



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE CENTRAL BUSINESS DISTRICT

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

Zoning District [§ 14-209]: The Central Business District is the civic and cultural center of Maryville. In order to maintain the appropriate and expected atmosphere of a traditional downtown, it is very important to provide an intimate scale of the urban spaces. The level of detail must be sufficiently matched by new developments. Size and quantity of fenestration must be maintained. Ornate cornices and other features should be maintained and replicated. New buildings should be designed in the base and capital streetscape style typical of the older shops. New elements such as colorful canvas awnings or theme lights can be added to the facades to create a contemporary visual unity. Design of these elements must be carefully detailed to ensure common themes. The following regulations will encourage the redevelopment and expansion of a traditional, thriving, and charming Downtown Maryville.

The Central Business District is designated a downtown zoning district and is subject to design review by the Maryville Downtown Design Review Board (DDRDB).

Permissible Use [§14-209 (4) (k)]: Scale of proposed developments in comparison to other individual developments in the zone is most important when considering whether or not a use will be appropriate.

- **Residential:** Attached homes including apartments, condominiums, and lofts above storefronts. Single family housing is not appropriate in this zone.
- **Mixed Use:** Most types of land uses are encouraged, including those for entertainment, employment, service, shopping, liquor stores, and light manufacturing are allowed if in a building that meets all design standards.

Prohibited Use [§14-209 (4) (k)(iii)]: Adult establishments, heavy manufacturing, mini-storage, landfill, mining, mobile home parks, hazardous occupancies, storage of hazardous materials, or any uses not compatible with the function, character and intent of the zone.

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

Supplemental Use Requirements [§14-211]: N/A

Density and Dimensional Requirements [§14-209 (4) (a), (b), & (d)]:

- **Minimum Lot Size:** none
- **Minimum Lot Width:** none
- **Building Height:**
 - General: 45 feet
 - Stories above 45 feet: 1-foot setback for every foot in height above the first 45 feet, not to exceed 65 feet in height
- **Primary Structure Setbacks:** Setback from existing utility easements must be observed, otherwise:

- **Front:** 10 feet maximum from edge of sidewalk (Building should preferably be in line with existing buildings.)
- **Side:** 10 foot maximum, no minimum (Building setback preferably should line flush with existing buildings.)
- **Rear:** no minimum; maximum variable, depending on placement of parking as determined by the DDRB.

Parking [§14-209 (4) (c)]: Total coverage not to exceed 10% of the entire lot. Parking must be to the rear of the building, and if adjoining a street, must be supplemented by an 8-foot tall opaque wall of appropriate material (brick stone, or other natural materials) to create a visual edge. Appropriate landscaping in and around parking lots, including trees, may be required.

Windows & Doors [§14-209 (4) (e)]:

- Spacing and size of fenestration shall match that of the other buildings on the same block that were built before 1950
- Windows shall be square or vertical in orientation
- All fenestration, including windows and doors, shall be indicative of the period of construction of the building
- Sills and lentils for windows are encouraged
- True divided light or simulated divided light units are permissible only
- Aluminum storefront glazing systems are allowable at street level only and must be approved by the DDRB as compatible with the original building façade

Facades [§14-209 (4) (f)]:

- Facades shall be “pedestrian scale.” Pedestrian scale is defined as a size (of building space) that a pedestrian perceives as not dominating or overpowering.
- Substantial removal, alteration, or covering of original facades shall not be permitted.
- Facades composed of brick or masonry must be re-pointed and cleaned to a condition indicative of their original finish.
- In cases of extreme deterioration, facades may be repaired and painted; paint colors must be of a historic precedent, compatible with adjacent properties and approved by the Downtown Maryville Design Review Board. Applicants must submit paint chips, brick samples, awning fabric samples, etc. to the Review Board for all proposed new paint projects, building construction and façade alteration
- Awnings, may be applied and are encouraged, but must be solid or two-color, angled or scalloped type only and compatible with the architecture and color palette

Materials [§14-209 (4) (g)]:

- Natural stone, brick, wood and fiber-cement siding that resembles horizontal lap siding should be used for all buildings in the Central Business District. Cut stone is allowed while river rock and stacked stone are not allowed as they are not considered consistent with buildings downtown
- Veneer materials are not allowed (i.e., vinyl siding, metal facade covering, stucco, and synthetic stucco)
- Synthetic materials and stucco may only be allowed on a limited basis for accent, trim and cornices

Accessories/Details [§14-209 (4) (i)]:

