

PLANNING AND ZONING

MINUTES:

February 14, 2017

In Attendance

Councilman Yusuf Hakeem, Committee Chair, called the meeting to order at 3:11 p.m. in the Council Assembly Room. A quorum was present, including Council Chairman Moses Freeman, and Council members Chris Anderson, Carol Berz, Russell Gilbert, Larry Grohn, Chip Henderson and Ken Smith. Also present were Phil Noblett, Deputy City Attorney, and Nicole Gwyn, CMC, Clerk. Vice Chair Jerry Mitchell was not present.

Others in Attendance

Regional Planning: John Bridger, Executive Director, and Karen Hundt, Design Center Director

Approval of Minutes

On motion of Councilman Anderson and seconded by Councilman Gilbert, the minutes of the last meeting (February 7, 2017) were approved as published.

Presentation: 6-Month Edits to Form-Based Code

Mr. Bridger made introductory remarks about the proposed 6-month edits to Form-Based Code. He then introduce Ms. Hundt, who distributed to each Council member a copy of the Clerical Corrections and cross references to FBC. She discussed the open house last month where they received feedback from citizens proposing changes. She discussed the categories of proposed edits (Housekeeping, Clarifications only and Substantive changes) and detailed each category for the Council. ***[Full list of Form-Based Code edits are attached.]***

After the presentation, Ms. Hundt received questions from Councilman Henderson about holes in coverage regarding lands that fall outside of the norm (re: Northshore). Councilman Anderson informed Ms. Hundt of problems and concerns utilizing the Next Door app for citizen feedback. Councilman Grohn echoed the same concerns with the Next Door app. Ms. Hundt agreed to consider alternatives for citizen feedback. At the request of Councilman Anderson, Ms. Hundt also agreed to provide information from other cities regarding item 37 (tree spacing).

In conclusion, she noted that the proposed changes were on Regional Planning's website now and would be emailed to citizens tomorrow (February 15). She also advised that the proposed changes will go before the Planning Commission on the second Monday in March, then come to before the Council in April.

Resolutions – Agenda Item 7(h)

Councilman Anderson confirmed with Councilman Hakeem that this liquor store was in District 1. Upon no further questions, the issue was closed.

Adjournment

Councilman Hakeem adjourned the meeting at 4:27 p.m.

ATTACHMENT:
Proposed Edits to Form-Based Code



CHA | FBC

Chattanooga Form-Based Code

Proposed 6-Month Edits



February 14, 2017

Public Outreach



Pre-Submittal
Meetings

FBC Committee

Emails Sent To 100+

- Neighborhood Presidents
- Developers
- Designers
- Property Owners
- FBC Applicants



Open House

- January 26
- 21+ participants

Public Feedback

- ▶ Neighborhood meetings
 - Should not be required at the permitting stage; it is very cumbersome.
 - ✓ Even without a Neighborhood Association, residents within 300 feet should be notified by mail.
 - Use "Next Door" to advertise meetings.
 - Require applicants to provide more project information to the neighborhoods.
- ▶ Pre-Submittal Meetings
 - Should be optional; not required.
- ▶ Parking
 - ✓ Require 1.25 spaces/unit for 3+ bedrooms
 - Still too high for existing buildings or new development on small lots.
 - Why are gravel parking lots not allowed?
- ▶ Building Height
 - ✓ Add U-CX-5
 - Remove the 12-story limit in the Downtown Core.

Public Feedback

- ▶ Permitted Uses
 - ✓ Add Offices as a permitted use in the RV zone.
 - Allow indoor, climate-controlled storage in more zones.
- ▶ Landscape
 - ✓ Allow Staff to provide Minor Modifications for tree spacing.
 - Trees should not be required in parking lots within the CSO area; owners do not receive stormwater credits.
- ▶ Existing Non-Conforming Uses needs more clarification.
- ✓ Need FBC zones on GIS maps
- ▶ FBC Committee
 - Need to post agendas and minutes of meetings on City's website.
- ▶ The FBC is a good tool and process!!!

