

ZONING RESOLUTION
FOR
SEVIER COUNTY, TENNESSEE
Effective September 1, 2006

503. R-1 Rural Residential District.

503.1. Intent and Purpose.

This district is established for low-density residential development, while preventing non-compatible commercial, industrial, and dense residential uses. The requirements of this district are designed to encourage residential activities and preserve the residential character of the area.

503.2. Uses Permitted.

1. Single-family homes, manufactured homes and two-family homes.
2. Public uses.
3. Daycare centers.
4. Places of worship.
5. Family and private cemeteries.
6. Customary home occupations as regulated in Section 402.

503.3. Uses Prohibited.

Any use not listed above is prohibited in this district, unless determined by the Sevier County Board of Zoning Appeals as being similar to one listed above and conforming to the intent of this zoning district.

504. R-2 High Density Residential District.

504.1. Intent and Purpose.

The intent of this district is to establish areas for high-density residential and related uses, while preventing non-compatible commercial, industrial, and other uses that would interfere with the residential characteristics of the district. Because of the high density nature of the allowed uses, any R-2 district shall be served by public water and sewer systems.

504.2. Uses Permitted.

1. Any use permitted in the R-1 district.
2. Apartment buildings.
3. Assisted-living centers.
4. Manufactured residential home parks in accordance with Section 309.

504.3. Uses Prohibited.

Any use not listed above is prohibited in this district, unless determined by the Sevier County Board of Zoning Appeals as being similar to one listed above and conforming to the intent of this zoning district.

505. C-1 Rural Commercial District.

505.1. Intent and Purpose.

This district is established to provide areas for residential uses and business activities that serve local residents of the immediate area. These business uses should not require high visibility or accessibility and are encouraged to be located along collector streets or main intersections for maximum convenience for local residents, while maintaining the rural characteristics of the areas.

505.2. Uses Permitted.

1. Any use permitted in the R-1 and R-2 districts.
2. Hardware stores, convenience stores, video rental stores, laundromats, personal service establishments, gasoline service stations, florists, greenhouses, antique stores, and craft shops.
3. Travel trailer parks.
4. Restaurants.
6. Self-storage facilities developed under the PUD regulations in Section 310.

505.3. Uses Prohibited.

Any use not listed above is prohibited in this district, unless determined by the Sevier County Board of Zoning Appeals as being similar to one listed above and conforming to the intent of this zoning district.

506. C-2 General Commercial District.

506.1. Intent and Purpose.

This district is established to create areas for compatible business activities requiring high visibility and accessibility. The requirements of this district are designed to encourage commercial establishments in high traffic areas for maximum convenience of local residents or regional travelers.

506.2. Uses Permitted.

1. Any use permitted in the R-1, R-2, and C-1 districts.
2. Grocery stores and drug stores.
3. General retail establishments.
4. Shopping centers and retail outlets.
5. Professional offices.
6. Automobile repair outfits.
7. Motels and hotels.
8. Appliance sales and service.
9. Automobile, mobile home, and boat sales.
10. Medical offices and clinics.
11. Warehousing and distribution centers.
12. Flea markets.
13. Commercial cemeteries.

506.3. Uses Prohibited.

Any use not listed above is prohibited in this district, unless determined by the Sevier County Board of Zoning Appeals as being similar to one listed above and conforming to the intent of this zoning district.