

**First Reading: October 14, 2025**  
**Second Reading: October 21, 2025**

ORDINANCE NO. 14291

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, THE CHATTANOOGA ZONING ORDINANCE AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO ADD CLARITY ON ADDITIONS IN THE FORM-BASED CODE AND REFINE MINIMUM PLANTING REQUIREMENTS FOR BUFFER YARDS.

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**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, allow 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.
7. June 2025 to clarify multi-unit developments cannot exceed 25% of total units for short term vacation rentals; correct residential zones dimensional height limitations; clarify on-site tree requirements in setbacks; add Institutional Zone standards inside the Urban Overlay, and add permitted uses in the I-H Heavy Industrial zone.
8. August 2025 to add Crematorium as a Special Exception; permit townhouse developments outside the urban overlay to have more than four attached units if zoned prior to the adoption of the 2024 Zoning Ordinance; add non-conforming language; add perimeter planting for parking spaces of between 4 and 19 spaces in the Form Based Code.

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 amended as follows:

**Amend ARTICLE VI. – DOWNTOWN FORM-BASED CODE, Section 38-739 Applicability, (2) Additions by deleting in its entirety and replacing with the following:**

Sec. 38-739. Applicability, (2) Additions

- A. When an existing building, use or site is increased in gross floor area, or improved site area, by up to 25% cumulatively, the parking requirements of this Division apply to the additional floor or site area only.
- B. When an existing building, use or site is increased in gross floor area, or improved site area, by more than 25% cumulatively, both the existing building, use or site, and the additional floor or site area, must conform to the parking requirements.

C. Any combination of reconstruction, alteration, or improvement to a building, taking place during a five- year period, in which the cumulative percentage of improvement equals or exceeds fifty percent (50%) of the current market value of the building.

**Amend ARTICLE XIII. – LANDSCAPE, Landscape Table 38-65.2: Buffer Yard Class by deleting the language as noted and replace with the following:**

Change ""Minimum Planting Requirements"" to ""Minimum Evergreen Requirements"" with the following changes:

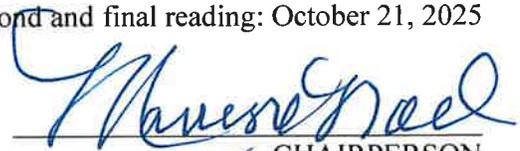
10-R Residential Buffer: from ""All Planting minimum 25% Evergreen"" to ""25% Evergreen""

20-C Commercial Buffer: from ""All Planting minimum 50% Evergreen"" to ""50% Evergreen""

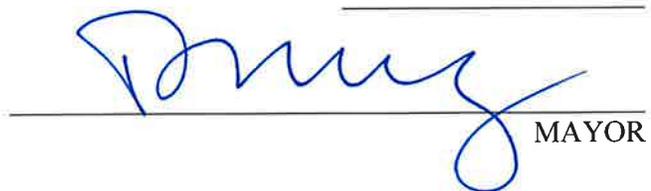
30-M Industrial Buffer: from what it currently is to "" One row of Evergreen Trees (ET) plus two rows of large trees (LT). OR One double row of Evergreen Large Shrubs (LS) plus two rows of Large trees (LT)."" "

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: October 21, 2025

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
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MAYOR

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