



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE HIGH-DENSITY RESIDENTIAL DISTRICT.

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

Zoning District [§ 14-209]: The High-Density Residential district: The High Density Residential zone classification is a residential district established to provide areas for apartments and condominium developments at thirteen dwelling units per gross acre where it is determined high densities of populations can be accommodated. Quality of building materials and design, and efficiency of land is encouraged by providing for adequate light, air, and open space for apartments and condominiums found within this district.

This district is composed of high-density residential rental, owner-occupied, or a combination of both uses, and is located along arterials with certain open space and development standards. The regulations for this district are designed to protect the essential characteristics of the district to promote and encourage a suitable environment for family life and to permit certain commercial uses associated with this type of increased density. To these ends, retail activity is limited and this district is protected against encroachment of general commercial or industrial uses while the regulations permit high-density development consistent with concentrations of persons. Attached apartments and condominiums are permitted, along with accessory commercial uses, conforming to the intent of the district.

- **Permitted Uses:** Multifamily apartments and residences, accessory structures normally associated with large acreage developments (including, but not limited to, swimming pools, laundry rooms, clubhouses, etc.).
- **Special Exception Uses:** All proposed commercial and retail activities shall be reviewed and approved by the Board of Zoning Appeals.
- **Prohibited Uses:** All uses not listed above are prohibited and have been determined to be incompatible with the function, character and intent of the High Density Residential district.

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

Supplemental Uses [§14-211 (5)]: Provision (5) *Commercial Design Criteria – Citywide* provides requirements for commercial building and site design in addition to the design standards for this zone (see below). In cases where the general design requirements differ from those specific to the zone, the zone's design standards will apply.

Density and Dimensional Requirements [§ 14-209]:

- **Minimum Lot Size:** 10 acres or 435,600 square feet minimum
 - **Location requirements:**
 - Frontage on U.S. Highway 321 or U.S. Highway 411 South between Foothills Mall Dr. and the city limits
 - Have frontage on a collector street between Foothills Mall Dr. and the city limits, connecting to or intersecting U.S. Highway 321 or U.S. Highway 411

South, with a minimum classification of a collector street that is 800 linear feet or less.

- **Utilities:** All lots shall be available to public sanitary sewer systems and water systems.
- **Setbacks:**
 - **Front:** 100 feet minimum from 50-foot or greater right-of-way
 - **Side:** 50 feet, except when interior lot lines are shared with parcels in this same zone, in which case the side setback minimum is 25 feet.
 - **Rear:** none
- **Building Height:**
 - **General:** 35 feet maximum for multifamily residential buildings with 4 or more units
 - **Exception:** Can be approved for higher height by City of Maryville Fire Chief if it can be proven that the building is designed to provide adequate fire protection
 - **Parkway Overlay District:** If a parcel (or a portion of a parcel) is in the Parkway Overlay District, that portion or parcel cannot exceed 35 feet in height.
 - Chimneys may be allowed to exceed the height limitation.
- **Minimum Lot Width and Lot Frontage:**
 - Width: 150 feet at the building width
 - Lot Frontage: Each lot shall front a public right-of-way with a minimum lot frontage of 100 feet minimum.
- **Total Gross Floor Area and Open Space:**
 - Total developed gross floor area of all primary and accessory uses and structures: 40% maximum
 - Total of 1.5 acres to be set aside for useable play area for all residents of the High Density Residential district.
 - Enclosed sauna and exercise rooms, meeting or activity rooms, and clubhouses are recreational areas that *shall not* satisfy the open space requirement.
 - Unenclosed recreational facilities such as tennis courts, racquet ball courts, and swimming pools are uses that will satisfy this requirement.
 - All open space shall maintained by (1) the developer or management authority or (2) a homeowner's association established by deed restriction.
 - All common space within the high-density residential development shall be maintained by the developer or management authority.
- **Density:**
 - Minimum building site area for dwellings shall be one lot of 10 acres or greater.
 - The maximum density permitted is 13 units per acre.

