

**First Reading: December 9, 2025**  
**Second Reading: December 16, 2025**  
**Alternate Version**

ORDINANCE NO. 14308

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO ADD A SPECIAL EXCEPTIONS PERMIT FOR A RECEPTION FACILITY AND ADD A STANDALONE DRIVE-THROUGH FACILITY USE.

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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.

**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.
9. September 2025 to add clarity on additions in the Form-Based Code and refine minimum planting requirements for buffer yard.
10. October 2025 to clarify zoning map interpretations for right-of-way abandonments, add orientation standards for residential dwellings as a permitted use in the C-N and C-NT zones.

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 the same hereby is amended as follows:

**Amend ARTICLE IX. USES, Sec. 38-41. – Use Matrix by adding Reception Facility (Indoor) as a new use in the table.**

**Amend ARTICLE IX. USES, Sec. 38-41. – Use Matrix by adding an “SE” for Reception Facility (Indoor) in the C-C Commercial Corridor Zone.**

**Amend ARTICLE IX. USES, Sec. 38-41. – Use Matrix by adding Drive-Through Facility, Standalone as a new use in the table.**

**Amend ARTICLE IX. USES, Sec. 38-41. – Use Matrix by adding an “SE” in the for Drive-Through Facility, Standalone in the C-C Zone, a “P” in the C-R, I-L, and I-MU Zone.**

**Amend ARTICLE IX. USES, Sec. 38-42 Principal Use Standards, by adding (k) Drive-Through Facility, Standalone and alphabetizing the other use standards that occur after the new addition of Drive-Through Facility, Standalone.**

(k) Drive-Through Facility, Standalone.

- 1) All drive-through facilities must provide a minimum of four stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Code. Further, additional internal queueing and stacking spaces and other access points to prevent disruption of traffic flow on adjacent streets may be required.
- 2) Stacking spaces provided for drive-through uses must be:
  - a. A minimum of ten feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 20 feet in length. In the case of a recessed service window, the measurement is taken from the building wall.
  - b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a drive-through sign). Spaces must be placed in a single line behind each lane or bay.
- 3) All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets. Drive-through lanes on corner lots must not route exiting traffic into adjacent residential neighborhoods unless required for emergency or traffic safety reasons as determined by the Department of Public Works- Transportation Division and Fire Department.
- 4) The minimum width for a drive through lane is ten feet.
- 5) Drive-through facilities require a solid fence or wall a minimum of six feet to a maximum of seven feet in height along the interior side and rear lot lines when such lot lines abut a residential zone, or the C-NT,C-N, or C-TMU Zones. One shrub, a minimum of three feet in height at maturity, is required every three linear feet, along such fence or wall, placed inside the fence toward the interior of the lot.
- 6) No drive-thru component, such as drive-up windows, lanes, or order box, is allowed within 50 feet of a residential use, excluding mixed-use developments,  
  
measured from the residential lot line to the closest point of the drive-thru lane.

**Amend ARTICLE IX. USES, Sec. 38-45, Use Definitions by adding the following definitions:**

Drive-Through Facility, Standalone. A business where transactions occur directly with customers via a service window, kiosk, or other configuration that allows customers to remain in their vehicle and that does not provide on-premise consumption on-site. Drive-Through Facility, Standalone are considered the principal use on the property and do not have any other principal uses and buildings. Drive-Through Facility, Standalone uses are not considered Eating and Drinking Establishments.

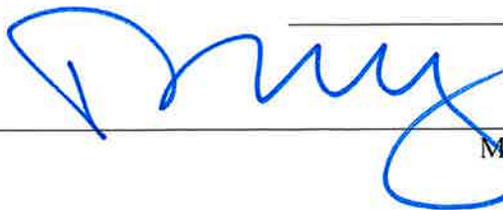
Reception Facility (Indoor Only). An indoor facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as an eating and drinking establishment with regular hours of operation. Reception Facility (Indoor) shall have no outdoor gathering places such as decks, balconies, covered areas, and patios. Parking lots shall not be used for outdoor gathering places related to the indoor Reception Facility. There shall be no outdoor use of an amplified sound system.

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: December 16, 2025

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

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