



# 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](mailto: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