- Details such as shutters, balconies, overhangs, exterior lighting, security lighting, etc. must be reviewed and approved by the DDRB as compatible with the original building facade
- Deteriorated architectural features shall be repaired rather than replaced. The new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features substantiated by historic, physical, or pictorial evidence.
- Blank walls are discouraged. Painted murals and other wall decorations on elevations may be appropriate as reviewed by the DDRB.
- Ancillary structures and equipment: HVAC equipment, above ground grease traps, electric generators, fuel tanks, trash compactors, dumpsters, garbage containment areas, storage bins and similar ancillary structures and equipment shall be screened from public roads with landscaping, walls or fences.
 - Proposed screening, ancillary structures and equipment shall be submitted for DDRB review before installation.

Landscaping and Screening [§14-213 (3-5)]: A strip of trees, bushes, and/or a fence is required as a buffer between high intensity and low intensity land uses. In such cases, a landscape plan must be submitted to the department of planning.

Outdoor Lighting [§14-213 (6)]: A lighting plan may be required; determined by the planning department.

- Lighting must not exceed one foot-candle at the property line zoned or used for residential purposes.
- Any luminaire rated at more than 1800 lumens, and all flood or spotlights rated at more than 900 lumens shall not emit light above a horizontal plane.
- Laser source lights or any similar high-intensity light for outdoor advertising or entertainment is prohibited.
- The operation of searchlights for advertising purposes is prohibited.
- A light “point by point” foot-candle diagram must be shown on the site plan with a 10x10 foot maximum grid. The diagram should cover at least ten feet on either side of property lines that border residential zones or uses.

Signs [§14-209 (4) (h)]: 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 Scott Poland, 273-3509, skpoland@maryville-tn.gov.

Demolition [§14-209 (4) (j)]: The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

Demolition shall not occur unless one or the more following conditions are met:

- If a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the Downtown Maryville Design Review Board;
- If the public safety and welfare requires the removal of a structure or building;
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect. Such a report must clearly detail the property's physical

condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report, there shall be a separate report that details future action of this site.

Site Plan Review [§14-212]:

- Before a property can be used for a new or changed use, or be substantially altered, the owner, agent, or buyer under contract must obtain a **zoning permit** or **special exception permit**.
- Before property can be subdivided, the owner, agent, or buyer under contract must obtain an approved, **final plat**.
- Before physical improvements can be made to a proposed subdivision, the owner, agent, or buyer under contract, must obtain an approved, **preliminary plat**.
- Before physical improvements can be made to any property, the owner, developer, or agent must obtain **site plan approval** and the required **construction permits**. This is in addition to any review that might be required by the DDRB.

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
(865) 273-3500



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE CENTRAL BUSINESS DISTRICT SUPPORT ZONE

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

Zoning District [§ 14-209 (8)]: The Central Business District Support zone is the zone of contrast between the urban intimacy on Harper Avenue and the open spaces of the north side of the Greenbelt. This zone takes full advantage of the benefits of the Greenbelt by providing mixed use development along its periphery. Businesses locating in the CBD support zone are encouraged to spill their services out onto the pathways and open areas of the Greenbelt.

The Central Business District is designated a downtown zoning district and is subject to design review by the Maryville Downtown Design Review Board (DDRDB).

Permissible Use [§14-209 (8) (k)]: Because of the immense scale and proximity to the "big" side of the greenbelt, a wide variety of developments will be appropriate, including larger buildings. Scale of proposed developments in comparison to other individual developments in the zone is most important when considering whether or not a use will be appropriate.

- **Residential:** Attached homes including apartments, condominiums, and lofts above storefronts. Single family detached housing is not appropriate in this zone.
- **Mixed Use:** Appropriate uses should accommodate a variety of needs, especially those of residents who live nearby and tourists who visit downtown. Most types of land uses are encouraged, including those for entertainment, employment, service, shopping, liquor stores, and light manufacturing are allowed if located in a building that meets all design standards.
- **Prohibited Use:** Adult establishments, heavy manufacturing, mini-storage, landfill, mining, mobile home parks, hazardous occupancies, storage of hazardous materials, or any uses not compatible with the function, character and intent of the zone.

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

Supplemental Use Requirements [§14-211]: N/A

Density and Dimensional Requirements [§14-209 (8) (a), (b), & (d)]:

- **Minimum Lot Size:** none
- **Minimum Lot Width:** none
- **Building Height:** 3 stories or 45 feet
- **Primary Structure Setbacks:** Setback from existing utility easements must be observed, otherwise:
 - **Front:** 20 feet maximum to the street or greenbelt
 - **Side:** 10 foot maximum, no minimum
 - **Rear:** no minimum; maximum variable, depending on placement of parking as determined by the Maryville Downtown Design Review Board (DDRDB).

