



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**.
- 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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