



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE CENTRAL BUSINESS DISTRICT

REQUIREMENTS BY CITY OF MARYVILLE ORDINANCE, TITLE 14, ZONING AND LAND USE CONTROL

Zoning District [§ 14-209]: The Central Business District is the civic and cultural center of Maryville. In order to maintain the appropriate and expected atmosphere of a traditional downtown, it is very important to provide an intimate scale of the urban spaces. The level of detail must be sufficiently matched by new developments. Size and quantity of fenestration must be maintained. Ornate cornices and other features should be maintained and replicated. New buildings should be designed in the base and capital streetscape style typical of the older shops. New elements such as colorful canvas awnings or theme lights can be added to the facades to create a contemporary visual unity. Design of these elements must be carefully detailed to ensure common themes. The following regulations will encourage the redevelopment and expansion of a traditional, thriving, and charming Downtown Maryville.

The Central Business 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 (4) (k)]: 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 housing is not appropriate in this zone.
- **Mixed Use:** Most types of land uses are encouraged, including those for entertainment, employment, service, shopping, liquor stores, and light manufacturing are allowed if in a building that meets all design standards.

Prohibited Use [§14-209 (4) (k)(iii)]: 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 (4) (a), (b), & (d)]:

- **Minimum Lot Size:** none
- **Minimum Lot Width:** none
- **Building Height:**
 - General: 45 feet
 - Stories above 45 feet: 1-foot setback for every foot in height above the first 45 feet, not to exceed 65 feet in height
- **Primary Structure Setbacks:** Setback from existing utility easements must be observed, otherwise:

- **Front:** 10 feet maximum from edge of sidewalk (Building should preferably be in line with existing buildings.)
- **Side:** 10 foot maximum, no minimum (Building setback preferably should line flush with existing buildings.)
- **Rear:** no minimum; maximum variable, depending on placement of parking as determined by the DDRB.

Parking [§14-209 (4) (c)]: Total coverage not to exceed 10% of the entire lot. Parking must be to the rear of the building, and if adjoining a street, must be supplemented by an 8-foot tall opaque wall of appropriate material (brick stone, or other natural materials) to create a visual edge. Appropriate landscaping in and around parking lots, including trees, may be required.

Windows & Doors [§14-209 (4) (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 windows and doors, shall be indicative of the period of construction of the building
- Sills and lintels for windows are encouraged
- True divided light or simulated divided light units are permissible only
- Aluminum storefront glazing systems are allowable at street level only and must be approved by the DDRB as compatible with the original building façade

Facades [§14-209 (4) (f)]:

- Facades shall be “pedestrian scale.” Pedestrian scale is defined as a size (of building space) that a pedestrian perceives as not dominating or overpowering.
- Substantial removal, alteration, or covering of original facades shall not be permitted.
- Facades composed of brick or masonry must 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 a historic precedent, compatible with adjacent properties and approved by the Downtown Maryville Design Review Board. Applicants must submit paint chips, brick samples, awning fabric samples, etc. to the Review Board for all proposed new paint projects, building construction and façade alteration
- Awnings, may be applied and are encouraged, but must be solid or two-color, angled or scalloped type only and compatible with the architecture and color palette

Materials [§14-209 (4) (g)]:

- Natural stone, brick, wood and fiber-cement siding that resembles horizontal lap siding should be used for all buildings in the Central Business District. Cut stone is allowed while river rock and stacked stone are not allowed as they are not considered consistent with buildings downtown
- 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 (4) (i)]:

- 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
- 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.

- 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 (4) (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.

Demolition [§14-209 (4) (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 Downtown Maryville Design Review Board;
- 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 review 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