Parking [§14-209 (8) (c)]: Total coverage not to exceed 30% of the entire lot. Parking must be placed on the side of the building that is determined to be most out of the public view by the DDRB. Parking shall not be allowed to impede the beauty of Greenbelt views, nor destroy the potential for an "edge" on downtown streets. In those cases where parking must adjoin a street, an eight-foot opaque wall built of appropriate materials, including brick, stone, and other natural materials shall be appropriately placed to create a visual edge for pedestrians and motorists. Appropriate landscaping in and around parking lots, including trees, may be required.

Windows & Doors [§14-209 (8) (e)]:

- Spacing and size of fenestration shall match that of the other buildings on the same block that were built before 1950.
- Windows shall be square or vertical in orientation.
- All fenestration, including doors and windows above grade, shall be indicative of the period of construction of the building.
- Sills and lentils for windows are encouraged.
- Only true divided light or simulated divided light units are permissible.

Facades [§14-209 (8) (f)]:

- Facades shall be pedestrian scale.
- Substantial removal, alteration, or covering of original facades is not allowed.
- Facades composed of brick or masonry shall be re-pointed and cleaned to a condition indicative of their original finish.
- Facades may be repaired and painted in cases of extreme deterioration.
 - Paint colors must be of historic precedent, compatible with adjacent properties and approved by the DDRB.
- Applicants must submit paint chips, brick samples, awning fabric samples, etc. to the DDRB for all proposed new paint projects, building construction and façade alteration.
- Awnings are encouraged, but must be solid or two-color, angled or scalloped only, and compatible with the architecture and color palette.

Materials [§14-209 (8) (g)]:

- Must be natural stone, wood, brick, or fiber-cement siding that resembles horizontal lap siding.
- Veneer materials are not allowed (i.e., vinyl siding, metal facade covering, stucco, and synthetic stucco).
- Synthetic materials and stucco may only be allowed on a limited basis for accent, trim and cornices.

Accessories/Details [§14-209 (8) (i)]:

- New construction should be sensitive to the historic quality and restored nature of adjacent zones.
- Details such as shutters, balconies, overhangs, exterior lighting, security lighting, etc. must be reviewed and approved by the DDRB as compatible with the design guidelines of the zone and its compatibility with adjacent properties;
- An "edge" must be created for all properties with street planting and/or walls where deemed appropriate by the Maryville Downtown Design Review Board;
- Deteriorated architectural features shall be repaired rather than replaced. The new material

should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features substantiated by historic, physical, or pictorial evidence.

- Blank walls are discouraged. Painted murals and other wall decorations on elevations may be appropriate as reviewed by the DDRB.
- Ancillary structures and equipment: HVAC equipment, above ground grease traps, electric generators, fuel tanks, trash compactors, dumpsters, garbage containment areas, storage bins and similar ancillary structures and equipment shall be screened from public roads with landscaping, walls or fences.
 - Proposed screening, ancillary structures and equipment shall be submitted for DDRB review before installation.

Landscaping and Screening [§14-213 (3-5)]: A strip of trees, bushes, and/or a fence is required as a buffer between high intensity and low intensity land uses. In such cases, a landscape plan must be submitted to the department of planning.

Outdoor Lighting [§14-213 (6)]: A lighting plan may be required; determined by the planning department.

- Any luminaire rated at more than 1800 lumens, and all flood or spotlights rated at more than 900 lumens shall not emit light above a horizontal plane.
- Laser source lights or any similar high-intensity light for outdoor advertising or entertainment is prohibited.
- The operation of searchlights for advertising purposes is prohibited.
- A light “point by point” foot-candle diagram must be shown on the site plan with a 10x10 foot maximum grid. The diagram should cover a least ten feet on either side of property lines that border residential zones or uses.

Signs [§14-209 (8) (h)]: 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 Scott Poland, 273-3509, skpoland@maryville-tn.gov.

Demolition [§14-209 (8) (j)]: The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

Demolition shall not occur unless one or the more following conditions are met:

- If a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the DDRB;
- If the public safety and welfare requires the removal of a structure or building;
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report, there shall be a separate report that details future action of this site.

