



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE INSTITUTIONAL DISTRICT

REQUIREMENTS BY ORDINANCE

Zoning District [§ 14-209]: The Institutional district: The Institutional zone is established and designed to provide an area in which the principal use of land is for traditional academic and educational institutions and for complimentary and accessory uses associated with a college campus and environment. Other uses which may be found within the Institutional zone are recreational facilities, residential uses such as dormitories, support structures and facilities, offices, training and educational facilities, and limited retail outlets. This section does not address nor regulate whether personnel and facilities are managed by the college personnel or independent contractors.

- **Permitted uses:** Without limiting the generality of the following list the following uses are examples of activities within an Institutional district: auditoriums, cemeteries, civic, cultural or community facilities, health clinic facilities, colleges, and other schools and institutions for academic or recreational instruction, research and testing laboratories, libraries, museums, reading rooms, classrooms both indoors and outdoors, art galleries, conference and training facilities, commercial restaurants not designed to attract off campus clients, dining facilities, dormitories, and residential uses for college students, staff, faculty, and visitors in support of academic setting, indoor recreational facilities, outdoor recreational facilities including stadiums, tennis courts, swimming pools, soccer fields or similar uses, religious buildings and structures, storage and maintenance or similar uses, retail outlets for the sale of traditional college materials, automatic teller machines, satellite dishes, and college owned and operated telecommunications tower, office facilities and similar uses both centralized and within each of the uses listed above.
- **Prohibited Uses:** 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.

Supplemental Use Requirements [§14-211]: 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]:

- **Size and location.** All newly created Institutional districts shall have a minimum area of two hundred (200) acres and have and maintain approximately thirty percent (30%) open space.
- **Minimum Lot Width:** 400 feet along U.S. Highway 321
- **Building Height:** 55 feet

- **Primary Structure Setbacks:** All setbacks along street right-of-way property lines shall be considered a “front” setback even if there are multiple “front” setbacks on a lot. Setback from existing utility easements must be observed, otherwise:
 - **Front:**
 - If located on a local road: 20 feet
 - If located on a collector street: 40 feet
 - If located on an arterial: 50 feet
 - **Side:** none unless adjacent to residential, in which case it is a 10-foot minimum
 - **Rear:** none unless adjacent to residential, in which case it is a 10-foot 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 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.

Department of Development Services
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