Proposed Edits

- 1. Housekeeping / Cross References (12)
- 2. Clarification Only (19)
- 3. Substantive Changes (11)

Housekeeping / Cross References

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
1.	6-45	38-725 <i>Amend</i> 38-568(12)	Allowed Uses-Animal Care, Outdoor is allowed in some FBC zones (with Special Exceptions from the Board of Zoning Appeals), but the FBC zones are not listed in Sec. 38-568(12), under the powers of the BOZA.	Add the following to Sec. 38-568(12) of the Zoning Ordinance: "... and Form-Based Code zones, where allowed, "
2.	4-28	38-706 (Allowed Uses Table)	Allowed Uses-Boarding Houses: The FBC requires a Special Permit from BOZA for Boarding Houses, but they should be allowed by right in certain FBC zones (RM, CX, SH and IX). They are allowed by right in the R-3 and R-4 zones in the base Zoning Ordinance.	In Sec. 38-706 (Allowed Uses Table) change "SZ" to "P" (for Permitted) for Boarding Houses in zones D-RM, D-CX and D-SH and delete the reference number in the Definition/Standards column for that use.
	5-20	38-712 (Allowed Uses Table)	SAME	In Sec. 38-712 (Allowed Uses Table) change "SZ" to "P" (for Permitted) for Boarding Houses in zones R-RF and R-RV and delete the reference number in the Definition/Standards column for that use.
	6-44	38-725 (Allowed Uses Table)	SAME	In Sec. 38-725 (Allowed Uses Table) change "SZ" to "P" (for Permitted) for Boarding Houses in zones U-RA, U-RM, U-CX and U-IX and delete the reference number in the Definition/Standards column for that use.
	7-40	38-736 (Allowed Uses Table)	SAME	In Sec. 38-736 (Allowed Uses Table) change "SZ" to "P" (for Permitted) for Boarding Houses in zones E-RM, E-CX, E-SH and E-IX and delete the reference number in the Definition/Standards column for that use.

Housekeeping / Cross References

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
3.	n/a	Sec. 5-110 (City Code- Alcoholic Beverages)	Allowed Uses-Distilleries: This section of the City Code does not list the FBC as allowing Distilleries. Only C-2, C-3, UGC, and M-1 zones allow them.	Add the following to Sec. 5-110-Distilleries: "... and certain FBC zones ..."
4.	4-29	38-706 (Allowed Use Table)	Allowed Uses -Mobile Food Units are not listed in the FBC, but Sec. 20-149(c) designates downtown zones in which they can be located, including C3, C7, UGC, or M1. They need to be added as an Allowed Use in the FBC.	Add the following sub-category under the "Restaurant" line: "Mobile Food Units" in the Use Category column; "P" in the D-CX column; "P" in the D-SH column; "20-149" in the Definition/Standards column; and "—" in all other columns.
	5-21	38-712 (Allowed Use Table)	SAME	Add the following sub-category under the "Restaurant" line: "Mobile Food Units" in the Use Category column; "P" in the R-RF column; "P" in the R-RV column; "20-149" in the Definition/Standards column; and "—" in all other columns.
	6-45	38-725 (Allowed Use Table)	SAME	Add the following sub-category under the "Restaurant" line: "Mobile Food Units" in the Use Category column; "P" in the U-CX column; "P" in the U-SH column; "P" in the U-IX column; "P" in the U-CC column; "20-149" in the Definition/Standards column; and "—" in all other columns.