Site Plan Review [§14-212]:

- Before a property can be used for a new or changed use, or be substantially altered, the owner, agent, or buyer under contract must obtain a **zoning permit** or **special exception permit**.
- Before property can be subdivided, the owner, agent, or buyer under contract must obtain an approved, **final plat**.
- Before physical improvements can be made to a proposed subdivision, the owner, agent, or buyer under contract, must obtain an approved, **preliminary plat**.
- Before physical improvements can be made to any property, the owner, developer, or agent must obtain **site plan approval** and the required **construction permits**. This is in addition to any reviews that might be required by the DDRB.

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

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Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE HERITAGE DEVELOPMENT DISTRICT

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

Zoning District [§ 14-209]: The Heritage Development zone's proximity to the original site of Ft. Craig, the Central Business District, and its location on the greenbelt shall provide opportunities for festivals, festive retail, cultural and heritage-related uses such as museums, craft shops, antiques, or any appropriate use that will attract locals and tourists to the area. In an effort to expand development opportunities for vacant lots and buildings within the Heritage Development Zone, all lots within the district that have frontage along E. Church Avenue shall be afforded the right to develop under the same standards as outlined in the Central Business District zone. Allowing this flexibility will ensure a more cohesive development pattern along both sides of E. Church Avenue.

The Heritage Development district is designated a downtown zoning district and is subject to design review by the Maryville Downtown Design Review Board (DDRB).

Permissible Use [§14-209 (7) (k)]:

- **Residential:** Attached homes including apartments, condominiums, and lofts above storefronts are permitted. Single-family detached housing is not appropriate in this zone.
- **Mixed uses:** Most types of land uses in the Heritage development zone are encouraged including those for entertainment, employment, service, shopping, light manufacturing, cultural, heritage oriented activities, museums and tourist types of development.
- **Prohibited Use:** Adult establishments, heavy manufacturing, mini-storage, landfill or mining, hazardous occupancies or storage of hazardous materials, or any uses not determined to be compatible with the function, character, and intent of the Heritage Development zone.

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

Supplemental Use Requirements [§14-211]: N.A.

Density and Dimensional Requirements [§14-209 (7) (a), (b), & (d)]:

- **Minimum Lot Size:** none
- **Minimum Lot Width:** none
- **Building Height:** 3 stories or 45 feet
- **Primary Structure Setbacks:** Setback from existing utility easements must be observed, otherwise:
 - **Front:** 20 feet maximum from street right of way or greenbelt. Building setback preferably should line flush with existing buildings in the district.
 - **Side:** No minimum unless adjacent to residential use; ten (10) foot minimum if adjacent to residential use.
 - **Rear:** No minimum. Maximum variable depending upon placement of parking as determined by the DDRB.

Parking [§14-209 (7) (c)]:

- Total coverage cannot exceed 30% of the entire lot.
- Parking must be placed in the rear of the building. If rear parking is impossible, parking may be placed on one side. Parking shall not be allowed in front.
- In those cases where parking adjoins a street, a six-foot opaque wall made of appropriate materials, including brick, stone, and other natural materials must be appropriately placed to create a visual edge for pedestrians and motorists.
- Appropriate landscaping in and around parking lots, including trees may be required.
- Due to the variety of land uses allowed within the downtown districts and the fact that not all uses are specifically identified within the parking standards and regulations table, the land use administrator is hereby authorized to use the parking table as a guide in determining an adequate number of parking spaces for projects within the Heritage Development Zone. When land uses have specific needs or provide special services, the land use administrator shall use discretion in calculating and determining the number of spaces needed and the parking lot coverage to be constructed on-site, and may also consider public and satellite parking that may be available to a specific site in the final design of the parking needed for a particular project.

Windows & Doors [§14-209 (7) (e)]:

- Spacing and size of fenestration shall match that of the other buildings on the same block that were built before 1950
- Windows shall be square or vertical in orientation
- All fenestration shall be indicative of the period of construction of the building
- Sills and lintels for windows are encouraged
- Only true divided light or simulated divided light units are permissible

Facades [§14-209 (7) (f)]:

- Substantial removal, alteration, or covering of original facades is not allowed
- Facades composed of brick or masonry shall be re-pointed and cleaned to a condition indicative of their original finish
- In cases of extreme deterioration, facades may be repaired and painted
 - Paint colors must be of historic precedent, compatible with adjacent properties and approved by the DDRB.
- Applicants must submit paint samples, awning fabric samples, etc. to the DDRB for all proposed new paint projects, building construction and façade alteration.

