



CHATTANOOGA
ZONING CODE UPDATE

**ZONING CODE
UPDATE**

What is Zoning?

Zoning Regulates:

- **What** structures and land are used for
- **Where** a structure may locate on a lot
- **How big** that structure can be
- Regulates **other elements of site development** such as accessory structures, parking, and landscape

ZONING CAN CONTROL...

...development on private property

...the siting of buildings on private property

...the exterior design elements of a building

...the type of use allowed on a lot

ZONING CANNOT CONTROL...

...development on public property and of off-site elements

...who would be the specific owner/operator of the use

...the construction and interior design of a building

...the ownership of the use (rental, owned, condominium, etc.)

...whether a building gets built or torn down

...operational elements unrelated to the physical development



A Zoning Code for Chattanooga Should:

- ✓ **Implement the City's vision, adopted plans + policies**
- ✓ **Be user-friendly, predictable, consistent**
- ✓ **Integrate design standards in an objective manner**
- ✓ **Integrate modern zoning controls**
- ✓ **Allow more development by-right**
- ✓ **Align with State regulations**



Chattanooga's Planning Policies

Zoning helps to implement land use and development policies from...

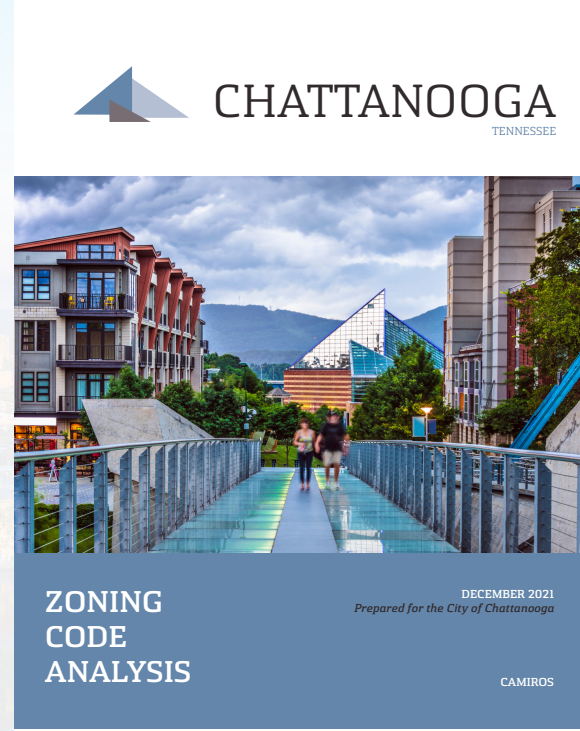
- One Chattanooga Strategic Framework
- Mayor Kelly's Affordable Housing Initiative
- Existing Adopted Area Plans
- Comprehensive Plan Update (2016)
- Other Planning Efforts - *Chattanooga Housing Study, City's Consolidated Plan, Partners' Adopted Plans*



Zoning Code Analysis (Dec. 2021)

Available on the
project website:

www.ChattZCU.com



CHATTANOOGA, TENNESSEE | ZONING CODE UPDATE

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Overall Assessment

Difficult to Use

- Confusing organization, lack of graphics + matrices
- Inconsistent voice, “non-zoning” language
- “Vestigial tails” from old zoning provisions
- Relationships to other codes/authorities not clear

Older Use Approach

- Better organized by matrix, generic use approach
- Missing emerging uses: creative, entertainment, social service
- Need temporary uses
- Proper standards, eliminate more outdated controls (hours of operation)



Overall Assessment

Conditional Zoning + Zone Structure

- Excessive use of conditional zoning implies “missing” districts
- Current districts don’t address built environment or modern development
- UGC + RT-Z function as “band-aids”
- Commercial districts aren’t logical progression
- Encourage more mixed-use
- Create more housing options to address “missing density” and more diverse housing



Overall Assessment

Multi-Modality

- Transit-oriented development
- More flexibility in + less focus on parking requirements
- Bicycle infrastructure