2 | Page

Housekeeping / Cross References

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
	7-41	38-736 (Allowed Use Table)	SAME	Add the following sub-category under the "Restaurant" line: "Mobile Food Units" in the Use Category column; "P" in the E-CX column; "P" in the E-SH column; "P" in the E-IX column; "20-149" in the Definition/Standards column; and "—" in all other columns.
	n/a	20-149(c) (City Code-Health and Sanitation)	SAME	Add the following to Sec. 20-149(c): "... or certain FBC zones ..."
5.	6-46	38-725 (Allowed Use Table)	Allowed Uses-Wineries: There is no specific listing of wineries in the Allowed Uses Table, but they are mentioned under Use Provisions (Sec.38-738(4)C.1.) on page 8-9.	Add the following reference to Sec. 38-725 in the Definition/Standards column under Industrial Uses, Alcohol distillery, large: "38-738(4)C.1."
	7-42	38-736 (Allowed Use Table)	SAME	Add the following reference to Sec. 38-736 in the Definition/Standards column under Industrial Uses, Alcohol distillery, large: "38-738(4)C.1."
6.	3-19	38-698(4)C.3.	Articulation in Building Facades: Typo exists.	Replace the first instance of the word "in" with " <u>or</u> " in the first sentence.
7.	6-44 and 7-40	38-725 and 38-736 and 38-568(3) (Powers, etc., of board; hearings)	BOZA Authority - Fraternity/sorority are allowed uses in the U-RM and E-RM zones with Special Exceptions from BOZA, but no FBC zones are listed in Section 38-568(3) under the powers of the BOZA.	Add the following to Sec. 38-568(3): " and in Form-Based Code zones, where allowed. "

3 | Page

Housekeeping / Cross References

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
8.	3-13	38-698(2)C.2.	Building Setbacks: The requirement to provide an intentional public space for any setback greater than 5 feet is almost ALWAYS overlooked.	Amend the dimensional requirements for Building Setbacks in EVERY ZONE by adding the following reference after the title "Building Setbacks": " <u>see Sec. 38-698.(2)C.2.)</u> "
9.	2-4	38-696(4)A.2	Code Modifications Reference at the end of the paragraph is wrong.	Replace the last reference in paragraph 38-696(4)A.2. With the following: " <u>See Sec. 38-696(4)C.1</u> "
10.	4-30	38-706 (Allowed Uses Table)	Definition of Alcohol Distillery: The definition is not in the FBC, but it is in the base Zoning ordinance.	Add the following reference in Sec. 38-706 (Allowed Uses Table) under the Definition/Standards column for Alcohol distillery, small: " <u>38-2</u> " (Zoning Ordinance-Definitions)
	6-46	38-725 (Allowed Uses Table)	SAME	Add the following reference in Sec. 38-725 (Allowed Uses Table) under the Definition/Standards column for Alcohol distillery, small AND Alcohol distillery, large: " <u>38-2</u> " (Zoning Ordinance-Definitions)
	7-42	38-736 (Allowed Uses Table)	SAME	Add the following reference in Sec. 38-736 (Allowed Uses Table) under the Definition/Standards column for Alcohol distillery, small AND Alcohol distillery, large: " <u>38-2</u> " (Zoning Ordinance-Definitions)
11.	8-12	38-738(6)G.3.a.	Outdoor Storage – Buffers: Reference is incorrect.	Delete "(see Sec. 38-748.)" and replace with " <u>see Sec. 38-747)</u> "
	8-13	38-738(6)H.2.	SAME	Delete "(see Sec. 38-748.)" and replace with " <u>see Sec. 38-747)</u> "

Housekeeping / Cross References

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
12.	Multi	38-568 (Zoning Ordinance-BOZA)	Short-Term Vacation Rentals: The FBC allows STVR's by-right in the commercial zones, but requires a Special Exception from BOZA for STVR's in some other zones. Section 38-568 of the Zoning Ordinance does not list STVR's under BOZA's powers.	Amend Sec. 38-568 by adding the following: "(24) Short-Term Vacation Rentals. (a) Purpose: (b) Zones where Allowed with Special Permit: D-RA, D-RM, R-RF, R-RV, U-RD, U-RA, U-RM, E-RD, E-RA, and E-RM in the FBC boundary. (c) Cause for Revocation:

