

**OTHER INFO...**

**Accessory Structure Requirements**

1. All accessory structures in rear yards of lots in residential districts shall be required to only observe a 5 foot setback (10 foot in the Estate Zone) from the rear and side yards. See item 3 for accessory buildings over 12 feet tall.
2. All accessory buildings in residential districts must comply to street right-of-way and side lot setbacks provisions if the accessory building is not to the rear of the principal structure.
3. Where the high point of the roof or any appurtenance of an accessory building exceeds 12 feet in height, the accessory building shall be setback from the rear lot boundary lines an additional 2 feet for every foot of height exceeding 12 feet.
4. If over 6 feet and/or an accessory structure, a permit is required unless, the structure is a one-story detached accessory structure used as tool and storage shed, playhouse and similar uses, provided the floor area does not exceed 200 square feet if the structure has a permanent foundation or does not exceed 400 square feet if the structure is a pre-manufactured building without a permanent foundation. (Ref. IBC R105.2 Work exempt from permit as amended by jurisdiction.

**Call before you dig...**

Tennessee law requires you to call the Tennessee One Call System at 1-800-351-1111 or 811 to find out where utility owned lines are located before your digging begins. Both the call and the location service are free. Failure to call and wait the specified time can cause large fines, serious bodily injury and/or disruption of utility service. Damage to buried utility lines can occur even when doing small home projects such as building a fence, installing a mailbox post or planting trees and shrubbery.

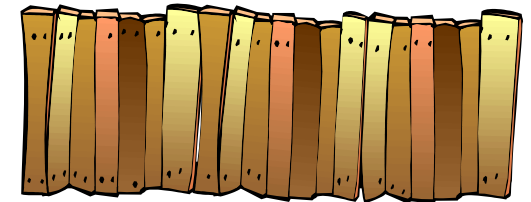


City of Maryville  
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CITY OF MARYVILLE

**CITY OF MARYVILLE  
DEVELOPMENT SERVICES  
DEPARTMENT**

**Fence/Accessory  
Structure  
Regulations**



**Telephone:  
865-273-3500**

# Regulations Q & A

## Why do we need fence regulations?

The City of Maryville, Tennessee fence regulations are intended to assist in the economic development of the City without lessening the quality of life the citizens strive to maintain and improve. In addition, the regulations were established to provide for the public safety, area development, preservation of property values, and the general welfare within the City.

## What is considered a fence?

A fence is an unroofed barrier or screen of any nature (excluding vegetation) or construction. A retaining wall is a fence insofar as it extends in height above the finished grade of the high side. **Fences over 6 feet tall** shall meet all setbacks requirements set forth in Article XIV of the City of Maryville Land Development Regulations for accessory structures.

## Is a permit required to build a fence?

**No**, a permit is not required, however, all fences must be in compliance with the regulations.

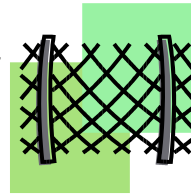
## Fences in the Historic Districts

Property owners in the Historic Districts must prepare an application and receive approval by the City of Maryville Historic Zoning Commission before installing a fence. Check with the Development Services Department for complete details.

## Fences for Single-Family and Two-Family properties not in the Historic Districts

Owners of Single-Family and Two-Family properties that are not located in a Historic District may construct a fence without a permit or review, however, the following regulations must be followed:

- A fence that is taller than 6 feet in height, measured from the ground to the top of the structure, must meet the minimum setback requirements for accessory structures (see back of brochure).
- Any fence erected in the front yard shall be no closer than 5 feet from the street right-of-way. Exception: Chain link or fence of similar type may extend to the street right-of-way when determined by the City Engineer that no sight distance problems or safety hazards exist.
- It is the responsibility of the property owner to determine the exact location of property lines.
- Fences should be free of barbs, spikes, razor wire, electrical wire and similar safety hazards.



## Driveways...

The location, size and geometry of driveways are controlled by the City within the right-of-way. Two factors affecting the layout of a driveway, which are often overlooked, are easements across the property and setbacks from the property lines. A standard driveway detail is available from the City's Engineering and Public Works Department.

## Fence Regulations applicable to Commercial and Industrial Zones



Multi-Family residential developments having three or more units as well as other commercial and industrial properties must comply with the appropriate fence regulations. Property owners developing commercial property adjacent to residential uses may be required to install a landscape screen which may include a fence.

## Regulations pertaining to vegetation adjacent to roadways

No vegetation (bushes, trees, etc.) or fence is allowed which prevents persons driving vehicles on public streets or alleys from obtaining a clear view of traffic and/or traffic control signs and/or devices when approaching any public intersection.

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