Materials [§14-209 (7) (g)]:

- Exterior materials shall be wood, stone, brick or fiber-cement siding that resembles horizontal lap siding with residential scale fenestration.
- Cut stone is allowed while river rock and stacked stone are not allowed.
- Veneer materials (i.e., vinyl siding, stucco, and synthetic stucco) are not allowed.
- Synthetic materials and stucco may only be allowed on a limited basis for accent, trim and cornices.

Accessories/Details [§14-209 (7) (i)]:

- New construction should be sensitive to the historic quality and restored nature of adjacent zones.
- Details such as shutters, balconies, overhangs, exterior lighting, security lighting, etc. must be reviewed and approved by the DDRB as compatible with the original building facade.

- Deteriorated architectural features shall be repaired rather than replaced. The new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features substantiated by historic, physical, or pictorial evidence.
- Blank walls are discouraged. Painted murals and other wall decorations on elevations may be appropriate as reviewed by the DDRB.
- Ancillary structures and equipment: HVAC equipment, above ground grease traps, electric generators, fuel tanks, trash compactors, dumpsters, garbage containment areas, storage bins and similar ancillary structures and equipment shall be screened from public roads with landscaping, walls or fences.
 - Proposed screening, ancillary structures and equipment shall be submitted for DDRB review before installation.

Landscaping and Screening [§14-213 (3-5)]: A strip of trees, bushes, and/or a fence is required as a buffer between high intensity and low intensity land uses. In such cases, a landscape plan must be submitted to the department of planning.

Outdoor Lighting [§14-213 (6)]: A lighting plan may be required; determined by the planning department.

- Lighting must not exceed one foot-candle at the property line zoned or used for residential purposes.
- Any luminaire rated at more than 1800 lumens, and all flood or spotlights rated at more than 900 lumens shall not emit light above a horizontal plane.
- Laser source lights or any similar high-intensity light for outdoor advertising or entertainment is prohibited.
- The operation of searchlights for advertising purposes is prohibited.
- A light “point by point” foot-candle diagram must be shown on the site plan with a 10x10 foot maximum grid. The diagram should cover at least ten feet on either side of property lines that border residential zones or uses.

Signs [§14-209 (7) (h)]: A separate sign permit is required. An application for requested signage shall be made to the Department of Development Services. 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. For information contact Scott Poland at 273-3509 or skpoland@maryville-tn.org.

Demolition [§14-209 (7) (j)]: The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Demolition shall not occur unless one or the more following conditions are met:

- If a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the DDRB;
- If the public safety and welfare requires the removal of a structure or building; and
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect. Such a report must clearly detail the property's physical condition,

reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report, there shall be a separate report that details future action of this site.

Site Plan Review [§14-212]:

- Before a property can be used for a new or changed use, or be substantially altered, the owner, agent, or buyer under contract must obtain a **zoning permit** or **special exception permit**.
- Before property can be subdivided, the owner, agent, or buyer under contract must obtain an approved, **final plat**.
- Before physical improvements can be made to a proposed subdivision, the owner, agent, or buyer under contract, must obtain an approved, **preliminary plat**.
- Before physical improvements can be made to any property, the owner, developer, or agent must obtain **site plan approval** and the required **construction permits**. This is in addition to any reviews that might be required by the DDRB.

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Department of Development Services

City of Maryville

(865) 273-3500



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE OFFICE TRANSITION DISTRICT

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

Zoning District [§ 14-209]: The Office Transition District provides mixed use opportunities in older homes and smaller scale commercial structures. The intent is to maintain and establish the charm of the older homes and businesses, maintain the existing small town feel by requiring lower density developments, and preserve the human scale of the area.

The Office Transition district is designated a downtown zoning district and is subject to design review by the Maryville Downtown Design Review Board (DDRDB).

Permissible Use [§14-209 (6) (k)]: Regardless of use: new developments shall benchmark the existing historic single-family residences and associated small scale businesses.

- **Residential:** Attached homes including single family residential, apartments, condominiums, and lofts above storefronts.
- **Mixed Use:** Appropriate uses should accommodate a variety of needs, especially those of residents who live nearby and tourists who visit downtown. Most types of land uses are encouraged in the office transition zone including those for entertainment, employment, service, shopping, and light manufacturing are permitted if the building they are house in meets all design standards. Scale of proposed development in comparison to other individual developments in the zone is most important when considering whether or not a use shall be appropriate.
- **Prohibited Use:** Adult establishments, heavy manufacturing, mini-storage, landfill or mining, hazardous occupancies or storage of hazardous materials, or any uses not determined to be compatible with the function, character, and intent of the office transition zone.

