

City of Maryville

Required Building Setbacks (Feet)

	FRONT ^{note 1}	SIDE	REAR
RESIDENTIAL USES ^{notes 2, 6}			
Estate Zone	30	10 ^{note 3}	25
Other	25	10	20
COMMERCIAL USES ^{note 2}	20	NONE ^{notes 4, 5}	NONE ^{notes 4, 5}
INDUSTRIAL USES	60	50	60

NOTES:

1. All setbacks along street right-of-way property lines shall be considered a "Front" setback even if there are multiple "Front" setbacks on a lot.
2. Setback from a Collector – 40 feet; Setback from an Arterial – 50 feet
3. In Estate Zone side setback shall be 15 feet for dwelling with more than one story.
4. If commercial uses are adjacent to residential uses – 10 feet side and/or 10 feet rear
5. Gasoline pump island and canopy supports setback from Collector or Arterial – 35 feet
6. Setbacks within Impact Overlay Districts and Planned Unit Developments shall be established by BZA on review of the proposed site plan.

City of Maryville

Residential Accessory Building Setback Requirements

Setbacks for accessory buildings that do not exceed 12 feet in height (Feet)

	REAR YARD	SIDE YARD	STREET R-O-W
RESIDENTIAL ZONES	5	10	See note
ESTATE ZONE	10	10	See note

Note: Street R-O-W setback same as principle structure.

Setbacks for accessory buildings that exceed 12 feet in height (Feet)

	REAR YARD	SIDE YARD	STREET R-O-W
RESIDENTIAL ZONES	5 + 2 per every ft over 12 in height	10+ 2 per every ft over 12 in height	See note
ESTATE ZONE	10+ 2 per every ft over 12 in height	10+ 2 per every ft over 12 in height	See note

Note: Street R-O-W setback same as principle structure.

EXAMPLE (other than Estate Zone):

	12	13	14	15	16	17	18	19	20	21	22	23	24
REAR YARD	5	7	9	11	13	15	17	19	21	23	25	27	29
SIDE YARD	10	12	14	16	18	20	22	24	26	28	30	32	34