



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR HIGH INTENSITY COMMERCIAL DISTRICT

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

Zoning District [§ 14-209]: The High Intensity Commercial District is a highly visible commercial zone which will accommodate large scale conglomerate developments consisting of at least 12 stores or parcels and at least 5 acres in area. The district encourages mixed use developments including department stores, multifamily residential, assisted living, family entertainment uses, specialty stores, and theme or fast food restaurants. The district will serve both local and regional markets, and shall be located only where traffic can be absorbed on or along major arterial highways.

Allowed Uses [§ 14-209]: This section shall supersede all other City of Maryville ordinances related to planning signs and land use control.

- **Residential:** Attached homes including apartments, condominiums and lofts above storefronts are encouraged. Single-family detached housing is prohibited in this zone.
- **Mixed uses:** Because of the large scale of development, appropriate land uses should accommodate a variety of regional needs, especially those for employment (liquor stores, retail, dining, shopping, etc., and other high-visibility/high intensity commercial uses).
- **Prohibited uses:** Adult establishments, heavy manufacturing, mini-storage, landfill or mining, mobile home parks, hazardous occupancies or storage of hazardous materials, or any uses not determined to be compatible with the function and intent of the High Intensity Commercial Zone.

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 [§ 14-209]:

- **Minimum Lot Size:** no minimum
- **Minimum Lot Width:** no minimum
- **Building Height:** 3 stories or 45 feet, whichever is less
- **Primary Structure Setbacks:**
 - **Front:** 40 feet minimum
 - **Side:** no minimum unless adjacent to residential, in which case it is a 25-foot minimum
 - **Rear:** 10 foot minimum unless adjacent to residential, in which case it is a 25-foot minimum

Parking (Zone Specific) [§ 14-209]: Total parking cannot exceed 45% of the entire lot.

Parking (General) [§14-219]:

- **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:	<u>0°</u>	<u>30°</u>	<u>45°</u>	<u>60°</u>	<u>90°</u>
▪ 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.

Signs (Zone Specific) [§14-209]: The High-Intensity Commercial zone is subject to all other existing sign regulations [§14-218]. In addition to these existing sign regulations, the following sign standards will apply to the High Intensity Retail zone. In cases where the general sign requirements differ from those specific to the zone, the zone’s signage requirements will apply.

Signs (General) [§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.

Landscaping and Screening [§14-213]: A strip of trees, bushes, and/or a fence is required as a buffer between high intensity and low intensity land uses. In such cases, a landscape plan must be submitted to the department of planning.

Outdoor Lighting [§14-213]: A lighting plan may be required; determined by the Planning Department.

(6) Outdoor lighting requirements: See ordinance for more complete information.

- Lighting must not exceed one foot-candle at the property line zoned 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.

Site Plan Review [§14-212]::

- Before a property can be used for a new or changed use, or be substantially altered, the owner, agent, or buyer under contract must obtain a **zoning permit** or **special exception permit**.

- Before property can be subdivided, the owner, agent, or buyer under contract must obtain an approved, **final plat**.
- Before physical improvements can be made to a proposed subdivision, the owner, agent, or buyer under contract, must obtain an approved, **preliminary plat**.
- Before physical improvements can be made to any property, the owner, developer, or agent must obtain **site plan approval** [§14-212] and the required **construction permits**.

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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