

First Reading: December 10, 2019
Second Reading: December 17, 2019

ORDINANCE NO. 13520

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE II, DEFINITIONS, ARTICLE XVI, DOWNTOWN FORM BASED CODE, DIVISION 1, INTRODUCTORY PROVISIONS, SECTION 38-692, LEGAL REQUIREMENTS; SECTION 38-693, CONTEXT AREAS; SECTION 38-694, ZONES, DIVISION 3, RULES FOR ALL ZONES; SECTION 38-697, LOT TYPES, AND TO ADD NEW CONTEXT AREAS DIVISION 14 THE BEND.

WHEREAS, the Chattanooga City Council adopted Ordinance Number 13505 to permit sites forty (40) acres or larger that are planned for redevelopment to apply for a new Context Area and Associated Zones in the Downtown Formed Based Code;

WHEREAS, the Form Based Code regulations did not provide a process for creating new context areas and associated zones for these large sites through the rezoning process; and

WHEREAS, these sites, due to their size and scale do not readily fit into the existing Form Based Code contexts and zone options within each context; and

WHEREAS, the applicant has demonstrated that the current Form Based Code Context Area and Associated Zones did not align with the unique site related conditions and proposed development program; and

WHEREAS, the applicant has submitted all required information for a new Context Area and Associated Zones.

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

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

Amend Article II. Definitions, Section 38.2 Definitions by adding the following:

Entertainment Venue: Any establishment (indoors or outdoors) where entertainment, either passive or active, is provided for the pleasure of the patrons, either independent or in conjunction with any other use. Such entertainment includes, but is not limited to vocal and instrumental music, dancing, karaoke, comedy, acting, weddings, corporate and charitable events, or other activities using amplified sound. Entertainment venues do not include county clubs, golf courses, or residential neighborhood amenity centers.

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS, Section 38-692. Legal Requirements (4) Purpose by inserting the following:

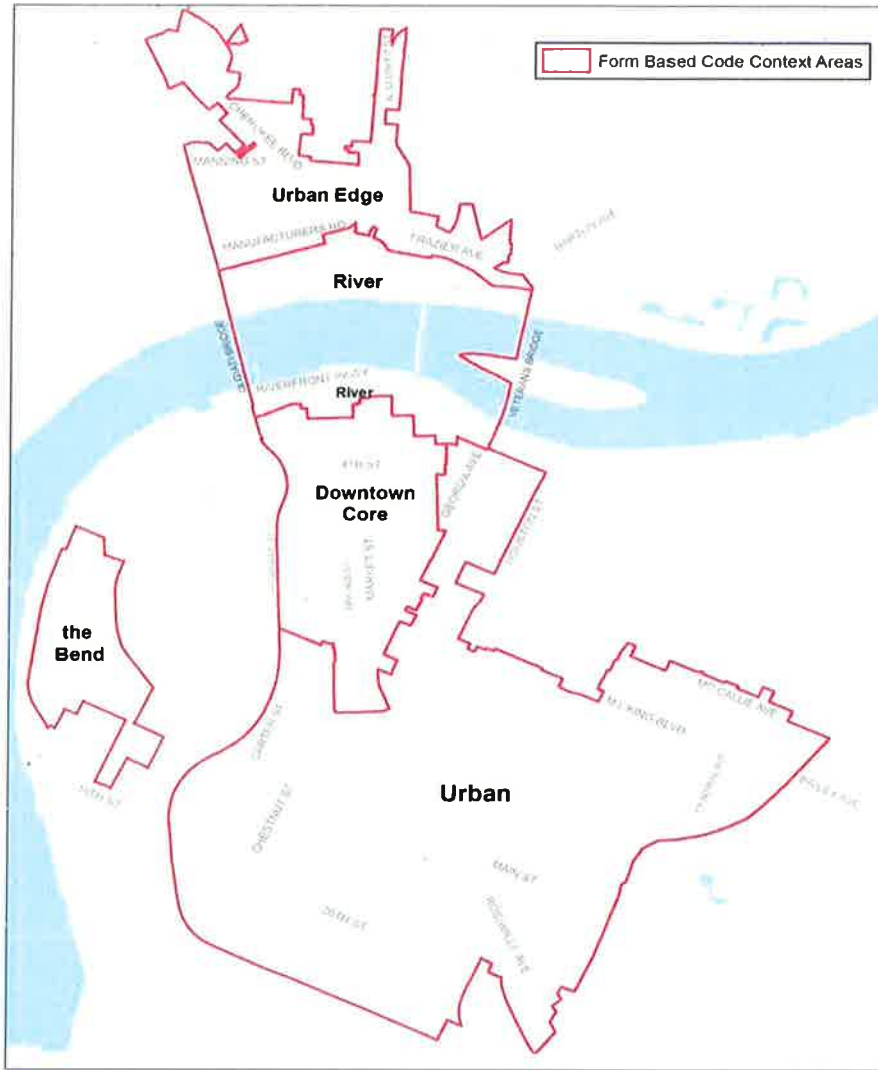
6. Westside (The Bend)

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS, Section 38-693. Context Areas, (1) Context Areas Established by inserting the following:

The Bend (B)

Consists of medium to high intensity residential and mixed-use development (up to 12 stories, and limited to 20 story area).

