

## WHAT IS FORM-BASED CODE (FBC) ZONING?

The intent of this zoning is to promote development downtown by improving transportation standards, improve coherency between old and new development (in terms of use and size), reinforce and maintain character, promote preservation and encourage public involvement in local projects. It is located the downtown core, riverfront and select parts of the Southside and North Shore areas.



## City of Chattanooga Land Development Office

1250 Market Street  
Chattanooga, TN 37402

Phone: 423.643.5800

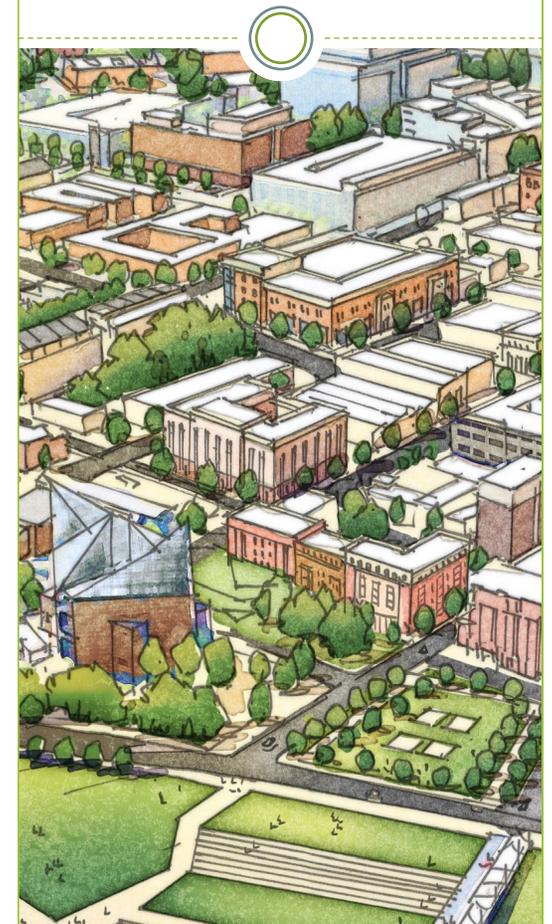
Fax: 423.643.5848

Web: <http://>

[www.chattanooga.gov/economic-community-development/land-development-office/form-based-zoning](http://www.chattanooga.gov/economic-community-development/land-development-office/form-based-zoning)



## Designing a project with Form-Based Code



## HOW TO DETERMINE LOCATION AND ZONING WITHIN THE FORM-BASED CODE OVERLAY



To determine your zoning you can visit the Hamilton County GIS website and view your zoning under “Layers” and “RPA Zoning”. For more complete step-by-step instructions visit our website [www.chattanooga.gov/economic-community-development/land-development-office/form-based-zoning](http://www.chattanooga.gov/economic-community-development/land-development-office/form-based-zoning)

### **The naming convention is as follows:**

First Letter = Context Area (location)

Second Letters = Form and Use

Final Number = Maximum story height

## SECTIONS TO REFERENCE

1. Checking your use: In the back of each section of each context area, there is a use chart that will show you which uses are permitted in that zone. If you have any additional questions go to the “Use Provisions” section.
2. Next, find your specific zoning in the code, keep in mind each section is grouped by context area. Review these code specific pages to find information about: setbacks, height, parking setbacks, fenestration percentages and more.
3. Review the section “Rules for all zones”. This section has all the general guidelines that apply to every section of the code. Here you will find additional information about how code requirements must be met.
4. With the exception of the Downtown Core, each zone has a parking minimum. To review the bike parking, parking requirements and parking discounts, reference the “Parking Access” section.
5. If you have any parking on your site, or street frontage, you will need to reference the landscape requirements laid out under “Landscape”.
6. There are specific lighting requirements and limitations, reference the lighting section to discover if your planned lighting meets the code.



**ONCE YOU HAVE YOUR PROJECT CONCEPT, SET UP A PRESUBMITTAL MEETING WITH THE LAND DEVELOPMENT OFFICE OR DEVELOPMENT REVIEW PLANNER.**