

**First Reading: January 13, 2026**  
**Second Reading: January 20, 2026**

ORDINANCE NO. 14320

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, THE CHATTANOOGA ZONING ORDINANCE AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO AMEND ARTICLE II, DEFINITIONS, SECTION 38-10, RULES OF MEASUREMENT TO ADD GRAPHICS FOR IRREGULAR SHAPED LOTS AND TO AMEND CHAPTER 38, ARTICLE VI, DOWNTOWN FORM-BASED CODE, DIVISION 3, RULES FOR ALL ZONES, SECTION 38-698, MEASUREMENTS AND EXCEPTIONS, (4) HEIGHT AND MASS, A. BUILDING HEIGHT TO REPLACE THE GRAPHIC FOR ITEM 2.

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**WHEREAS**, the City's Zoning Ordinance establishes standards for building height and required setbacks for all development; and

**WHEREAS**, the current graphic illustration for measuring building height in the Downtown Form Based Code is not clear, which can lead to inconsistent interpretations among applicants, design professionals, and staff; and

**WHEREAS**, the Zoning Ordinance also includes setback requirements that apply to all lots, including irregularly shaped parcels, but does not include visual guidance demonstrating how those setback lines should be measured on non-rectangular or uniquely configured lots; and

**WHEREAS**, providing clear, standardized graphics for both building-height measurement and setback application on irregularly shaped lots will improve predictability, reduce administrative ambiguity, and support consistent implementation of the Ordinance; and

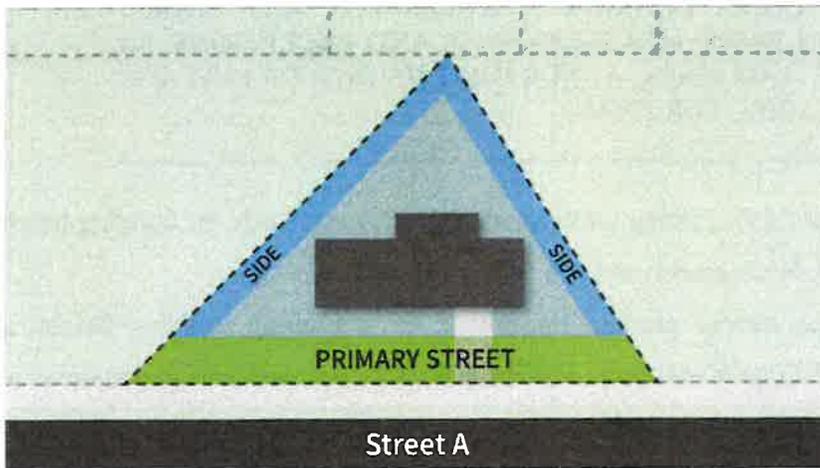
**WHEREAS**, incorporating these graphics into the Zoning Ordinance aligns with best practices in zoning administration by enhancing clarity, accessibility, and ease of use for property owners, developers, review agencies, and the General Public.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA,  
TENNESSEE:

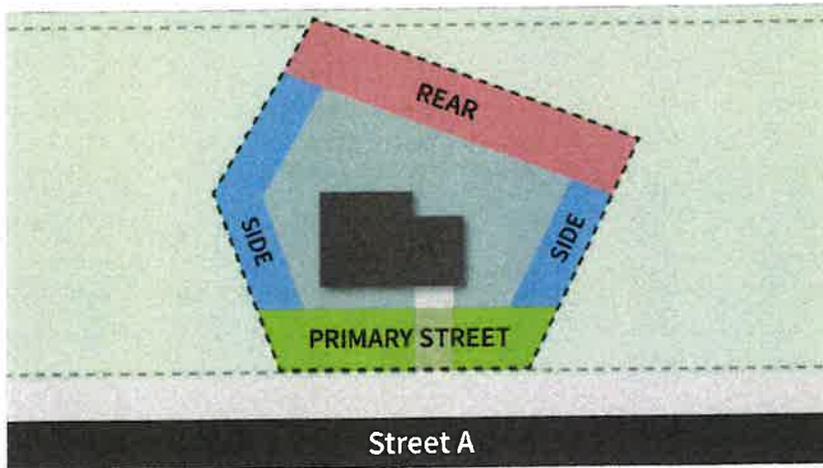
SECTION 1. That Chattanooga City Code, Part II, Chapter 38, be amended as follows:

**Amend ARTICLE II. – Definitions & Rules of Measurement, Sec. 38-10, Rules of Measurement, (l) Yards and Setbacks by adding item (8) and the following graphics:**

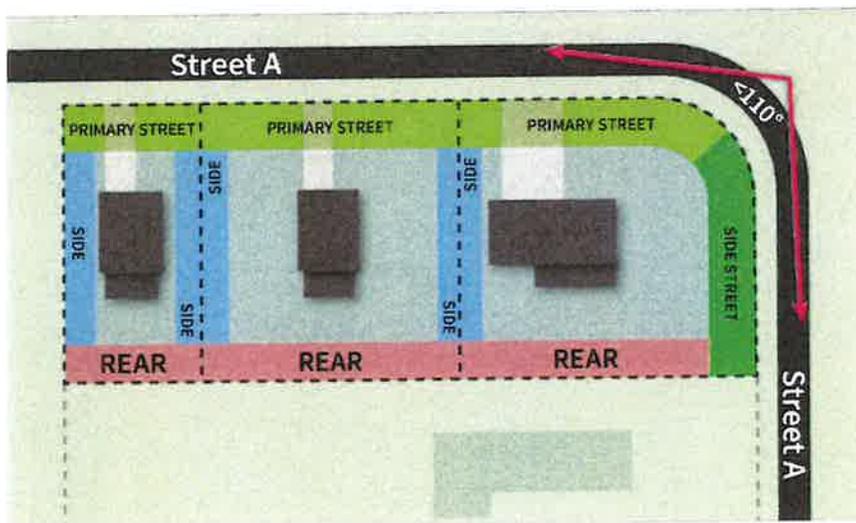
- (8) Setbacks for Irregular Shaped Lots