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

Supplemental Use Requirements [§14-211]: N.A.

Density and Dimensional Requirements [§14-209 (6) (a), (b), & (d)]:

- **Minimum Lot Size:** none
- **Minimum Lot Width:** none
- **Building Height:** 2 stories or 30 feet
- **Primary Structure Setbacks:** Setback from existing utility easements must be observed, otherwise:

- **Front:** 20 feet maximum from street right of way. Building setback preferably should line flush with existing buildings in the district.
- **Side:** 10 foot minimum
- **Rear:** no minimum; maximum variable, depending on placement of parking as determined by the DDRB.

Parking [§14-209 (6) (c)]: Total coverage cannot exceed thirty percent (30%) of the entire lot. Parking must be placed in the rear of the building. If rear parking is impossible, parking may be placed on one side. Parking shall not be allowed in the front. In those cases where parking adjoins a street, a six (6) foot opaque wall made of appropriate materials, including brick, stone, and other natural materials must be appropriately placed to create a visual edge for pedestrians and motorists. Appropriate landscaping in and around parking lots, including trees may be required.

Windows & Doors [§14-209 (6) (e)]:

- Spacing and size of fenestration shall match that of the other buildings on the same block that were built before 1950
- Windows shall be square or vertical in orientation
- All fenestration, including doors and windows above grade, shall be indicative of the period of construction of the building
- Sills and lintils for windows are encouraged
- Only true divided light or simulated divided light units are permissible

Facades [§14-209 (6) (f)]:

- Substantial removal, alteration, or covering of original facades is not allowed
- Facades composed of brick or masonry shall be re-pointed and cleaned to a condition indicative of their original finish
- In cases of extreme deterioration, facades may be repaired and painted
 - Paint colors must be of historic precedent, compatible with adjacent properties and approved by the DDRB
- Applicants must submit paint samples, awning fabric samples, etc. to the review board for all proposed new paint projects, building construction and façade alteration

Materials [§14-209 (6) (g)]:

- Natural stone, wood, brick, or fiber-cement siding.
- Cut stone is allowed, while river rock and stacked stone are not allowed
- Veneer materials are not allowed (i.e., vinyl siding, metal facade covering, stucco, and synthetic stucco)
- Synthetic materials and stucco may only be allowed on a limited basis for accent, trim and cornices

Landscaping and Screening [§14-213 (3-5)]: A strip of trees, bushes, and/or a fence is required as a buffer between high intensity and low intensity land uses. In such cases, a landscape plan must be submitted to the department of planning.

Outdoor Lighting [§14-213 (6)]: A lighting plan may be required; determined by the planning department.

- Lighting must not exceed one foot-candle at the property line zoned or used for residential purposes.
- Any luminaire rated at more than 1800 lumens, and all flood or spotlights rated at more than 900 lumens shall not emit light above a horizontal plane.
- Laser source lights or any similar high-intensity light for outdoor advertising or entertainment is prohibited.
- The operation of searchlights for advertising purposes is prohibited.
- A light “point by point” foot-candle diagram must be shown on the site plan with a 10x10 foot maximum grid. The diagram should cover at least ten feet on either side of property lines that border residential zones or uses.

Signs [§14-209 (6) (h)]: A separate sign permit is required. An application for requested signage shall be made to the Department of Development Services. 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. For information contact Scott Poland at 273-3509 or skpoland@maryville-tn.org.

Accessories/Details [§14-209 (6) (i)]:

- New buildings shall have porches with columns to match the character and detail of the area;
- Roof shall be pitched at least 4:12 with gables facing the streetscape;
- All new construction shall match the single-family residential scale of the zone;
- Details such as shutters, balconies, overhangs, exterior lighting, security lighting, etc. must be reviewed and approved by the DDRB as compatible with the original building facade;
- Paint colors must be of historic precedent, compatible with adjacent properties and approved by the DDRB;
- Deteriorated architectural features shall be repaired rather than replaced. The new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features substantiated by historic, physical, or pictorial evidence;
- Blank walls are discouraged. Painted murals and other wall decorations on elevations may be appropriate as reviewed by the DDRB; and
- Ancillary structures and equipment: HVAC equipment, above ground grease traps, electric generators, fuel tanks, trash compactors, dumpsters, garbage containment areas, storage bins and similar ancillary structures and equipment shall be screened from public roads with landscaping, walls or fences.
 - a. Proposed screening, ancillary structures and equipment shall be submitted for DDRB review before installation.

