



# Zoning Standards Summary

## Department of Development Services

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**SUBJECT:** ZONING STANDARDS FOR THE ESTATE ZONE

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### **REQUIREMENTS BY ORDINANCE**

**Zoning District [§ 14-209]:** The Estate zone is the most restrictive residential district intended to be used for single-family residential areas with low population densities. This district is created and intended to be protected from the encroachment of uses not performing a function necessary to the single-family residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and accessory facilities found within this district.

#### **Permissible Uses [§14-210]:**

**Allowed by right:** Only very low single-family detached dwellings are allowed. Home occupations uses are permitted in the estate zone if they meet the defined criteria.

**Allowed by special exception.** Nothing in this section shall prohibit uses authorized and protected by state and federal legislation. For example, churches, synagogues, or temples shall be considered a special exception use and would be subject to the provisions found in §14-204(9) special exceptions permits.

**Prohibited uses.** Mobile homes and other uses not listed in the permitted section are prohibited.

**Supplemental Uses [§14-211 (5)]:** Provision (5) *Commercial Design Criteria – Citywide* provides requirements for commercial building and site design. Contact the Development Services Department for more information.

**Nonconforming Situations [§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:** 43,560 square feet (1 acre), regardless of the availability of a sanitary sewer system provided by the public. All lots with private sewer systems shall meet the same minimum lot size.
- **Minimum Lot Width:** 150 feet
- **Maximum Building Height:** 35 feet
- **Lot Coverage:** Maximum lot coverage on principal and accessory buildings shall not exceed 40% of the lot.
- **Primary Structure Setbacks:**
  - **Front:**
    - General requirement: 30 foot minimum
    - If located on a collector street: 40 foot minimum
    - If located on an arterial street: 50 foot minimum

- **Side:**
  - 1-story structures: 10 foot minimum
  - Structures with more than 1 story: 15 foot minimum
- **Rear:** 25 foot minimum
- **Accessory Structure Setbacks:**
  - If accessory structure is less than 12 feet in height:
    - **Front:** Accessory structures are prohibited in a front yard.
    - **Side:** 10 feet
    - **Rear:** 10 feet
  - If accessory structure exceeds 12 feet in height:
    - **Front:** Accessory structures are prohibited in a front yard.
    - **Side:** 10 feet + 2 feet for every foot over 12 feet in height
    - **Rear:** 10 feet + 2 feet for every foot over 12 feet in height

**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](mailto: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, there may be not more than two (2) signs identifying such subdivision or development. A single side of any such sign may not exceed 16 square feet, nor may the total surface area of all such signs located at a single entrance exceed 32 square feet, nor may the sign structure exceed a height of 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 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 specific use. See ordinance for more complete information.

- Single-family detached units with only one dwelling unit per lot requires two spaces plus one space per room if rooms are rented. If the dwelling is a one bedroom unit, only one space is required.

**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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