Conditions and other requirements: A detailed analysis and study of the public and private infrastructure serving the parcel shall be performed by the developer's engineer and consultants prior to any request to designate the property High-Density Residential if deemed necessary by the Planning Commission.

Design Standards: The following standards shall apply to the design of attached multi-family, accessory commercial uses and accessory structures within high-density residential zones.

- **Wall and roof planes and materials:**
 - No flat-faced concrete block is allowed on exterior walls of any structure facing adjacent single-family uses or public roads.
 - No flat roofs are allowed if the structure exceeds more than one story, except for

portions of roofs constructed as parapet walls to conceal HVAC equipment.

- Any of the following elements shall repeat no less than thirty (30) feet, both horizontally and vertically:
 - Changes of wall and roof planes with at least a three (3) foot projection or recess;
 - Patios;
 - Porches;
 - Awnings;
 - Stairwells,
 - Entrances;
 - Color changes;
 - Construction material changes;
 - Chimneys;
 - Bay-style windows that project at least two feet.
 - Elements that are not acceptable as a means to comply with the requirement above include:
 - Gutter downspouts;
 - Garage doors; these shall be flush or recessed back from walls that contain living space.
 - Retaining walls;
 - Common hallways parallel to outside walls, not including stairwells;
 - Window and door frames;
 - Shutters;
 - Structural or decorative columns;
 - Narrow extensions (less than three feet wide) of fire walls.
- **Stairs:** Stairwells shall be covered and integrated within the building envelope.
- **Dumpsters:** Dumpsters shall be required for developments containing more than three units. All dumpsters must be screened, but flat-faced block is not allowed.
- **HVAC equipment:** HVAC equipment shall meet the building setback dimensions.
 - If wall-mounted HVAC is proposed to serve multifamily units above the ground floor level, screening shall be incorporated into the wall to conceal the equipment.
 - Large ground-mounted HVAC condensers shall be located or mitigated through construction of a sound absorption enclosure to minimize noise to abutting single-family residential uses.
- **Roof vents:** Roof vents shall be painted to match the roofing material color.
- **External wall and roof mounted lights:** External wall or roof-mounted flood lights shall not be installed on walls that face abutting single family residential uses.
- **Perimeter fences:** Fences constructed along property lines that abut single family uses and public roads shall not be constructed of unfinished concrete block, chain link or other similar metal material and shall not have a continuous plane of more than one hundred (100) feet.
 - Reveals or projections (at least two feet deep and two feet wide), wall offsets of at least three feet, or evergreen trees (at least eight feet tall at planting within the property line) shall be used at least every one hundred(100) feet on the outside of the fence.
 - The exterior material, color and structural integrity of perimeter fences and landscaping shall be maintained by the developer or management authority of the development or by a homeowner's association established by deed restriction.

- **Landscaping (Zone specific):**
 - Development of multifamily units must provide a landscape buffer around all property lines except the main frontage road. Such landscape buffer shall meet the landscaping and lighting specifications set forth in § 14-213(6).
 - In addition, all development of multi-family units in High Density Residential districts shall provide and maintain an area or areas of landscaping at least 10 percent (10%) of the parcel's gross area.
 - Storm water detention/retention areas shall not be applied toward this requirement.
 - Areas of landscaping that are planted in order to satisfy the landscape buffer requirements may also be applied toward the minimum 10 percent (10%) landscape area requirement.
 - In addition, at least one, 2" caliper tree shall be planted anywhere on the parcel for every 2,000 square feet of building footprint and paved area (including private streets, parking spaces, driveways, and paved storage areas). Preservation of existing trees may be applied toward this requirement.
- **Road access:** If the property abuts two or more roads, the development shall provide access to at least two of the roads. If the property only abuts one road, the main road integral to the project shall be looped.

Landscaping and Screening (General) [§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]: All signage related to the commercial area shall be regulated by the Board of Zoning Appeals and not subject to the city's general ordinance requirement regarding signs. Contact Development Services for more information at 273-3500.

Parking (General) [§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:**

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| ▪ 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, 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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