



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE COLLEGE HILL HISTORIC DISTRICT

REQUIREMENTS BY ORDINANCE

Zoning District [§ 14-209]: The College Hill Historic District has the largest concentration of extant historic structures in the City of Maryville. Since the 1940s, new construction has been limited in the district and it retains much of its original character. In order to preserve and enhance the integrity of this important area of Maryville, design guidelines specific to this district are in place to ensure historically appropriate and compatible construction. Land use controls allow only single-family residential uses, and prohibit further conversion of homes into duplexes or multiplexes.

Permissible Uses [§14-210]:

- **Allowed by right:** Only very low single-family detached dwellings are allowed. Home occupations are permitted if they meet the defined criteria.
- **Prohibited uses:** All uses except single-family residential
- **Home Occupations:** Allowed by right

Nonconforming Use [§14-208]: Nonconforming situations that were otherwise lawful on the effective date of this ordinance may be continued.

Density and Dimensional Requirements [§14-214]:

- **Minimum Lot Size:** 14,000 square feet
- **Minimum Lot Width:** 60 feet
- **Maximum Building Height:** Must be compatible with adjacent structures and shall vary no more than 10% from the average building height along the street on which the structure is located.
- **Primary and Accessory Structure Setbacks:** Setbacks shall be consistent with the maintenance of existing setbacks of adjacent structures and compatible with the massing, scale, size, and architectural features of such structures.

Flag Lots: Creation of flag lots may not be permitted within the College Hill Historic District unless a continuous width along the narrow (access) portion of the lot is at least 60 feet wide.

Design Guidelines: The Historic Zoning Commission created two documents to regulate design in Maryville's Historic Districts. *Volume I Required Historic Regulations* and *Volume II Suggested Historic Guidelines* were adopted to regulate design in the College Hill Historic District.

Both documents can be found in the *Historic Zoning Commission* section of the *Boards and Commissions* page on the City's website at <http://www.maryvillegov.com/boards-and-commissions.html>. All exterior modifications desired for any structure and all new construction in the historic district would require approval from the Historic Zoning Commission before construction could begin. The Commission meets monthly, and an application for their meetings can be found at the link above.

Design criteria extends beyond the primary structure to include landscaping, demolition, etc. The following list, while not exhaustive, provides examples of items regulated by the Commission:

- Landscaping
- Driveways
- Parking lots
- Fencing
- Lighting
- Foundation walls
- Exterior stairs and staircases
- Windows, including storm windows
- Exterior shutters and blinds
- Siding
- Roof forms and roof materials
- Chimneys
- Ornamentation
- Paint
- Awnings
- Height
- Setbacks
- Rhythm
- Building materials
- Building relocation
- Demolition
- Porches and their associated components and configurations
- Entrances and their associated components including handicap ramps
- Exterior doors, including screen doors and storm doors
- Ancillary equipment such as HVAC, satellite dishes, solar panels
- Recreational structures
- New construction, reconstruction and building additions

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.

- Signs are allowed at the entrance to subdivisions. See ordinance for more complete information.
 - At any entrance to a residential subdivision or multi-family development, there may be not more than two (2) signs identifying such subdivision or development. A single side of any such sign may not exceed sixteen (16) square feet, nor may the total surface area of all such signs located at a single entrance exceed thirty-two (32) square feet, nor may the sign structure exceed a height of eight (8) feet from ground level. Such signs shall not be erected within the public right-of-way.
- Signs not exceeding 4 square feet in area that are customarily associated with residential use and that are not of a commercial nature are allowed and do not require a sign permit. Examples include: (i) signs giving property identification names or numbers or names of occupants, (ii) signs on mailboxes or newspaper tubes, and (iii) signs posted on private property relating to private parking or warning the public against trespassing or danger from animals.

Parking [§14-219]: Parking is by use. For single-family detached units with one dwelling per lot, the requirement is two spaces, plus one space per room if rooms are rented.

Site Plan Review [§14-212]:

- Before a property can be used for a new or changed use, the owner, agent, or buyer under contract must obtain a zoning permit or special exception permit.
- Before physical improvements can be made to any property, with noted exceptions, the owner, developer, or agent must obtain site plan approval and the required construction permits.

- Before physical improvements can be made to a proposed subdivision, the owner, agent, or buyer under contract, must obtain an approved, preliminary plat.
- Before property can be subdivided, the owner, agent, or buyer under contract must obtain an approved, final plat.

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
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