

506. C-1 Rural Commercial District.

506.1. 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 roads or main intersections for maximum convenience for local residents, while maintaining the rural characteristics of the areas.

506.2. Uses Permitted.

506.2.1. Any use permitted in the R-1, R-2M districts.

506.2.2. Any use permitted in the R-2 districts, service by public water and public sewer systems is required.

506.3. Uses Permitted with an approved Site Plan, see Section 303.

506.3.1. Rural retail businesses.

506.3.2. Campgrounds.

506.3.3. Restaurants, brewpubs.

506.3.4. Warehouses (mini or self-storage), facilities developed under the PUD regulations in Section 310.

506.3.5. Professional offices.

506.3.6. Amusement centers, rural recreation businesses.

506.3.7. Antique stores, arts and crafts shops.

506.3.8. Motor vehicle or machinery sales with maximum of 35 units for sale at any time.

506.3.9. Animal clinics, animal shelters.

506.3.10. Event Venues

506.4. 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.