

# General Zoning Classifications / Chattanooga, TN

See Chapter 38 of Chattanooga City Code for specific area and height requirements.

## Single-Family Residential

- **R1** (low density residential, 7,500 square foot minimum lot size and intended for single-family dwellings)
- **RT1** (although this zone is intended for townhomes, single family dwellings are permitted on a minimum 2,625 square foot lot)
- **RZ1** (high density residential 2,625 square foot minimum lot size and intended for single-family zero lot line dwellings)
- Single-family dwellings are permitted in all zones except for UGC, M1, M3, and M4.

## Two-Family (Duplex) Residential

- **R2** (medium density residential, 9,500 square foot minimum lot for duplexes and intended for two-family dwellings)
- Two-family dwellings are also permitted in R3MD, R3, R4, MXU, R5, C2, C3

## Townhome Residential

- **RT1** (medium density residential, 1,350 square foot minimum lot size and intended for townhouses)
- **RTZ** (medium density residential, intended for single-family zero lot line dwellings and townhouses at 8 units per acre)
- **RTZ in Urban Overlay** (high density residential, intended for single-family zero lot line dwellings and townhouses at 12 units per acre)

## Multi-Family Residential

- **R3MD** (medium-high density residential, 11,500 square foot minimum lot size for triplexes, 13,500 square foot lot for quadplexes and intended for three and four-family dwellings)
- **R3** (high density residential, requiring a minimum lot area of 7,500 square feet for the first unit and 2,000 square feet for each additional unit for multi-family dwellings of three or more units)
- Multi-family dwellings are also permitted in R4, MXU, C2, C4, C5, C7, UGC, PUD.

## Mixed Residential

- **PUD** (Planned Unit Development Residential, requires a 5 acre minimum site, no minimum lot sizes or widths and intended for all residential types)
- **PUD in Urban Overlay** (Planned Unit Development Residential requires a 2 acre minimum site, no minimum lot sizes or widths and intended for all residential types)

## Manufactured Home Residential

- **R5** (low density residential, 7,500 square foot minimum lot size and intended for single wide manufactured homes)

## Office & Residential

- **R4** (intended for office and/or multi-family residential; no minimum lot size for office; minimum lot area of 7,500 square feet for the first unit and 2,000 square feet for each additional unit for multi-family dwellings of three or more units)
- **O1** (intended for office and/or single-family dwelling with no minimum lot size)

## **Commercial**

- **C2** (Convenience Commercial, intended for retail, consumer service, financial, restaurant, and office uses)
- **C3** (Central Business, intended for maximum efficient density and diversity of commercial, government, and service enterprises in the downtown area)
- **C5** (Neighborhood Commercial, intended for small commercial and service enterprises that are compatible with nearby residential neighborhoods)
- **C7** (intended to promote development that is consistent with the North Shore Plan)

## **Shopping Centers**

- **C4** (Planned Commerce Center, intended for regional-scale consolidated commercial and office development)

## **Mixed Use**

- **MXU** (Mixed Use, intended for medium intensity mixed-use suburban development that is compact, diverse, and urban in character and form)
- **UGC** (Urban General Commercial, intended for commercial and mixed-use development while creating a new or maintaining an existing urban form)

## **Institutional Campus**

- **PUD** (Planned Unit Development Institutional, requires a 5 acre minimum site, no minimum lot sizes or widths, maximum density of 50 bedrooms per acre, intended for college facilities, dorms, professional offices, hospitals, nursing homes, and residential dwellings)

## **Agricultural**

- **A1** (Urban Agricultural, intended for agricultural uses on 20-acre minimum lot area)

## **Industrial**

- **M1** (Manufacturing, intended for a wide range of intensive manufacturing uses)
- **M2** (Light Industrial, intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures)
- **M3** (Warehouse & Wholesale, intended for a wide range of warehousing, wholesaling, and bulk distribution uses)
- **M4** (Outdoor Industrial Use, intended for a wide range of outdoor industrial or processing activities)