



# Zoning Standards Summary

## Department of Development Services

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**SUBJECT:** ZONING STANDARDS FOR THE ENVIRONMENTAL CONSERVATION DISTRICT

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

**Zoning District [§ 14-209]:** The Environmental Conservation district: This district includes land with low development capability (e.g., flood hazard areas, steep slopes). Uses would include those with low to moderate development intensity (e.g., low-density estate residential, recreation/open space, and public/semi-public).

**Permissible Uses [§14-210]:** For more information, see Permissible Use Table.

- **Allowed by right:** Only very low single-family detached dwellings are allowed.
- **Allowed by special exception:**
  - Elementary and secondary schools; libraries and similar uses; social or fraternal clubs and similar uses; coliseums and similar facilities designed to accommodate more than 1,000 people simultaneously; Outdoor recreational facilities; institutions for the mentally ill (other than halfway houses); penal or correctional facilities
  - Agricultural operations; leased garden areas
  - Reclamation and sanitary landfills
  - Cemetery and/or crematorium

**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 for all commercial buildings except those in all of the downtown districts and the Industrial District. Contact the Development Services Department for more information.

### Density and Dimensional Requirements [§14-214]:

- **Minimum Lot Size:** 40,000 square feet
- **Minimum Lot Width:** 100 feet
- **Maximum Building Height:** 35 feet
- **Primary Structure Setbacks**
  - **Residential Uses:**
    - **Front:**
      - General requirement: 25 foot minimum
      - If located on a collector street: 40 foot minimum
      - If located on an arterial street: 50 foot minimum
    - **Side:** 10 foot minimum
    - **Rear:** 20 foot minimum
  - **Commercial Uses:**
    - **Front:**
      - General requirement: 20 foot minimum

- If located on a collector street: 40 foot minimum
    - If located on an arterial street: 50 foot minimum
  - **Side:** 10 foot minimum if adjacent to a residential use
  - **Rear:** 10 foot minimum if adjacent to a residential use
- **Accessory Structure Setbacks:**
  - If accessory structure is less than 12 feet in height:
    - **Front:** Same as primary structure.
    - **Side:** 10 feet (5 feet if completely to the rear of the principal structure)
    - **Rear:** 5 feet
  - If accessory structure exceeds 12 feet in height:
    - **Front:** Same as primary structure.
    - **Side:** 10 feet + 2 feet for every foot over 12 feet in height (5 feet + 2 feet if completely to the rear of the principal structure)
    - **Rear:** 5 feet + 2 feet for every foot over 12 feet in height

**Landscaping and Screening [§14-213]:** A strip of trees, bushes, and/or a fence is required as a buffer between low intensity (residential) and high intensity (everything else) 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. See Ordinance for more complete information.

- Lighting must not exceed one foot-candle at the property line zone 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 Jillian Love, 273-3502, [jilove@maryville-tn.gov](mailto:jilove@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' wide, 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, 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.

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