



Zoning Standards

Department of Development Services

Commercial Design Criteria – City-wide

Supplemental Uses [§14-211(5)], Commercial Design Criteria – City-wide:

Commercial design standards are in place for the City of Maryville. These standards pertain to all commercial developments with the exception of the overlay districts, light industrial or industrial zones, and the downtown districts. The downtown districts have their own regulations, which would supersede these rules. In instances where requirements in the Commercial Design Criteria have no counterparts in the overlay districts, the rules listed here would apply. These guidelines are found within the City of Maryville Ordinance, Title 14: Zoning and Land Use Controls, in the Supplemental Use Requirements Chapter.

Supplemental Use Requirements [§14-211]:

(5) General provisions - commercial design criteria - city wide.

(a) The following items must be reviewed for compliance by the planning department before a building permit is issued. These standards shall apply to the design of all principal buildings and accessory structures. These guidelines shall not apply to single family or duplex residential uses, nor do they apply in the downtown zones, industrial zones, or the Central Village overlay zone.

(i) Landscaping:

(A) At least thirty percent (30%) of each lot must be landscaped. Consideration will be given for redevelopment sites. Landscaping shall be selected and installed so that it will not block motorist visibility at time of installation and at maturity. The majority of the landscaped area must be visible from the road.

(B) At least one, two-inch caliper tree shall be planted on the parcel for every two thousand square feet of building footprint and paved area (paved areas include private streets, parking spaces, driveways, paved storage areas). Preservation of existing trees may be applied toward this requirement.

(ii) Parking:

(A) Large parking areas shall be organized into a series of smaller modules with landscaped islands consisting of trees and low shrubs separating them.

(B) Parking areas must provide safe, landscaped pedestrian access.

(C) Entrance drives shall be landscaped and continue existing sidewalks.

(iii) Facades and elevations:

(A) Facades shall provide fenestration toward pedestrian areas and streets for purposes of safety and aesthetics.

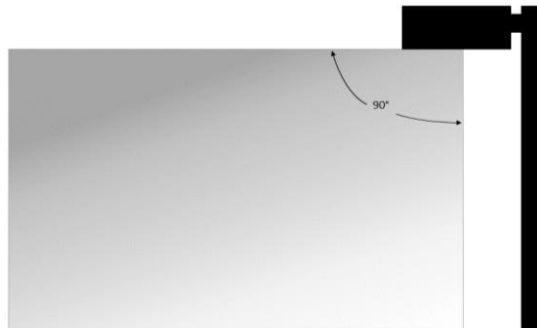
(B) Facades must not be monolithic; any of the following, or similar, design features may be used:

1. Changes in surface planes
2. Porches
3. Awnings
4. Entry stairs
5. Doors
6. Windows
7. Chimneys
8. Changes in construction materials
9. Landscaping
10. Horizontal and vertical sun-shading devices, such as walls, canopies, and similar devices, that extend a minimum of three (3) feet beyond the wall or adjacent walls.

(C) Exterior walls visible from public roads may not be comprised of metal or flat-faced concrete block.

(iv) Lights:

(A) Light fixtures that permit light to project up are prohibited. All outdoor light fixtures should be full-cutoff fixtures which do not allow light to be emitted above 90° (see illustration below).



(B) Fixtures used for architectural lighting, such as façade, feature, and landscape lighting, shall be aimed or directed to preclude light projection beyond immediate objects intended to be illuminated.

(C) External wall or roof-mounted floodlights shall not be installed on walls that face abutting residential uses unless landscaping or other means can be installed to shield the view of such lights from residential properties.

- (D) Neon and bare fluorescent light tubes in any form on the exterior of a structure are prohibited.
 - (E) Light poles and fixtures shall be limited to a thirty (30) foot maximum height.
 - (F) Photometric plans may be required by planning staff to ensure lighting will not affect surrounding residential uses. Light trespass may not exceed 1.0 foot-candle at any property line that adjoins residential uses or property zoned for residential uses.
- (v) Fences: Fences shall be regulated by §14-222.
 - (vi) Ancillary structures and equipment: HVAC equipment, above-ground grease traps, electric generators, fuel tanks, trash compactors, dumpsters, garbage containment areas, storage bins, trailers, elevated tanks, storage tanks, and similar ancillary structures and equipment shall be screened from adjacent residential uses and from public roads with landscaping, walls or fences. Screening shall conform to the requirements of §14-222(8)(d). Such ancillary structures and equipment shall also meet building setbacks.
 - (vii) Personal storage developments: Personal storage or "mini- storage" buildings shall be sited such that the garage doors do not face roads unless developments are at an elevation significantly lower than roads or are behind landscaping whereby buildings are not visible from roadways. Such developments located on a corner must install a landscape buffer on a least one property line to screen the row of storage buildings. The landscape buffer shall be comply with the landscaping requirements set forth in §14-213.
 - (viii) Loading docks: Loading docks shall not be readily visible from public roads.
 - (ix) Stored materiel shall not be visible from public roads.
 - (x) Drive-through equipment: Drive-through equipment: Drive through windows and outdoor speaker equipment shall not be located within one hundred sixty (160) feet from adjacent residential land uses unless noise levels are demonstrated to register not more than 50 dBA at the property line in common with the property with the residential land use.