

ARTICLE VII. PROVISIONS GOVERNING USE DISTRICTS

701. R-1 Low Density Residential. It is the intent of this district to establish low density residential areas along with open areas which appear likely to develop in a similar manner. The requirements for the district are designed to protect essential characteristics of the district, to promote and encourage an environment for family life, and to prohibit business activities. In order to achieve the intent of the R-1 (Low Density) Residential District, as shown on the Zoning Map of the City of Gatlinburg, Tennessee, the following uses are permitted:

701.1 Single family residences, except mobile homes.

701.2 Customary general farming.

701.3 Day care centers: Day care centers upon approval of site plan by the building official and the issuance of a letter of approval by the Department of Human Services.

701.4 Customary home occupations.

701.5 Tourist residences - Single family dwellings may be used as tourist residences by obtaining an annual Tourist Residence Permit from the building official. The permit shall be obtained after meeting the following special conditions:

701.5.1 Off-Street Parking: Requirements shall be determined by the building official based on the maximum sleeping accommodations established for the tourist residence and in no case may be less than two (2) on-site parking spaces, except single bedroom units shall be required to provide one (1) on-site parking space.

701.5.2 The structure shall meet all applicable City Code requirements for the housing of transient residents.

701.5.3 Administrative review and approval of a site plan which shall show the location of the principal building, any accessory buildings, off-street parking provisions, and any other site information required by the City's Planning and Building Inspections Departments.

701.6 Public owned buildings and uses, schools, offering general education, and churches provided that:

701.6.1 A site plan is approved by the Planning Commission.

701.6.2 The buildings are placed not less than fifty (50) feet from the side and rear property lines.

701.6.3 There are planted buffer strips along side and rear property lines.

701.7 Customary accessory buildings.

701.8 Signs: As regulated under Article IV.

701.9 Residential Planned Unit Developments (PUD).

701.9.1. Planned Unit Developments for single family residential uses provided a site development plan is prepared in accordance with the provision of Article IV, Section 406, of this Ordinance, and approved by the Gatlinburg Municipal Planning Commission.

701.9.2. Accessory uses are permitted provided that said accessory uses shall be strictly and exclusively limited to the premises on which said PUD accessory use is located and shall in no way be permitted to serve persons and/or properties outside of the Planned Unit Development. Further, in no instance shall the accessory use be permitted unless as an integrated part of an approved Planned Unit Development. Accessory uses in residential instances shall be limited to the following: A single property Check-in Office; Maintenance Buildings; Security Buildings; and Club House/Recreational Facilities. However, only a single property Check-in office shall be permitted in a Planned Unit Development regardless of the number of parcels or phases associated with the PUD.

701.9.3. All accessory structures shall be located no less than fifty (50) feet from all exterior property line boundaries.

701.9.4. There shall be a planted, native evergreen plant species buffer along the immediate side/s and rear of all accessory structures adjoining an exterior property line boundary. The initial plant species shall be no less than six (6) feet in height from finished grade and so arranged to accomplish no less than 75 percent screening of the building within two (2) years of the initial planting.

701.9.5. There shall be a minimum of two (2) parking spaces provided for each accessory use however; in no instance shall there be less than one parking space for each three hundred (300) square feet of accessory use floor space.

701.9.6. All accessory structures shall be shown on the Planned Unit Development site plan and subject to review and approval of the Municipal Planning Commission.

701.9.7. In addition to the permitted PUD/Subdivision Entrance Sign permitted in Article IV, Section 411.3.1.1, Number 2, only one (1) externally illuminated wall sign not exceeding four (4) square feet, shall be allowed per each accessory structure.

702. R-1A Low Density Residential. It is the intent of this district to establish low density residential areas along with open areas which appear likely to develop in a similar manner. The requirements of the district are designed to protect the total characteristics of the district, to promote and encourage an environment for family life and to restrict all business orientated activities including tourist residence uses. In order to achieve the intent of the R-1A (Low Density) district, as shown on the Zoning Map of the City of Gatlinburg, Tennessee, the following uses are permitted.

702.1 Any use permitted in the R-1 residential district, except tourist residences and Planned Unit Developments.

703. R-2 Medium Density Residential. It is the intent of this district to provide areas for single and multi-family dwellings; to encourage development and continued use of the land for residential purposes; to prohibit business and industrial uses; and other uses which would interfere with development or continuation of single or multi-family dwellings. In order to achieve the intent of the R-2 (Medium Density) Residential District, as shown on the Zoning Map of the City of Gatlinburg, Tennessee, the following uses are permitted:

703.1 Any use permitted in the R-1 Residential District.

703.2 Two family and multi-family dwellings.

703.3 Boarding and rooming houses and bed and breakfast establishments.

704. R-2A Medium Density Residential. It is the intent of this district to provide areas for single and multi-family dwellings; to encourage the development and continued use of the land for residential purposes, and prohibit business oriented uses which would in any way interfere with the continued residential character of the district. In order to achieve the intent of the R-2A (Medium Density) Residential District, as shown on the Zoning Map of the City of Gatlinburg, Tennessee, the following uses are permitted:

704.1 Any use permitted in the R-2 Residential District, except tourist residences.

705. R-3 High Density Residential. It is the intent of this district to establish high density residential areas which will provide for single and multi-family units and maintain open areas. In order to achieve the intent of the R-3 (High Density) Residential District, as shown on the Zoning Map of the City of Gatlinburg, Tennessee, the following uses are permitted.

705.1 Any use permitted in the R-2 (Medium Density) Residential District.

705.2 Boarding and rooming houses.

705.3 Medical clinics, clubs not operated for profit, nursing homes, offices for doctors, lawyers, dentists, architects, real estate agencies, insurance agencies, and similar uses provided that: