



# Zoning Standards Summary

## Department of Development Services

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**SUBJECT:** ZONING STANDARDS FOR THE NEIGHBORHOOD DISTRICT

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

**Zoning District [§ 14-209]:** The Neighborhood district: The land uses in the Neighborhood district are low density residential, professional and office type uses with limited commercial and retail operations as permitted uses. These uses are intended to be designed to minimize disruption of traffic flows and negative impact on adjacent residential uses. The district excludes all activities which generate large volumes of traffic need for great amounts of off-street parking, or which would have adverse impacts on the residential sector of the community or residential uses allowed within the district.

**Permissible Use [§14-210]:** See Permissible Use Table for more specific information.

**Allowed by right:**

- **Residential:** very low and low density single-family detached residential houses and home occupations if they meet the defined criteria
- **Commercial:** Convenience stores (without gas stations), low volume traffic generating retail, office, clerical, and research-oriented services, medical/dental offices less than 10,000 square feet, churches/synagogues

**Allowed by Special Exception:**

- **Residential:** Medium density residential, two-family residences, multifamily residences, planned residential developments
- **Commercial:** Gathering places, conference/training centers, office, clerical, and research-oriented services operating inside and/or outside fully enclosed building, veterinarian offices, banks, restaurants, tearooms

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

**Density and Dimensional Requirements [§14-214]:**

- **Minimum Lot Size:** 5,000 square feet
- **Minimum Lot Width:** 75 feet
- **Building Height:** 35 feet
- **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:
  - **Residential Use:**
    - **Front:**
      - General requirement: 25 feet

- If located on a collector street: 40 feet
    - If located on an arterial street: 50 feet
  - **Side:** 10 feet
  - **Rear:** 20 feet
- **Commercial Use:**
  - **Front:**
    - General requirement: 20 feet
    - If located on a collector street: 40 feet
    - If located on an arterial street: 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(6)]:** A lighting plan may be required; determined by the Planning Department.

- 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.

**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).

**Parking [§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** [§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.

Department of Development Services  
City of Maryville  
(865) 273-3500