

**First Reading: October 17, 2023**  
**Second Reading: October 24, 2023**

ORDINANCE NO. 14049

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE XVI, DOWNTOWN CHATTANOOGA FORM BASED CODE, DIVISION 4. DOWNTOWN CORE; AND SECTION 38-702, D-CX: COMMERCIAL MIXED USE ZONE TO ADD ADDITIONAL MAXIMUM PERMITTED BUILDING HEIGHTS.

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**WHEREAS**, the Downtown Chattanooga Form Based Code was developed to promote urban development form that aligns with the vision and policies set forth by the Downtown, M.L. King, Southside, and Northshore Plans; and

**WHEREAS**, the Form Based Code was adopted in 2016 establishing Context Boundaries and urban development standards for these Context Boundaries; and

**WHEREAS**, Section 38-692, Legal Requirements, Subsection (11) provides a process for requests to amend existing Form Based Code Zone(s); and

**WHEREAS**, at the August 2023 meeting of the Chattanooga-Hamilton County Regional Planning Commission, a petitioner requested an amendment to the Downtown Context Area, more specifically the D-CX-Zone for the creation of a new zone under the Form Based Code to be known as the D-CX-20/300' foot maximum height; and

**WHEREAS**, there are numerous commercial buildings in the surrounding downtown context area which exceed or come close to the proposed 20 story/300' maximum; and

**WHEREAS**, the Form Based Code strongly encourages the "vertical mixing of uses," and the creation of a D-CX-20 Zone is in line with this intent. Further, there is precedent for the proposed amendment based on the recently adopted B-CX-20: Commercial Mixed Use Zone.

**WHEREAS**, the Planning Commission determined that the request for the proposed amendment to the D-CX-Zone to create a new D-CX-20 maximum height is an appropriate request and direct staff to draft a proposed amendment to the D-CX Zones.

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

SECTION 1. That Chattanooga City Code, Part II, Chapter 38, Chattanooga Zoning Ordinance, Article XVI, Downtown Form Based Code, be amended as follows:

**Amend Article XVI. Downtown Chattanooga Form Based Code, Division 4. Downtown Core (D), Section 38-702. D-CX: Commercial Mixed Use Zone (1) Summary, D-CX-Zones by adding the following:**

D-CX-14; D-CX-16; D-CX-18; and D-CX-20

**Amend Article XVI. Downtown Chattanooga Form Based Code, Division 4. Downtown Core (D), Section 38-702. D-CX: Commercial Mixed Use Zone (5) Height and Mass, Building Height, A. Maximum Height by adding the following:**

D-CX-14: 14 Stories/210' max  
D-CX-18: 18 Stories/270' max


D-CX-16: 16 Stories/240' max  
D-CX-20: 20 Stories/300' max

**Amend Article XVI. Downtown Chattanooga Form Based Code, Division 4. Downtown Core (D), Section 38-702. D-CX: Commercial Mixed Use Zone (5) Height and Mass, Building Height, B. Maximum Height by adding the following:**

D-CX-14 thru D-CX-20: 4 Stories Minimum

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: October 24, 2023

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
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MAYOR

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