



**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE,
PART II, CHAPTER 38 ZONING,
TO ADD A NEW ARTICLE XVI, DOWNTOWN FORM BASED CODE
AND DELETE ARTICLE V, DIVISION 18, C-7 NORTH SHORE
COMMERCIAL/MIXED USE ZONE**

WHEREAS, the Downtown Form-Based Code provides the means to guide implementation of the citizen-endorsed vision for property within the five Downtown neighborhoods of North Shore, Riverfront (South Shore), City Center, M.L. King, and Southside; and

WHEREAS, the Downtown Form-Based Code helps to foster predictable results and a high quality public realm by prescribing the physical form of buildings and other elements and addressing the relationship between building facades and the public realm, the form and mass of buildings in relation to one another and the scale and types of streets and blocks; and

WHEREAS, the Downtown Form-Based Code is intended to balance conservation and development; and

WHEREAS, the Downtown Form-Based Code is intended to achieve design excellence in the built environment; and

WHEREAS, the Downtown Form-Based Code is intended to guide Downtown's prosperous and sustainable future; and

WHEREAS, the Downtown Form-Based Code was created with much public participation and input; and

WHEREAS, the Downtown Form-Based Code removes the need for the C-7 North Shore Commercial/Mixed Use Zone.

NOW THEREFORE, BE IT RESOLVED, that the Chattanooga-Hamilton County Regional Planning Commission on May 9, 2016 does hereby recommend to the Chattanooga City Council that the City of Chattanooga Zoning Ordinance be amended as follows:

Chapter 38, Article V Zone Regulations- DELETE Division 18. C-7 North Shore Commercial/Mixed Use Zone in its entirety.

Chapter 38, ADD new Article XVI. Downtown Form-Based Code per the digital copy on our website online at www.chcrpa.org.

Chapter 38, Article III, Section 38-568. Powers, etc., of board; hearings, ADD new item (24) as follows:

(24) For Special Exceptions as specified in Article XVI, Downtown Form-Based Code in zones as listed in the following table:

Special Exception	Zone Permitted
Assisted living facility	D-RM, D-CX, D-SH, R-RF, R-RV, U-RM, U-CX, U-SH, U-IX, E-RM, E-CX, E-SH, E-IX
Boarding House	D-RM, D-CX, D-SH, R-RF, R-RV, U-RM, U-CX, U-SH, U-IX, E-RM, E-CX, E-SH, E-IX
Dormitory	D-RM, R-RF
Fraternity/sorority	D-RM, R-RF
Medically assisted living facility	D-RM, D-CX, D-SH, R-RF, R-RV, U-RM, U-CX, U-SH, U-IX, E-RM, E-CX, E-SH, E-IX
Nursing home	D-RM, D-CX, D-SH, R-RF, R-RV, U-RM, U-CX, U-SH, U-IX, E-RM, E-CX, E-SH, E-IX
Social Services	D-RM, D-CX, R-RF, R-RV, U-RM, U-CX, U-IX, E-RM, E-CX, E-IX
Wireless Communications	D-RA, D-RM, D-CX, D-SH, D-CIV, R-RF, R-RV, R-CIV, U-RD, U-RA, U-RM, U-CX, U-SH, U-IX, U-CC, U-IN, U-CIV, E-RD, E-RA, E-RM, E-CX, E-SH, E-IX, E-IN, E-CIV
Adult-Oriented Business	D-CX, D-SH, U-CX, U-SH, U-IX, U-CC, E-CX, E-SH, E-IX
Animal care, outdoor	E-IX
Day Care	D-RA, D-RM, R-RF, R-RV, U-RD, U-RA, U-RM, E-RD, E-RA, E-RM
Hospital	D-CX, U-CX, U-CC, E-CX
Outdoor Recreation	U-CC
Bed and breakfast	U-RD, U-RA, E-RD, E-RA
Short-term vacation rental	D-RA, D-RM, R-RF, R-RV, U-RD, U-RD, U-RM, E-RD, E-RA, E-RM
Commercial Parking	D-CX, D-SH, R-RV
Remote (off-site) parking	D-CIV, R-CIV, E-CIV
Open air market	D-CX, D-CIV, D-PK, R-RV, R-CIV, R-PK, U-CX, U-IX, U-CC, U-CIV, U-PK, E-CX, E-IX, E-CIV, E-PK
Heavy industrial	U-IN, E-IN
Waste-Related Service, except not including recycling processing center	U-IN, E-IN
Outdoor storage, major	U-IN, E-IN

Chapter 38, Article VI, Division 2. Other Special Exceptions, ADD Section 38-530. as follows:

Sec. 38-530. For Special Exceptions as specified in Article XVI, Downtown Form-Based Code in zones as listed in the following table:

Special Exception	Zone Permitted
Residential home for the handicapped or aged persons, commercial	D-RM, D-CX, R-RF, R-RV, U-RD, U-RA, U-RM, U-CX, U-IX, E-RD, E-RA, E-RM, E-CX, E-IX
Non-profit heritage educational facility	D-RA, D-RM, D-CX, D-CIV, R-RF, R-RV, R-CIV, U-RD, U-RA, U-RM, U-CX, U-IX, U-CIV, E-RD, E-RA, E-RM, E-CX, E-IX, E-CIV
Cemetery	U-RD, U-RA, U-RM, U-CX, U-IX, U-CC, U-CIV, U-PK, E-RD, E-RA, E-RM, E-CX, E-IX, E-CIV, E-PK
Late night entertainment/event facility, nightclub	D-CX, D-SH, R-RF, R-RV, U-CX, U-SH, U-IX, U-CC, E-CX, E-SH, E-IX
Alternative financial services	D-CX, D-SH, U-CX, U-SH, U-IX, U-CC, E-CX, E-SH, E-IX

Respectfully submitted,

John Bridger, Secretary

Date of Adoption: May 9, 2016

JB:GH:PD:sh

FBCMay2016