

CITY OF CHATTANOOGA ZONING CHEAT SHEET

| <b>ZONE</b> | <b>NAME</b>                          | <b>TYPICAL USES PERMITTED</b>   | <b>COMMENTS</b>  |
|-------------|--------------------------------------|---|--|
| <b>A1</b>   | URBAN AGRICULTURAL                   | Single-family dwellings, agricultural uses  | 20 Acre minimum  |
| <b>R1</b>   | RESIDENTIAL                          | Single-family dwellings   |  |
| <b>RZ1</b>  | ZERO LOT LINE RESIDENTIAL            | Single-family detached and single-family zero lot line dwellings  |  |
| <b>RT1</b>  | RESIDENTIAL TOWNHOUSE                | Single-family dwellings, townhouses   |  |
| <b>RTZ</b>  | RESIDENTIAL TOWNHOUSE/ ZERO LOT LINE | Single-family dwellings, townhouses, zero lot line single-family dwellings  |  |
| <b>R2</b>   | RESIDENTIAL                          | Single-family dwellings, two-family dwellings   |  |
| <b>R3</b>   | RESIDENTIAL                          | Single-family dwellings, duplexes, multi-family dwellings, townhouses, boarding houses, B&Bs, short-term vacation rentals     |  |
| <b>R3MD</b> | MODERATE DENSITY                     | One/two/three/and four-family dwellings   | Only one dwelling type per lot.  |
| <b>R4</b>   | SPECIAL                              | Single-family dwellings, duplexes, multi-family dwellings, offices, banks, boarding houses, B&Bs, short-term vacation rentals |  |
| <b>MXU</b>  | MIXED USE                            | All residential types (except single-wide manufactured homes), offices, limited retail, limited lodging,                      | Limits: retail- 35% of total land area/25,000SF max bldg footprint; lodging- 50% of total land area<br>Required: residential- 2% of total land area; civic space- 10% of total land area |
| <b>R5</b>   | RESIDENTIAL                          | Single and two-family dwellings, single-wide manufactued homes  |  |
| <b>O1</b>   | OFFICE                               | Single-family dwellings, offices  |  |

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| <b>C2</b>   | CONVENIENCE COMMERCIAL          | All residential types (except single-wide manufactured homes), retail sales and other commercial businesses and services (see 38-183 for full list)                                   |  |
| <b>UGC</b>  | URBAN GENERAL COMMERCIAL        | Residential dwellings (no single or two-family dwellings and no single-wide manufactured homes), retail sales and other commercial businesses and services (see 38-203 for full list) | The UGC Zone is intended to be an urban version of C2. Or, a C3 zone with parking requirements. Focus is on building placement to complement an existing urban site. |
| <b>C3</b>   | CENTRAL BUSINESS COMMERCIAL     | Any commercial use, offices, dwelling units, mobile food units  | Limited to downtown. No minimum bldg setbacks or parking requirements. A long list of conditions are typically applied to maintain a consistent downtown urban form. |
| <b>C4</b>   | PLANNED COMMERCE CENTER         | Commercial uses, multi-family dwellings, townhouses   |  |
| <b>C5</b>   | NEIGHBORHOOD COMMERCIAL         | Grocery stores, beauty/barber shops, drug stores, dry cleaners, offices, dwellings if within principal use building   | Buildings are limited to a maximum of 5,000 gross square feet of total floor area.   |
| <b>C7</b>   | NORTH SORE COMMERCIAL/MIXED USE | Commercial uses, offices, multi-family dwellings, townhouses  |  |
| <b>M1</b>   | MANUFACTURING                   | Any use not prohibited by law; no dwellings   | See 38-301 for restricted uses   |
| <b>M2</b>   | LIGHT INDUSTRIAL                | Certain manufacturing/processing activities, warehousing, wholesaling   | See 38-321 for extensive list of permitted & prohibited uses   |
| <b>M3</b>   | WAREHOUSE & WHOLESALE           | Warehousing, wholesaling, offices, re-packaging   |  |

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| <b>M4</b>  | OUTDOOR INDUSTRIAL USE                | Junk/salvage yards, landfills, sawmills/lumber yards, stockyards, rock crushers/quarries, concrete plants, sewage disposal | See 38-341 for use restrictions and prohibitions   |
| <b>PUD</b> | PLANNED UNIT DEVELOPMENT- RESIDENTIAL | Any residential type   | This is a Special Permit allowed in any residential zone, R4, A1, and commercial zones in which dwellings are permitted. The density is controlled by the underlying zone. |

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