



# Zoning Standards Summary

## Department of Development Services

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**SUBJECT:** ZONING STANDARDS FOR THE CENTRAL BUSINESS DISTRICT SUPPORT ZONE

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### **REQUIREMENTS BY ORDINANCE**

**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 (DDRB).

**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 (DDRB).

**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](mailto: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.

Department of Development Services  
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