Clarification

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
13.	2-3	38-696(3)C.2.	Administration-Fees: Need to clarify that applicable fees must be paid before applications will be accepted.	Amend Sec. 38-696(3)C.2. as follows: " . . . with all of the requirements of this Downtown Code <u>and when the applicable fee has been paid.</u> "
14.	2-3	38-696(3)B.1.	Administration-Neighborhood Review: Need to clarify that the Neighborhood Meeting must be held before applications for Plans Review will be accepted.	Amend Sec. 38-696(3)B.1. as follows: "Before <u>any application for Technical Plan Review will be accepted</u> , an applicant must meet with the neighborhood association . . ."
15.	9-4	38-742(3)A	Bicycle Parking: Some applicants want to place short-term bicycle parking in the public ROW instead of on their property. CDOT agrees with that if the sidewalk width is sufficient.	Amend Sec. 38-742(3)A. by adding the following: <u>"If all width requirements are met for the Sidewalk and the Street Tree/Furniture Zone, up to 20% of the required short-term spaces may be placed in the public right-of-way in the Street Tree/Furniture Zone."</u>
16.	9-6	38-745	Hotel Drop-Offs: are not covered anywhere.	Change the section title of Sec. 38-745 from "Vehicle Loading" to "Vehicle Loading <u>and Drop-Off Areas</u> " and add <u>CDOT's language</u> to this section.
17.	10-4	38-748(4)A.	Landscape-Perimeter Planting: Language is confusing as the words "screening" and "planting" are used interchangeably.	Amend the sub-title of Sec. 38-748(4)A. by replacing the word "Screening" with the word " <u>Planting</u> " AND amend the standard to read as follows: " <u>Perimeter planting is required</u> . . ."
	10-4	38-748(4)B.1.	SAME	Amend Sec. 38-748(4)B.1. as follows: Delete the word "screen."
	10-4	38-748(4)B.2.	SAME	Amend Sec. 38-748(4)B.2. as follows: Delete the word "screening."
#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT

6 | Page

Clarification

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
17.	10-4	38-748(4)B.C.	SAME	Amend Sec. 38-748(4)C. as follows: Delete the word "Screening" from the sub-title AND add " <u>for perimeter planting</u> " to the end of the sentence.
	10-4	38-748(5)	SAME	Amend Sec. 38-748(5) as follows: "Curbing, <u>when provided</u> , must have openings to allow drainage . . ."
18.	3-16	38-698(2)F.	Lot Frontage for Additions to Existing Buildings: It is not obvious that the diagrams represent examples of "Attached" and "Detached" additions.	Amend Sec. 38-698(2)F. as follows: Add "(Attached)" to the sub-titles for 1, 2, and 3. Add "(Detached)" to the sub-titles for 4, 5, and 6.
19.	Multiple	Multiple	Lot Frontage: The term Lot Frontage has been confusing to some. Need to reference the Measurements and Exceptions section where Lot Frontage is defined and illustrated. Also the Lot Frontage intent for corner lots is not clear.	Amend the dimensional requirements for Lot Frontage in EVERY ZONE by adding the following reference after the title "Lot Frontage": " <u>(See Sec. 38-698 (2)E.)</u> "
	3-15	38-698(2)E.2.	SAME	Add a <u>diagram</u> to illustrate what we don't want i.e., an empty corner.
20.	2-6	38-696(4)C.4.e.	Major Modifications- Additional story: The FBC Committee has the authority to grant one additional story, but the FBCC requests adding that other conditions may be imposed.	Amend Sec. 38-696(4)C.4.e. as follows: " . . . may grant up to one additional story in height. <u>The Committee may impose other conditions, such as requiring the additional story to be stepped back a minimum of 10 feet from all building faces fronting a street.</u> . . ."