Demolition [§14-209 (6) (j)]: The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

Demolition shall not occur unless one or the more following conditions are met:

- If a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district; (ii) If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the DDRB;
- If the public safety and welfare requires the removal of a structure or building; and
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report, there shall be a separate report that details future action of this site.

Site Plan Review [§14-212]:

- Before a property can be used for a new or changed use, or be substantially altered, the owner, agent, or buyer under contract must obtain a **zoning permit** or **special exception permit**.
- Before property can be subdivided, the owner, agent, or buyer under contract must obtain an approved, **final plat**.
- Before physical improvements can be made to a proposed subdivision, the owner, agent, or buyer under contract, must obtain an approved, **preliminary plat**.
- Before physical improvements can be made to any property, the owner, developer, or agent must obtain **site plan approval** and the required **construction permits**. This is in addition to any reviews that might be required by the DDRB.

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
(865) 273-3500



Zoning Standards Summary

Department of Development Services

SUBJECT: WASHINGTON STREET COMMERCIAL CORRIDOR DISTRICT

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

The Washington Street Commercial Corridor sets the impression of Maryville for thousands of motorists on their way to the Smoky Mountains. The district is to be an urban design with limited direct access from the street, dense development that provides an edge to the street, limited in-front parking, pedestrian accommodations, and landscaping along edges.

The Washington Street Commercial Corridor district is designated a downtown zoning district and is subject to design review by the Downtown Design Review Board (DDRB).

Permissible Use [§14-209 (5) (f)]: Washington Street, through a mixed urban pattern, serves pedestrians and motorists but shall not develop as a suburban/highway commercial strip with deep setbacks and large upfront parking. The district shall promote connectivity between businesses for both pedestrian and vehicles.

- **Residential:** Attached homes including apartments, condominiums, and lofts above storefronts. Single family detached housing is not allowed.
- **Mixed Use:** Appropriate uses will accommodate a variety of needs, especially those of residents who live nearby and tourists who visit downtown. Light manufacturing for local consumption and distribution may be allowed by special exception.
- **Prohibited Use:** Adult establishments, large-scale manufacturing, mini-storage, landfill or mining, hazardous occupancies or storage of hazardous materials, or any uses not determined to be compatible with the function, character, and intent of the Washington Street Commercial Corridor.

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

Supplemental Use Requirements [§14-211]: N/A

Lot dimensions [§14-209 (5) (a)]:

- **Lot size:** no minimum
- **Lot width:** no minimum

Building Orientation [§14-209 (5) (b)]: On lots that have frontage on Washington Street, all buildings shall face Washington Street.

Curb cuts [§14-209 (5) (c)]: Curb cuts on Washington Street are limited to 1 per block. Additional curb cuts may be approved as a special exception when there are no other reasonable means of access. Side

street curb cuts must be at least 70 feet from Washington Street.

Setbacks [§14-209 (5) (d)]: Setback from existing utility easements must be observed, otherwise:

- **Front setback for frontages on Washington Street:** 15 foot minimum, unless one of the following is implemented:
 - If a patio, drive lane, landscaped area, or other aesthetic feature is placed between the sidewalk and building, then a 30 foot maximum setback measured from the back of the curb is allowed.
 - If a drive lane and a single row of parking is used in the site design, a 50 foot maximum setback measured from the back of the curb may be allowed. However, *any setback greater than 30 feet will require a special exception*. Drive lanes and front parking are subject to screening requirements below.
- **Front setback for lots that do not front Washington Street:** 10 foot minimum and 15 foot maximum.
- **Side:** No minimum. All setbacks from street rights-of-way shall use the "front" setback.
- **Rear:** no minimum

Sidewalks [§14-209 (5) (e)]: Along Washington Street, a 6-foot landscaped buffer between the curb and sidewalk, a 6-foot sidewalk, and a minimum 3-foot landscaped buffer between the sidewalk and the beginning of development is required. On all other streets, a 5-foot sidewalk is required against the curb and a minimum 5-foot buffer area is required between the sidewalk and the beginning of development.

Parking [§14-209 (5) (f)]: Parking shall be placed to the rear of the building. If the site cannot accommodate adequate parking at the rear of the building, side parking is allowed if appropriately screened (see screening requirements below). A single row of angled parking may be allowed between the building and the sidewalk for lots that front Washington Street.

