

Chattanooga Voluntary Incentives Program (VIP): Qualifying Development Types

	Qualifying Development	Requirements	Incentives
Type 1 – Medium Multi-Unit Development (5-9 Units)	<p>Any development with 5-9 attached or semi-attached residential rental units.</p> <p>This may include townhouse developments with 5 or more units.</p>	<p>One or more units must be attainable to households with incomes at or below eighty percent (80%) AMI, according to the most recently available HUD Income Limits.</p>	<ul style="list-style-type: none"> • Thirty percent (30%) decrease of minimum lot area standards required for base zoning district • Waiver of off-street Vehicle Parking requirements in Table 12-1: Off-Street Vehicle and Bicycle Parking Requirements and waiver of Off-street Vehicle Parking in the Form Based Code, Sec. 38-741. Vehicle Parking <ul style="list-style-type: none"> ○ Qualifying developments must provide at least 0.5 parking spaces for every non-ADA housing unit unless less parking is required by the base use or zone ○ These waivers shall only apply to non-ADA, residential parking requirements
Type 2 – Large Multi-Unit Development (10+ Units)	<p>Any development with 10 or more attached or semi-attached residential rental units.</p> <p>This may include townhouse developments with 10 or more units.</p>	<p>At least ten percent (10%) of all units included on the site must be attainable to households with incomes at or below eighty percent (80%) AMI, according to the most recently available HUD Income Limits.</p>	<ul style="list-style-type: none"> • Thirty percent (30%) decrease of minimum lot area standards required for base zoning district • Waiver of off-street Vehicle Parking requirements in Table 12-1: Off-Street Vehicle and Bicycle Parking Requirements and waiver of Off-street Vehicle Parking in the Form Based Code, Sec. 38-741. Vehicle Parking <ul style="list-style-type: none"> ○ Qualifying developments must provide at least 0.5 parking spaces for every non-ADA housing unit unless less parking is required by the base use or zone

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Type 3 – High Opportunity Development (10+ Units)			<ul style="list-style-type: none"> ○ These waivers shall only apply to non-ADA, residential parking requirements ● Waiver of Interior Parking Lot Landscape Requirements (Section 38-64.C - Parking Lot Landscape)
	<p>Any development with 10 or more attached or semi-attached residential rental units, AND</p> <ul style="list-style-type: none"> ● Located within 500 feet of a CARTA transit stop, AND ● Located within an “A, B, C or D” market as designated in the most recent Chattanooga Market Value Analysis <p>This may include townhouse developments with 10 or more units.</p>	<p>At least ten percent (10%) of all units included on the site must be attainable to households with incomes at or below eighty percent (80%) AMI, according to the most recently available HUD Income Limits.</p>	<ul style="list-style-type: none"> ● Thirty percent (30%) decrease of minimum lot area standards required for base zoning district ● Waiver of off-street Vehicle Parking requirements in Table 12-1: Off-Street Vehicle and Bicycle Parking Requirements and waiver of Off-street Vehicle Parking in the Form Based Code, Sec. 38-741. Vehicle Parking <ul style="list-style-type: none"> ○ Qualifying developments must provide at least 0.5 parking spaces for every non-ADA housing unit unless less parking is required by the base use or zone ○ These waivers shall only apply to non-ADA, residential parking requirements ● Waiver of Interior Parking Lot Landscape Requirements (Section 38-64.C - Parking Lot Landscape) ● Thirty percent (30%) increase of maximum height permitted for base zoning district