



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE INDUSTRIAL DISTRICT

REQUIREMENTS BY ORDINANCE

Zoning District [§ 14-209]: The Industrial district: The Industrial Zone is established to provide areas in which the principal uses are manufacturing, processing, creating, repairing, assembly of goods, merchandise and equipment, warehousing and distribution operations, commercial operations and offices for research and services not necessarily related to manufacturing or industrial uses. Other uses which may be found within the Industrial Zone are educational and recreational facilities, miscellaneous public and semi-public facilities, public utilities and associated structures and other uses which in the opinion of the Maryville Board of Appeals are appropriate uses.

Permitted uses [§ 14-209 (16) (e) (i)]: Without limiting the generality of the following list, the following uses are examples of businesses, operations, and facilities within the Industrial Zone: general warehousing and storage; lumber yard and building materials, storage; scrap and salvage operations; incinerators; production and storage of chemicals and associated products; petroleum bulk storage distribution facilities and operations; assembly; processing manufacturing; production; fabrication; creating of merchandise, products, and goods for assembly or sale, or uses determined compatible by the board zoning appeals. Auto body shops for damage and collision repair shall be permitted within the Industrial districts. Said uses shall be in accordance with commercial design guidelines, commercial fencing regulations and all other applicable regulations found within this document.

Prohibited Uses [§ 14-209 (16) (e) (ii)]: All uses that are not listed in the permitted section or determined by the land use administrator or board of zoning appeals to be incompatible with the function, character, and intent of the Industrial zone.

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]: N.A.

Density and Dimensional Requirements [§14-214]:

- **Minimum Lot Size:** 1 acre (43,560 square feet)
- **Minimum Lot Width:** 100 feet
- **Building Height:** 55'
- **Setbacks:**
 - **Front:** 60 feet minimum
 - **Side:** 50 feet minimum
 - **Rear:** 60 feet minimum

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 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 (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 Scott Poland, 273-3509, skpoland@maryville-tn.gov.

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:**

▪ 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, 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** 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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City of Maryville
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