Site Development

- Clarify site development – parking, landscape
- Integrate transit policies into the development regulations
- Landscape to enhance, make sure requirements accomplish goals



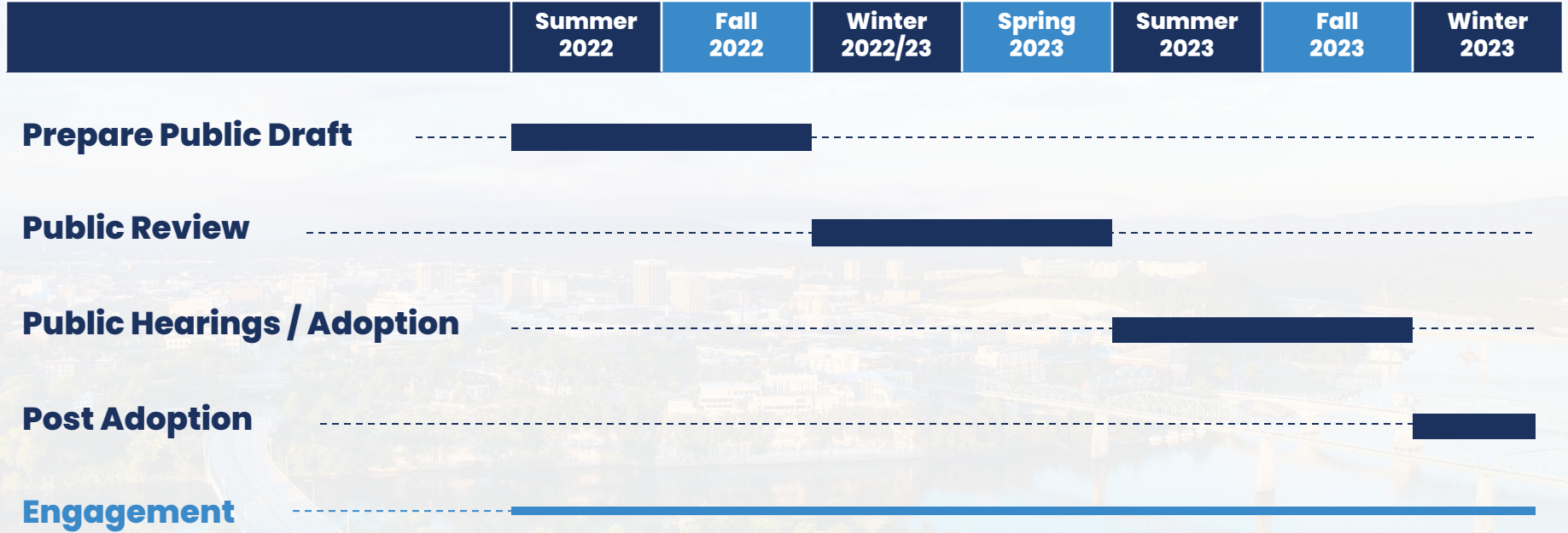
Overall Assessment

Administration

- More flexibility
- Less reliance on special approvals
- Clarify nonconformity rules (also, reduce number of nonconformities)



What's Next



Public Review – What to Expect

1. Prepare Public Draft
2. Prepare Draft Release
 - Public open houses
 - Commission + Council presentation
3. Prepare Second Public Draft + Draft Map
 - Redline version of changes from initial draft
 - Zoning Map Draft



Public Review – What to Expect

4. Present Second Public Draft + Draft Map
 - Public meetings: Second Public Draft + Map
 - Commission + Council Presentation
5. Present Changes from Second Draft to Public Hearing Draft – Includes Map



Mapping – What to Expect

- Apply the new zoning code to property by updating zoning map
- Consider both existing zoning and adopted plans/policies
- Opportunity to implement priorities around housing diversity and transit supportive development





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[Comments & Questions](#)

Welcome!

July 25, 2022

Welcome to the Project Website for Chattanooga's Zoning Code Update! Please take a look around this site to learn about the project, get answers to frequently asked questions, check out project materials as they are posted, sign up for updates, and leave us a comment with your feedback!





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Thanks!