

ARTICLE V – ZONING DISTRICTS

- 501. Classification of Districts**
- 502. A-1 Agricultural District**
- 503. R-1 Rural Residential District**
- 504. R-2 High Density Residential District**
- 505. C-1 Rural Commercial District**
- 506. C-2 General Commercial District**
- 507. I-1 Industrial District**

501. Classification of Districts. For the purpose of this resolution, the following zoning districts are hereby established in the unincorporated sections of Sevier County and are shown on “The Zoning Map of Sevier County, Tennessee.” Area, yard, and height requirements for each district shall conform to Article VI of this resolution.

- A-1 Agricultural District
- R-1 Rural Residential District
- R-2 High Density Residential District
- C-1 Rural Commercial District
- C-2 General Commercial District
- I-1 Industrial District

502. A-1 Agricultural District.

502.1. Intent and Purpose.

This district is created to establish and preserve areas with agricultural and rural qualities by allowing for traditional agricultural and rural uses along with low-density residential activities. Other land uses associated with the service of local residents are allowed as well.

502.2. Uses Permitted.

1. Single-family homes, manufactured homes, and two-family homes.
2. Single-wide mobile homes.
3. Places of worship.
4. Family and private cemeteries.
5. Rural businesses.
6. Customary home occupations as regulated in Section 402.

502.3. 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.

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.