

First Reading: July 8, 2025
Second Reading: July 15, 2025
Alternate Version

ORDINANCE NO. 14253

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE,
PART II, CHAPTER 38, ZONING ORDINANCE, AS ADOPTED
BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO CLARIFY
FENESTRATION IN THE FORM-BASED CODE, AMEND
CORNER SETBACKS IN THE RN-1-5 AND RN-1-3 ZONES,
AMENDS PARKING STANDARDS FOR MEDICAL OFFICES,
AND UPDATES THE MINIMUM RIVER SETBACK.

WHEREAS, the City of Chattanooga adopted a new zoning ordinance, Ordinance No. 14137, on July 23, 2024; and

WHEREAS, the new zoning ordinance was effective as of December 18, 2024, but amendments have been identified; and

WHEREAS, previously, amendments were reviewed and acted on by the Regional Planning Commission as follows:

1. October 2024 that addressed streamline processes, promoted objective standards, clarified permitted land uses, removed zone references and language that was modified during the development and adoption process, and added new standards as requested by Chattanooga City Council. (City Council Ordinance # 14169)
2. November 2024 that addressed added a definition of protected zones as it related to Form Based Codes, added Children's Home as a permitted use in the Institutional Zone, RN-1-5 and the RN-1-7.5 Zones, changed the minimum lot width for single-unit dwellings in the TRN-3 Zone, and provided parking flexibility and exemptions for properties zoned C-3 prior to the effective date of the Official Zoning Map. (City Council Ordinance # 14181)
3. January 2025 that addressed additional definitions, add Office as a permitted use in the RN-3 Residential Neighborhood Zone, Amend various sections of regulations related to the Board of Zoning Appeals, and the Land Use Table to make changes to the retail sale of alcohol. (City Council Ordinance # 14202)
4. February 2025 that addressed the use definitions and use matrix table to add a multi-unit development definition and to add multi-unit developments as a permitted use with the multi-unit dwelling. (City Council Ordinance # 14208)

5. March 2025 that corrects reference and unclear wording, allows certain dwellings as permitted uses if rezoned to C-MU-1 and C-MU-2 and to clarify conditional use language. Provided clear language on structures prohibited in Utility Easements, and reference sections in Off-Street Parking (38-54, 38-56, 38-58, and 38-59). Amended Table 38-63.1. Landscape Plant Materials Standards. (City Council Ordinance # 14222)
6. April 2025 that amended Tables 38-16.3 and 38-16.4 Residential Zone Dimensional Standards to include the 35' setback only applies within 35' of certain zones, add to Section 38-29 Institutional Zone standards for Inside the Urban Overlay Zone, and to add to the permitted Use Table uses in the I-H Heavy Industrial Zone that were previously permitted in the M-1 Zone and to add that these uses are permitted if the property was zoned M-1 prior to the effective of the adoption of the Zoning Map. Also added definitions for commercial parking and vehicle operation facility.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and is hereby amended as follows:

Amend ARTICLE XVIII. – NONCONFORMITIES, Section 38-98. Nonconforming Structure to add a new section (f):

(f) Fenestration as part of Exterior Modification in a Form-based Code District

A nonconforming structure that does not conform to Sec. 38-698 Measurements and Exceptions, (5) Public Realm, A. Openings shall be allowed to have nonconforming fenestration if the following conditions are met:

- Would not create any new nonconformity or increase the degree of the previously existing nonconformity.
- Meets the intent of the Form-based Code per Sec. 38-692 (5) Intent.

Amend ARTICLE IV. – RESIDENTIAL ZONES, Table 18-16.5: Residential Zones Dimensional Standards- Setbacks, RN-1-5 and RN-1-3 Minimum Corner Setbacks by replacing with the following:

RN-1-5: Minimum Corner Setbacks from 15' to:

Side/Corner: alley 5'

Side/Corner: street 10'

RN-1-3: Minimum Corner Setbacks from 15' to:

Side/Corner: alley 5'

Side/Corner: street 10'

Amend ARTICLE VIII. – SPECIAL PURPOSE ZONES, Section 38-29. 1- INST Institutional Zone, Table 38-29.1: INST Zone Dimensional Standards by replacing the Minimum River Setback with the following:

Riverfront Buffer Zone: Structures within 100' of the Tennessee River floodway may not exceed 5 stories/60'

Amend ARTICLE XII. – OFF-STREET PARKING AND LOADING, Sec. 38-53. - Required Off-Street Vehicle and Bicycle Parking Spaces, (c)Vehicle Parking Space Maximums by deleting (1) in its entirety and replacing with the following:


(1) Required off-street vehicle parking for nonresidential uses is subject to a parking maximum of 200%.except that the required off-street parking maximum for Medical/Dental Office/Clinic uses shall be calculated at a minimum number of parking spaces of 1 per 200sf GFA.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: July 15, 2025


CHAIRPERSON

APPROVED: ☒ DISAPPROVED: ☐


MAYOR

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