



# Zoning Standards Summary

## Department of Development Services

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**SUBJECT:** ZONING STANDARDS FOR THE SINGLE FAMILY DISTRICT

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

**Zoning District [§ 14-209]:** The Single Family district: This district includes areas where natural factors such as steep slopes, high erosion potential, inadequate streets and inadequate utilities restrict high density development within the corporate limits. The land use and intensity of the area is low density single-family detached units.

**Permissible Uses [§14-210]:**

- **Allowed by right:** Only very low single-family detached dwellings are allowed. Home occupations are permitted if they meet the defined criteria.
- **Allowed by special exception:**
  - Elementary and secondary schools
  - Outdoor recreational facilities when not associated with a public institutional use
  - Planned Unit Developments

**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]:**

- **Minimum Lot Size:** 11,000 square feet
- **Minimum Lot Width:** 75 feet
- **Maximum Building Height:** 35 feet
- **Lot Coverage:** Maximum lot coverage on principal and accessory buildings shall not exceed 40% of the lot.
- **Primary Structure Setbacks for Residential Uses:**
  - **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
- **Primary Structure Setbacks for Commercial Uses:**
  - **Front:**
    - General requirement: 20 feet
    - If located on a collector street: 40 feet
    - If located on an arterial street: 50 feet
- **Accessory Structure Setbacks:**
  - If accessory structure is less than 12 feet in height:
    - **Front:** Same as primary structure.
    - **Side:** 10 feet
    - **Rear:** 5 feet

- If accessory structure exceeds 12 feet in height:
  - **Front:** Same as primary structure.
  - **Side:** 10 feet + 2 feet for every foot over 12 feet in height
  - **Rear:** 5 feet + 2 feet for every foot over 12 feet in height

**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).

- Signs are allowed at the entrance to subdivisions. See ordinance for more complete information.
  - At any entrance to a residential subdivision or multi-family development, there may be not more than two (2) signs identifying such subdivision or development. A single side of any such sign may not exceed sixteen (16) square feet, nor may the total surface area of all such signs located at a single entrance exceed thirty-two (32) square feet, nor may the sign structure exceed a height of eight (8) feet from ground level. Such signs shall not be erected within the public right-of-way.
- Signs not exceeding four (4) square feet in area that are customarily associated with residential use and that are not of a commercial nature are allowed and do not require a permit. Examples include: (i) signs giving property identification names or numbers or names of occupants, (ii) signs on mailboxes or newspaper tubes, and (iii) signs posted on private property relating to private parking or warning the public against trespassing or danger from animals.

**Landscaping and Screening [§14-213]:** A strip of trees, bushes, and/or a fence is required as a buffer between lower intensity and higher 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. 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.

**Parking [§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.
  - Single-family detached units with only one dwelling unit per lot requires two spaces plus one space per room if rooms are rented.
  - If the dwelling is a one bedroom unit, only one space is required.
- **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, 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 and approved site plan.
- 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  
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