

701.7.4. Any outside lighting of courts, parking lots, or other facilities shall be designed and constructed in such a manner as to not cause inconvenience to other uses in the immediate area.

701.8. Signs as regulated in Section 408.

701.9. Customary accessory buildings provided they are located in rear yards and not closer than five (5) feet to any property line.

701.10. Short-term rental of residences located in the R-1 District shall be permitted **only** if the residence was being utilized as a short-term rental (as that term is defined in T.C.A. § 13-7-602(3)(B)) on or before August 13, 2018, the date on which Section 511 was added to Article V of the Zoning Ordinance; however, the owner of the property must apply for a permit, in the manner set forth in Article V, Section 511, within sixty days of the passage of this Ordinance, and take the required steps to timely obtain a valid permit within a reasonable time thereafter. (Ord. 1065, 8/13/2018)

**702. R-2 (High Density) Residential.** It is the purpose and intent of this district to provide areas for high density residential development plus open areas where similar development is likely to occur. Professional services are permitted in the district provided that they meet applicable standards, are limited so as not to encourage general commercial activity, and are located on a major street as noted on the major road plan.

In order to achieve the purpose and intent of the R-2 (High Density) Residential District, as shown on the Zoning Map of the City of Pigeon Forge, Tennessee, the following uses are permitted:

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

702.2. Multi-family dwellings.

702.3. Residential planned unit developments, including mobile home parks.

702.4. Boarding and rooming houses, and bed and breakfast inns.

702.5. Medical clinics and hospitals, funeral homes, fraternal organizations, clubs not operated for profit, day care centers providing care and supervision for more than eight (8) children for periods of less than twenty-four (24) hours, and professional offices of doctors, lawyers, accountants, architects, dentists, real estate and insurance agencies and similar uses provided:

702.5.1. They are located on a major street noted on the Pigeon Forge Major Road Plan.

702.5.2. The buildings shall be placed at least thirty (30) feet from the front property lines and twenty-five (25) feet from the side and rear property lines for professional offices of doctors, lawyers, accountants, architects, dentist, real estate and insurance agencies provided that there are no more than six (6) people employed per parcel. Other uses specified in 702.5 are required to have setbacks of fifty (50) feet from all property lines. (Adopted by Ord. #463 on 11/8/93)

702.5.3. There is a planted buffer strip erected on side and rear property lines;

702.5.4. A site plan is approved by the planning commission.

702.5.5. Existing buildings may be utilized provided that the provisions of this ordinance are met as closely as possible and that no parking shall be allowed in front yards.

702.6. Tourist residences that meet all applicable city ordinances for housing transient residents provided:

702.6.1. A site plan showing the location of the principal building, any accessory buildings, off-street parking spaces, and any other information deemed pertinent is approved by the planning commission.

702.6.2. Off-street parking requirements shall be determined by the planning commission based on maximum sleeping accommodations and upon the standards set forth in Section 407.3.4, as amended. (Ord. 788, Adopted 2/13/06)

703. **C-1 General Commercial District.** It is the purpose and intent of this district to establish an area for concentrated commercial development that the general public requires. The regulations are designed to protect the essential characteristics of the district by promotion of general business, professional and service uses, public uses, and limited residential uses which serve the general public; and to discourage general industrial and wholesale uses. The regulations are also designed to encourage grouping of compatible commercial activities in which parking and traffic congestion can be reduced to a minimum. Therefore, prior to the issuance of building permits for all new construction, site plans, as required by Section 409, shall be reviewed and approved by the planning commission to determine if the projects meet all requirements and are in keeping with the comprehensive planning program of the City of Pigeon Forge, Tennessee.

In order to achieve the purpose and intent of this district, as shown on the Zoning Map of the City of Pigeon Forge, Tennessee, the following uses are permitted:

703.1. Multi-family dwellings.