



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE COLLEGE HILL HISTORIC OVERLAY ZONE

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

Zoning District [§ 14-209]: The College Hill Historic Overlay Zone has been created in order to preserve the historic character through the application of design guidelines. Any construction requiring a building permit must apply for a Certificate of Appropriateness at the Planning Department and have their building plans reviewed by the Historic Zoning Commission.

Zoning: The underlying zoning would still apply with regard to land use, density, lot and building dimensions, setbacks, and parking. The overlay zone is in place to protect the aesthetics of the neighborhood over which the overlay district applies.

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 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

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
(865) 273-3500