7 | Page

Clarification

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
21.	2-7	38-696(5)F.1.	Major Modifications-Neighborhood Meeting: Does the applicant have to meet with the neighborhood association before being placed on the FBC Committee agenda? Yes.	Amend Sec. 38-696(5)F.1. as follows: "An application and all required information, <u>including site plans, building elevations, and proof of the required meeting with the neighborhoods,</u> must be submitted to the Director of the Land Development Office at least 30 days prior to the regularly scheduled monthly meeting. . . ."
22.	4-13	38-702(5)A	Maximum Height: FBC skips some stories.	Add the following to Sec. 38-702(5)A: " <u>D-CX-10 10 stories / 125' max</u> "
23.	5-13	38-710(5)A	Maximum Height: FBC skips some stories	Add the following to Sec. 38710(5)A: " <u>R-CIV-4 4 stories / 60' max</u> "
24.	Multi	All Zones (where minimum heights are required)	Minlrum Height: Minimum heights should only apply to the first 30 feet of buildings wherever they front a street. (30 feet is consistent with the Parking Setbacks.) Behind that the buildings can be fewer stories.	For EVERY ZONE with a minimum height requirement, add an <u>asterisk</u> and the following note to the Minimum Height standard: " <u>Minimum height applies to the first 30 feet of building depth wherever the building fronts a street.</u> "
25.	2-5	38-696(4)B.10.a.	Minor Modifications-Landscape Buffers: Railroad ROWs should be considered the same as utility easements when considering modifications to landscape buffers.	Amend Sec. 38-696(4)B.10.a. as follows: ". . . abutting a public <u>utility</u> easement or <u>right-of-way</u> may be granted . . . "
26.	2-5	38-696(4)B.9. and	Minor Modifications-Public Realm: The Public Realm standards give the LDO the authority to approve modifications if insufficient ROW exists to meet the standards, but the title of this section does not exactly match the titles in the Public Realm Standards.	Amend the title of Sec. 38-696(4)B.9. as follows: " <u>Pedestrian Sidewalk and Street Tree/ Furniture Zone</u> "

Clarification

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
27.	2-5	38-696(4)B.9.b.	Minor Modifications-Street tree spacing: The LDO has asked that the reasons for modifying street tree spacing be expanded to include the presence of underground utilities, etc.	Amend Sec. 38-696(4)B.9.b. as follows: ". . . where the existing tree pattern is different or <u>to accommodate utilities, underground vaults, etc.</u> "
28.	2-5	38-696(4)B.9.	Minor Modifications-Street tree locations: The staff is given the authority to approve modifications if there is insufficient ROW to meet the minimum Public Realm standards, however trees should be provided <u>behind</u> the ROW if the ROW is insufficient. This is not clear and needs to be added to Minor Modifications.	Add a letter "c." to 38-696(4)B.9. that reads as follows: " <u>Provide trees on private property, adjacent to the right-of-way, if insufficient right-of-way exists.</u> "
	5-6, 5-10, 5-14, and 5-18	Division 5, River(R)	SAME (to reference the previous change)	Add a <u>double asterisk</u> to "Tree Spacing" on EVERY Public Realm page of the River Context.
29.	1-3	38-692(6)	Private vs. Public Streets: All the Public Realm pages say the standards apply to "all" streets, but it does not specifically say "public and private." Standards for Lot Frontage, Parking Setbacks, etc. should be applied consistently.	Amend Sec. 38-692(6) by adding the following: " <u>All standards and references to streets in the Downtown Code apply to both public and private streets.</u> "

Clarification

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
30.	5-6 and 5-14	38-708(6)K and 38-710(G)	Riverwalk: The standard for the multi-purpose path was confusing to some. It's meant to denote the width of the path. Also, the 10' width is smaller than the current Riverwalk standards,	Amend Sec. 38-708(6)K. by adding the word " <u>width</u> " after "multi-purpose path" AND by replacing "10' min" with " <u>12' min</u> ".
31.	n/a	Contents	Table of Contents: is not detailed enough.	Amend the CONTENTS page by adding <u>all Section headers</u> (found in bold) to each Division.