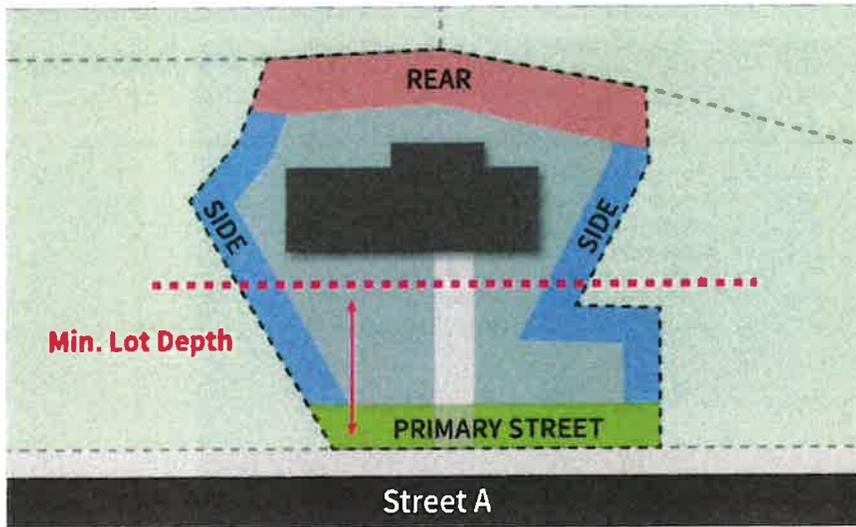
- a.** In instances where a lot has no definable rear property line (e.g. triangular shaped lot), there is no rear setback.



- b.** On irregularly shaped lots, the rear lot line is opposite or approximately opposite to the front lot line. The side lot lines are perpendicular or approximately perpendicular to the front lot line.



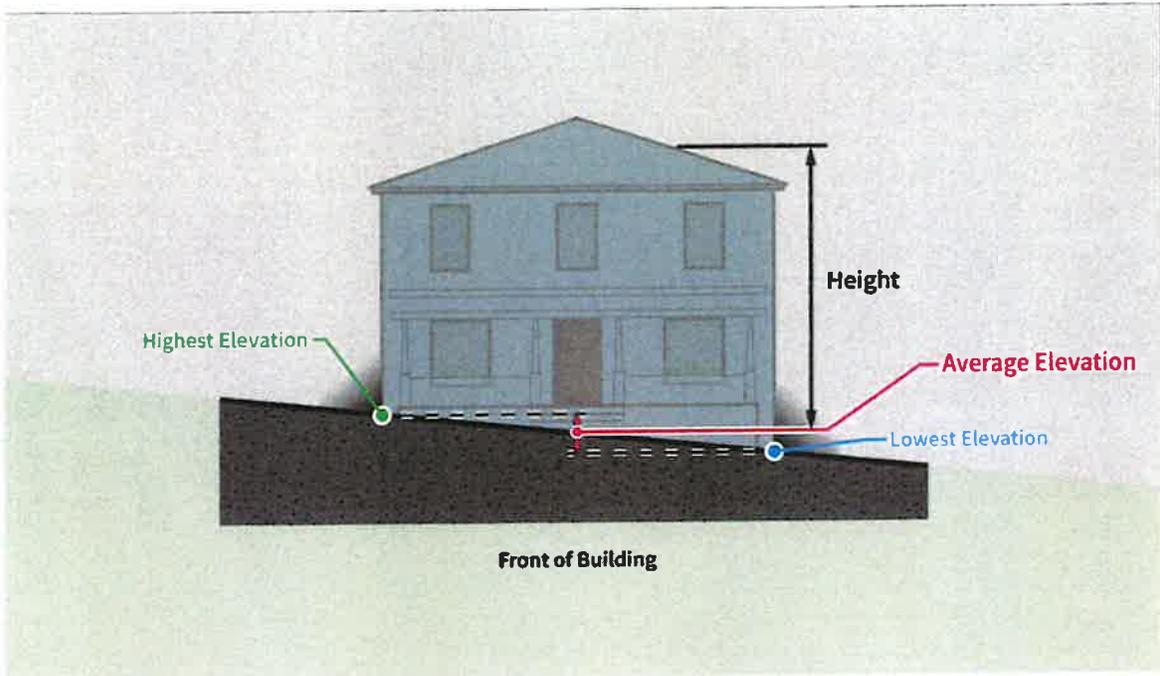
- c.** In instances where a lot has a curved frontage so that any two adjacent 100-foot chords thereof form an angle of 110 degrees or less, as measured along the centerline of the street, the lot shall be determined to be a corner lot.



- d.** On irregularly shaped lots, lot lines parallel or opposite the primary street will be considered to be side lot lines when the lot line is closer to the primary street than the minimum depth.

**Amend ARTICLE VI. Downtown Form-Based Code, Sec. 38-698. Measurements and Exceptions, (4) Height and Mass A. Building Height 2.**

By replacing the graphic with the following graphic.

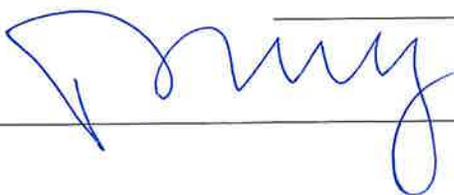


SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: January 20, 2026

  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
MAYOR

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