



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE CENTRAL COMMUNITY DISTRICT

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

Zoning District [§ 14-209]: The Central Community district: Uses include office, commercial, and high density residential. There is an allowed mix of land uses, and the intensity of the development is high. For more information, see Permissible Use Table [§14-210].

Permissible Uses [§14-210]:

- **Allowed by right:**
 - **Residential:** Low density single-family residential, duplex and two-family dwellings; home occupations are permitted if they meet the defined criteria.
 - **Commercial:** Several commercial uses are allowed by right, see Permissible Use Table for more information.
- **Allowed by special exception:**
 - **Residential:** Medium density dwellings with more than 1 du/lot, multifamily residential dwellings, mobile home parks, planned residential developments, planned unit developments
 - **Commercial:** Several commercial uses are allowed by special exception, see Permissible Use Table for more information.
- **Prohibited uses [§14-210]:**
 - **Commercial:** body piercing, tattoo artists/parlors, mobile home sales/repair, vehicle repair shops, some types of restaurants, parking garages and parking lots without a structure the lot services, bulk petroleum storage, scrap/salvage yards, agricultural/silvicultural/mining operations, landfills, bus stations
 - **Industrial:** Most industrial uses are prohibited.
 - **Recreational:** Recreational facilities holding more than 1,000 people, non-residential stables, race tracks, drive-in movie theaters, adult entertainment facilities
 - **Institutional:** Mental institutions and correctional facilities

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]: Provision (5) *Commercial Design Criteria – Citywide* provides requirements for commercial building and site design. Contact the Development Services Department for more information.

Density and Dimensional Requirements [§14-214]:

- **Minimum Lot Size:** 5,000 square feet if used for residential; otherwise, no minimum
- **Minimum Lot Width:** 50 feet

- **Building Height:** 55 feet
- **Setbacks:** 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. Setback from existing utility easements must be observed, otherwise:
 - **Residential Use:**
 - **Front:**
 - General requirement: 25 feet
 - If located on a collector street: 40 feet
 - If located on an arterial street: 50 feet
 - **Side:** 10 feet
 - **Rear:** 20 feet
 - **Commercial Use:**
 - **Front:**
 - General requirement: 20 feet
 - If located on a collector street: 40 feet
 - If located on an arterial street: 50 feet
 - If business is a gas station, gas pump islands and canopy supports setback from arterial or collector: 35 feet
 - **Side:** none unless adjacent to residential, in which case it is a 10-foot minimum
 - **Rear:** none unless adjacent to residential, in which case it is a 10-foot minimum

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 with a lamp(s) rated at a total of more than 1800 lumens, and all flood luminaires with a lamp (s) rated at a total of more than 900 lumens, shall not emit any direct light above a horizontal plane.
- High intensity light for outdoor advertising or entertainment is prohibited; searchlights for advertising purposes is prohibited.

Signs [§14-218]: 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.

Parking [§14-219]: See Ordinance for more complete information.

- **Parking Requirements.** Parking allocation is determined by specific use of building per the “Table of Requirements” in the city ordinance. Contact the Development Services Department for more information.
- **Flexibility in administration required.** The permit issuing authority may permit deviations from parking requirements and may require more or allow less parking when it finds deviations are more likely to satisfy the standard.

- **Required widths of parking area aisles and driveways.**
 - **Width Required Per Parking Angle:**

▪ Parking Angle:	0°	30°	45°	60°	90°
▪ One-way traffic:	13'	11'	13'	18'	24'
▪ Two-way traffic:	19'	20'	21'	23'	24'
 - **Driveway width:**
 - Minimum of 10' for one-way traffic and 18' for two-way traffic,
 - If driveway is no longer than 50', it may be 10'W, provided sufficient turning space is provided so that the vehicles need not back into a public street.

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** [§14-212] and the required **construction permits**.

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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