Screening [§14-209 (5) (g)]: Vehicle movement areas must be screened from sidewalks with a brick or stone wall (not cinderblock), a wrought iron fence (or other fence materials that are visually similar to wrought iron), and/or landscaping to establish/maintain an edge to the street consistent with the rest of the district.

- This barrier shall be placed against the required three (3) foot landscaped buffer.
- The brick or stone portion of the wall or fence may not be taller than 40 inches.
- Fences and walls with fences on top shall not exceed 6 feet in height overall.

Height [§14-209 (5) (h)]: Maximum of 3 stories or 45 feet. Taller buildings may be allowed by special exception, but may not exceed 65 feet.

Facades and elevations [§14-209 (5) (i)]:

- Facades shall provide fenestration toward pedestrian areas for purposes of safety and aesthetics.

- Facades must not be monolithic; any of the following, or similar, design features may be used:
 - Changes in surface planes
 - Porches
 - Awnings
 - Entry stairs
 - Doors
 - Windows
 - Chimneys
 - Changes in construction materials
 - Landscaping
 - Horizontal and vertical sun-shading devices, such as walls, canopies, and similar devices, that extend a minimum of three (3) feet beyond the wall of adjacent walls.
- Facades may be repainted and shall be in good repair.
 - Paint colors must be subdued and approved by the Downtown Design Review Board.
 - Colors that are equivalent to Benjamin Moore’s “Historical Collection” palette, found in-store, are pre-approved.
 - Applicants must submit paint chips, brick samples, awning fabric samples, etc. to the review board for all proposed new paint projects, building construction and facade alteration.

Materials [§14-209 (5) (j)]:

- Natural stone, brick, wood and fiber-cement siding that resembles horizontal lap siding shall be used for all buildings in the Washington Street Commercial Corridor.
- Veneer materials are not allowed (i.e., vinyl siding, metal facade covering, stucco, and synthetic stucco).
- Synthetic materials and stucco may only be allowed on a limited basis for accent, trim, and cornices.

Accessories/details [§14-209 (5) (k)]:

- Facilities are encouraged to use natural materials, colors, and scale compatible with those of other downtown zones. Details such as shutters, balconies, overhangs, exterior lighting, security lighting, etc. must be reviewed and approved by the DDRB as compatible with the design guidelines of the zone.
- In properties of historical significance, deteriorated architectural features shall be repaired rather than replaced, when feasible. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features substantiated by historic, physical, or pictorial evidence.
- Painted murals and other wall decorations on elevations may be appropriate as reviewed by the DDRB.

- Ancillary structures and equipment: HVAC equipment, above-ground grease traps, electric generators, fuel tanks, trash compactors, dumpsters, garbage containment areas, storage bins, and similar ancillary structures and equipment shall be screened from public roads with landscaping, walls, or fences.
 - Proposed screening, ancillary structures, and equipment shall be submitted for DDRB review before installation.

Demolition [§14-209 (5) (l)]: The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided when possible.

Demolition shall not occur unless one or the more following conditions are met:

- A building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- The denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the Downtown Design Review Board;
- The public safety and welfare requires the removal of a structure or building;
- The structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report, there shall be a separate report that details future action of this site.

Special Exceptions [§14-209 (5) (n)]: The evaluation of a special exception must consider the exception's impact on pedestrian movement, traffic flow, and general aesthetics of the district.

Signs [§14-209 (5) (o)]: 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 Scott Poland, 273-3509, skpoland@maryville-tn.gov.

Landscaping and Screening [§14-213]: A strip of trees, bushes, and/or a fence is required as a buffer between high intensity and low intensity land uses. In such cases, a landscape plan must be submitted to the department of planning.

Outdoor Lighting [§14-213 (6)]: A lighting plan may be required; determined by the planning department.

- Lighting must not exceed one foot-candle at the property line zoned or used for residential purposes.
- Any luminaire rated at more than 1800 lumens, and all flood or spotlights rated at more than 900 lumens shall not emit light above a horizontal plane.
- Laser source lights or any similar high-intensity light for outdoor advertising or entertainment is prohibited.
- The operation of searchlights for advertising purposes is prohibited.

- A light “point by point” foot-candle diagram must be shown on the site plan with a 10x10 foot maximum grid. The diagram should cover at least ten feet on either side of property lines that border residential zones or uses.

Site Plan Review [§14-212]:

- Before a property can be used for a new or changed use, or be substantially altered, the owner, agent, or buyer under contract must obtain a **zoning permit** or **special exception permit**.
- Before property can be subdivided, the owner, agent, or buyer under contract must obtain an approved, **final plat**.
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