Substantive Changes

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
32.	4-29	38-706 (Allowed Uses Table)	Allowed Uses-Cemeteries: are allowed in the Downtown Core with a Special Exception from City Council, but Sec. 38-521 of the Zoning Ordinance requires a minimum size of 25 acres, which is too large in the Downtown Core.	Delete cemeteries as an allowed use in the Downtown Core and remove the associated reference.
33.	5-21	38-712 (Allowed Uses Table)	Allowed Uses-Offices: Offices are currently not allowed in the RV (RiverView zone), but are allowed in other commercial mixed use zones within the FBC.	Amend Sec 38-712 (Allowed Uses Table) as follows: Change <u>Offices</u> to a permitted use in the R-RV zone.
34.	n/a	38-32 (Zoning Ordinance)	Major Modifications-Lot Size and Width: Currently any requests for reductions in lot size or width must be approved by the BOZA. As the FBC Committee is authorized to consider modification requests for similar standards, Staff recommends that this authority also be granted to the FBC Committee.	Amend Sec. 38-32 of the Zoning Ordinance as follows: <u>"Variance requests for the lot size and lot width of properties within the FBC boundary shall be the authority of the FBC Committee."</u>

Substantive Changes

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
35.	2-5	38-696(4)B.10.	Minor Modifications –Landscape: Staff needs the authority to allow flexibility in the spacing of trees in parking lots to allow for existing healthy, high quality trees, vegetated green infrastructure, or to maintain the number of required parking spaces.	Add 38-696(4)B.10.c. to read as follows: <u>"Alter the spacing or location of the required interior islands to accommodate existing healthy, high quality trees, vegetated green infrastructure, or to maintain the number of required parking spaces. The total number of required trees must still be provided and the tree spacing must still provide shade cover for the majority of the parking lot."</u>
36.	10-3	38-748(2)A	Parking Lot Trees: Developers have asked for a larger spacing between landscaped islands so as not to reduce the number of required parking spaces. Also, several people have asked that we specifically state that interior islands must include at least one tree.	Replace Sec. 38-748(2)A. with the following: <u>"Parking lots that meet the applicability requirements shall be planted with trees at a minimum rate of 1 tree for every 5 parking spaces. Tree must be located within the parking lot. Required Perimeter Planting may not be substituted for Parking Lot Trees."</u>
37.	10-3	38-748(2)B and 38-748(2)C	SAME (Interior Islands)	Insert a new Sec. 38-748(2)B. as follows: <u>"A landscaped interior island must be provided every 10 parking spaces and at the end of every parking row and planted with at least one tree."</u> AND re-letter the remaining subsections to C. and D.
38.	9-3	38-741(1)B.	Parking Requirements for Student Housing: Current standards are not sufficient for multi-bed student apartments. CDOT suggests a slight increase in the required parking spaces for those units.	Add the following to the Parking Requirements table in Sec. 38-741 (1)B. : <u>"Multi-unit living (units with 4 or more bedrooms/beds) = 1.25 spaces per unit"</u>

12 | Page

Substantive Changes

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
39.	4-29, 5-21, 6-45, and 7-41	38-706, 38-712, 38-725, 38-736	Restaurants in Civic Zones: "Restaurants should be allowed in Civic zones, as an accessory to primary uses, such as the Aquarium, Finley Stadium, museums, etc.	In the Allowed Use Tables, change "Restaurants" to a <u>"Limited"</u> use for the Civic zones.
	8-8	38-738(3)L.	SAME	Add the following to Sec. 38-738(3)L.: <u>"2. Restaurants are only allowed in Civic Zones if they are an accessory to the primary use. Outdoor dining may be included with the provisions listed in Sec. 38-738(6)E."</u>
40.	9-1 And 9-7	Division 9, Parking & Access	Street Networks: Large sites (North Shore west, Choo Choo, etc) need a more fine-grained network of streets as they redevelop to help disperse traffic throughout the grid, to increase pedestrian accessibility, and to provide for faster emergency response times. Blocks within the FBC boundary that currently have alleys range from 2.1 to 4.6 acres.	Add a new heading under "Division 9, Parking and Access as follows: <u>"Sec. 38-746. Street Networks"</u> And add the following text to page 9-7: <u>"Sec. 38-746 Street Networks Any redevelopment project with a total site area of 3.5 - 4.0 acres must provide an alley. Sites larger than 4 acres must provide a network of connected streets (public or private) that provide current (or future) connections to the existing street network, circulation within the site, and connections to adjacent properties. Cul de sacs are only allowed at physical barriers such as the river, railroads, or steep slopes. Such street network plans must be approved by the CDOT and must have a minimum intersection density of _____ intersections per acre."</u>
41.	Multi	EVERY zone: (6) Public Realm – Street Tree/Furniture Zone	Street Tree/Furniture Zone: Existing tree pits are only 4' wide. The FBC is requiring 6' and needs to be changed to be consistent with the existing.	Change the Street tree/furniture zone depth in EVERY ZONE to <u>"4' min"</u> .

