



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE RESIDENTIAL DISTRICT

REQUIREMENTS PER CITY OF MARYVILLE ORDINANCE, TITLE 14, ZONING AND LAND USE CONTROL

Zoning District [§ 14-209]: The Residential district: The land use and intensity of the area is low density site-built residential. Some mix of building types may be included, e.g., two-family, three-family and four-family dwelling units. Supplementary and complementary uses may exist in the area, such as recreation areas, schools, churches, and community centers.

Permissible Uses [§14-210]:

- **Allowed by right:** Low and very low single family detached dwellings, primary dwellings with accessory apartments, and home occupations if they meet the defined criteria.
- **Allowed by special exception:**
 - Duplexes, two-family conversions, multifamily conversions, and multifamily townhomes.
 - Certain institutional living facilities also require a special exception permit.

Nonconforming Situations [§14-208]: Nonconforming situations that were otherwise lawful on the effective date of this ordinance may be continued.

Density and Dimensional Requirements [§14-214]:

- **Minimum Lot Size:**
 - With sanitary sewer: 7,000 square feet
 - Without sanitary sewer: 30,000 square feet
 - Without sanitary sewer and public water: 35,000 square feet
- **Minimum Lot Width:** 75 feet (recommended)
- **Maximum Building Height:** 35 feet
- **Lot Coverage:** Maximum lot coverage on principal and accessory buildings shall not exceed 40% of the lot.
- **Primary Structure Setbacks:**
 - **Front:**
 - General requirement: 25 foot minimum
 - If located on a collector street: 40 foot minimum
 - If located on an arterial street: 50 foot minimum
 - **Side:** 10 foot minimum
 - **Rear:** 20 foot minimum
- **Accessory Structure Setbacks:**
 - If accessory structure is less than 12 feet in height:
 - **Front:** Same as primary structure.
 - **Side:** 10 feet (5 feet if located completely to the rear of the primary structure)
 - **Rear:** 5 feet
 - If accessory structure exceeds 12 feet in height:
 - **Front:** Same as primary structure.

- **Side:** 10 feet
- **Rear:** 5 feet + 2 feet for every foot over 12 feet in height

Accessory structures exceeding 600 square feet in area or 15' in height require a special exception permit from the Board of Zoning Appeals.

Signs [§14-218]:

- At any entrance to a residential subdivision, there may be not more than two (2) signs identifying such subdivision or development. A single side of any such sign may not exceed 16 square feet, nor may the total surface area of all such signs located at a single entrance exceed 32 square feet, nor may the sign structure exceed a height of 8 feet from ground level. Such signs shall not be erected within the public right-of-way.
- Signs not exceeding 4 square feet in area that are customarily associated with residential use and that are not of a commercial nature are allowed and do not require a permit.
- A permit is required for signs. Fees are \$10.00 plus \$1.00 per square foot of signage installed unless work begins before permit is issued, in which case fees are \$250.00 plus \$1.00 per square foot. See ordinance for more complete information or contact Jillian Love, 273-3502, jilove@maryville-tn.gov.

Parking [§14-219]: Parking allocation is determined by specific use per the “Table of Requirements” in the City ordinance.

- Single-family detached units with only one dwelling unit per lot requires two spaces plus one space per room if rooms are rented. If the dwelling is a one-bedroom unit, only one space is required.
- Multi-family residential units require one and one half spaces for each one-bedroom unit and two spaces for each unit with two or more bedrooms.

Site Plan Review [§14-212]:

- Before a property can be used for a new or changed use, the owner, agent, or buyer under contract must obtain a zoning permit or special exception permit.
- Before physical improvements can be made to any property, with noted exceptions, the owner, developer, or agent must obtain required building permits.
- Before physical improvements can be made to a proposed subdivision, the owner, agent, or buyer under contract must obtain an approved preliminary plat and site plan approval.
- Before property can be subdivided, the owner, agent, or buyer under contract must obtain an approved final plat.

This information is provided as a summary only. For specific requirements for a particular property, please contact the Development Services offices.

Department of Development Services
City of Maryville
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