or Apartment

- Level 1 Storage building, garages, carports, etc. These buildings will have no permanent partitions or walls constructed as to separate into rooms.
- Level 2 Storage buildings, garages, etc. that have permanent walls for restrooms, offices, laundry areas and recreational areas but no cooking areas permitted. These uses are limited to no more than thirty (30) percent of the building.
- Level 3* Storage buildings garages, etc. that have permanent walls for restrooms, offices, laundry areas, recreational areas and limited cooking areas. These uses are limited to no more than forty (40) percent of the building and shall meet the conditions established in Article IV, Section 4.042 and in accordance with Article VIII, Section 8.070.
- Level 4* Accessory apartment that is housed in a separate building located on the site of an existing principal dwelling and include all provisions for a principal dwelling and shall meet the conditions established in Article IV, Section 4.042 and in accordance with Article VIII, Section 8.070.
- Level 5 Accessory apartment that is attached to or within the principal dwelling and include all provisions for a principal dwelling and shall meet the conditions established in Article IV, Section 4.042 and in accordance with Article VIII, Section 8.070.

~~Attached accessory apartments do not require a "Conditional Use Permit."~~

~~Detached accessory apartments require a "Conditional Use Permit."~~

* These accessory buildings require a "Conditional Use Permit".

SECTION 2. BE IT FURTHER RESOLVED by the Coopertown Planning Commission of Coopertown, Tennessee, that Section 4.042 Conditional Accessory Use Provisions be amended to read as follows (new language highlighted):

1. Accessory Apartment

- a. Minimum Area: Each site shall meet the minimum lot size for the district in which it is located, plus an additional 20,000 square feet for Level ~~IV~~ 4 Accessory Apartments.
- b. Size of Apartment: Each accessory apartment shall have a minimum of 650 square feet and shall not exceed 1,200 square feet or fifty (50) percent of the first floor of the principal dwelling, whichever is greater; the structure may be dwelling only or may combine dwelling with garage, workshop, studio, or similar use.
- c. Setback:
 - i. The accessory apartment shall be located either behind the principal dwelling, or if beside the principal dwelling, shall not protrude into the designated front yard.
 - ii. The accessory apartment shall meet the required side and rear setbacks for the district that it is located in.
 - iii. The accessory apartment shall be separated from the principal dwelling by a minimum of ten (10) feet. As part of its review, the Board of Zoning Appeals will review and determine whether the separation distance is appropriate or needs to be adjusted. The structure shall meet all residential building codes.
- d. Sanitary Facilities:
 - i. The accessory apartment will be served by a public water supply and meet all requirements for two-family dwelling established for water utility. If a well is the water source for the principal dwelling, the apartment may tie into that system upon proof it meets all requirements for a two-family dwelling.
 - ii. The accessory apartment may be connected to the existing subsurface sewage disposal system provided the system is adequate for the total number of bedrooms in both structures. This shall be verified in writing from the Tennessee Department of Environment and Conservation. Both principal dwellings and accessory structures may exist on separate subsurface sewage disposal systems provided adequate soils support both a primary and alternate system.
- e. In the case of an attached to or within apartment, there shall be but one (1) water meter and gas utility meter and connection to serve both the dwelling and accessory apartment or dwelling.
- f. Access and Parking: The accessory apartment shall not be served by a driveway separate from that serving the principal dwelling. Sufficient off-street parking shall be provided for all vehicles housed at that address.
- g. Ownership: The accessory apartment shall be owned by the same person as the principal

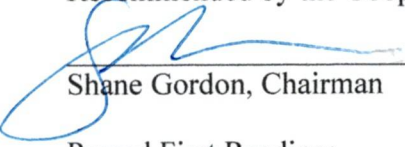
dwelling and shall be used only by immediate family members (i.e. parents, grandparents, children, grandchildren, or siblings of property owner(s)). Neither shall the dwelling or accessory apartment (attached to or within) or accessory dwelling (detached) be conveyed to a separate owner as a condominium or by any other means of conveyance.

- h. Lot Coverage: The principal dwelling and all accessory structures shall not exceed the maximum lot coverage established for the district.
- i. Code Compliance: The accessory apartment shall be constructed in compliance with all applicable building codes adopted by the Town of Coopertown, including the conversion of existing accessory buildings.
- j. Fees: The property owner is responsible for the payment of all fees associated with the construction of a new residential housing unit.
- k. Number of Accessory Apartments: No more than one accessory apartment shall be permitted on a single deeded lot or parcel in conjunction with the principal dwelling unit.
- l. The accessory apartment shall be assigned its own dedicated address by the Robertson County Addressing Office.
- m. Penalty: Any violation of this Ordinance shall constitute a civil offense punishable by a fine of fifty dollars (\$50.00). Each day that the violation is allowed to continue shall constitute a separate offense.

misdemeanor

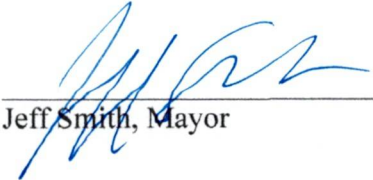
BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COOPERTOWN, that this shall be effective immediately upon its passage and publication of its caption in a newspaper of general circulation within the Town of Coopertown.

Recommended by the Coopertown Municipal Planning Commission on June 20, 2026

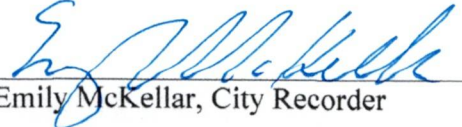

Shane Gordon, Chairman

Passed First Reading: 8-25-2026

Passed Second Reading: 9-22-2026


Jeff Smith, Mayor

ATTEST:


Emily McKellar, City Recorder