13 | Page

Substantive Changes

#	FBC PAGE #	SECTION	ISSUE	PROPOSED EDIT
42.	6-8 and 7-8	38-715(3)C and 38-728(3)C	Zero Lot Line Development In RA zones: Need to allow zero lot line development in the RA zones where Single-family detached units are allowed. This will provide another option for more affordable housing on small lots.	Add another letter "C" under Building Setbacks in the RA zones (Urban and Urban Edge Contexts only) that reads as follows: "Side: <u>common lot line (one side only)</u> " = 0' min" And provide the following reference: " <u>See Sec. 38-84(2)(f) Zero Lot Line Units</u> "
3-3		38-697(3)C.	SAME	Add a Zero Lot Line <u>Diagram</u> to Sec. 38-697(3)C.

14 | Page

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Hotel Drop-Offs

Option 1: Rear drop-off

Hotel drop-offs must occur to the rear of the building where either of the following conditions occur or are to be built:

- a. An alley or a rear driveway entering from the secondary street
- b. In the absence of a secondary street a primary street may be used to access the rear of the lot provided lot frontage requirements are met.

Option 2: Side drop-off

Hotel drop-offs may occur to the side if a physical hardship can be clearly demonstrated. Hardships must not be self-created or financial. See Sec. 38-696(4)C.4.a.)

For lots with a width less than 100 feet a Minor Modification may be requested to reduce the lot frontage requirement.

Option 3: On-street drop-off

Hotel drop-offs may only occur along the public street where on-street parking is provided and with the approval of CDOT and the Chattanooga Parking Authority. On-street parking may be constructed by the developer provided it is the full length of the block or a minimum of 400 feet long. Right-of-way must be dedicated to the City for maintenance of on-street parking facilities.

The number of on-street spaces allowed will be based on the number of hotel rooms. Requirements for the Sidewalk and the Street Tree / Furniture Zone must be met where on-street parking is added.

Additional Story



FBC Principles

1. Maintain a **safe, walkable and attractive** urban environment along the **street**;
2. Maximize **opportunities for redevelopment** and investment in the Downtown Core;
3. Provide a **diversity of housing** options;
4. Promote development that will **support transit and commercial services** the community desires;
5. Protect established **single-family residential** areas from incompatible development;



FBC Principles

6. Protect integrity of established **Historic Districts** and significant historic/civic landmarks;
7. Balance **development opportunity and conservation along the riverfront** by promoting development scale/form that maintains public accessibility to the river and considers public/private benefits of scenic views along the river;
8. Consider impacts of **topography**, both in terms of reasonableness of the standard when applied to a particular site and the potential impacts on adjoining properties;
9. Increase the **tree canopy**; and
10. Support **adopted plan policies** and recommendations.



6-Month Review

Form-Based Code Cases

1. How many projects opted to go with their old zoning? **19**
2. How many FBC Pre-Submittal meetings were held? **40 +**
3. How many cases required consideration by the FBC Committee? **5**
4. How many FBC projects have applied for Building Permits? **36**
5. How many of those have been approved? **32**