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS, Section 38-693. Context Areas, (2) Downtown Context Map by deleting in its entirety and replacing with the following:



Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS. Section 38-694. Zones, (1) Zones Established by inserting the following:

The Bend (B)

B-CX Commercial Mixed Use

B-PK Parks and Open Space

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (5) Single-Unit Attached, (D) Zones Allowed by inserting the following:

5. The Bend: B-CX

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (6) Multi-Unit (Up to 4 units), (D) Zones Allowed by inserting the following:

5. The Bend: B-CX

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (7) Multi-Unit (5 + units), (D) Zones Allowed by inserting the following:

5. The Bend: B-CX

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (8) Hybrid, (D) Zones Allowed by inserting the following:

5. The Bend: B-CX

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (9) Commercial, (D) Zones Allowed by inserting the following:

5. The Bend: B-CX

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (10) Production, (D) Zones Allowed by inserting the following:

5. The Bend: B-CX

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (11) Public, (D) Zones Allowed by inserting the following:

5. The Bend: B-CX and B-PK

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-698. Measurements and Exceptions (2) Building Placement, B. A and B Streets by deleting the existing map and replacing with the following:



Amend Article XVI. DOWNTOWN FORM BASED CODE, by adding a new DIVISION 14. The Bend (PDF of Document is attached) as follows:

DIVISION 14. THE BEND (B)

Sec. 38-757. The Bend Context	14-2
(1) General Character	14-2
(2) Built Environment	14-2
(3) Streets and Blocks	14-2
(4) Parking and Mobility	14-2
Sec. 38-758. B-CX: Commercial Mixed Use Zone	14-3
(1) Summary	14-3
(2) Lot Parameters	14-4
(3) Building Placement	14-4
(4) Access/Parking Location	14-5
(5) Height and Mass	14-5
(6) Public Realm	14-6
Sec. 38-759. B-PK: Parks and Open Space Zone	14-7
(1) Summary	14-7
(2) Lot Parameters	14-7
(3) Building Placement	14-7
(4) Access/Parking Location	14-7
(5) Height and Mass	14-7
(6) Public Realm	14-7
Sec. 38-760. New Streets	14-8
(1) Street Atlas	14-8
(2) Street Cross Section Requirements	14-8
Sec. 38-761. Additional Conditions	14-24
(1) Setbacks	14-24
(2) Parking	14-24
Sec. 38-762. Allowed Uses	14-25
(1) Classification of Uses	14-25
(2) Allowed Use Table	14-25

Sec. 38-757. the Bend Context

(1) General Character

The Bend Context Area was formerly an industrial area that now has a wide variety of uses and public amenities that include office, commercial, residential, entertainment venues, restaurants, and public access to the Tennessee Riverwalk. New streets built after the transformation of the area, prioritize the movement of pedestrians and bicyclists, like in the Downtown Core.

(2) Built Environment

Buildings will vary in footprint and height. For most of the area, buildings can be up to 12 stories, and in a limited area, 20 stories. Building lot coverage is high, but the network of streets is extensive yielding development blocks that are relatively small by comparing the dimensions of typical blocks in Chattanooga.

(3) Streets and Blocks

Streets and rights-of-way are typically narrow to discourage automotive use of the streets. Traffic will be forced to move slowly. A network of streets frame a pattern of mid-sized to small walkable blocks. The typical block pattern includes detached and attached sidewalks, bike paths, street trees, on-street and surface parking, and open space and landscaping. Residential and commercial access is typically via

secondary streets and shared service drives to a surface parking lot or structured parking.

For this context area, there are specific requirements for the design of the streets. See Sec. 38-760, New Streets, found within this Division.

(4) Parking and Mobility

Parking is primarily provided on-street, in surface lots, and in structures. Parking is primarily located to the rear of buildings. In street design, priority is given to pedestrians and bicyclists. There is access to multiple modes of transportation and frequent pedestrian activity. There are no minimum parking requirements for this Context Area and therefore when parking spaces are provided, there are no requirements that spaces be located on the site of the building they serve.

Sec. 38-758. **B-CX: Commercial Mixed Use Zone**

(1) SUMMARY

Intent

The Commercial Mixed Use (B-CX) zone in the Bend is intended to accommodate a wide variety of uses and building types. Historically an industrial site, the buildings will contain residential, retail, service, restaurants, commercial uses and entertainment venues. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

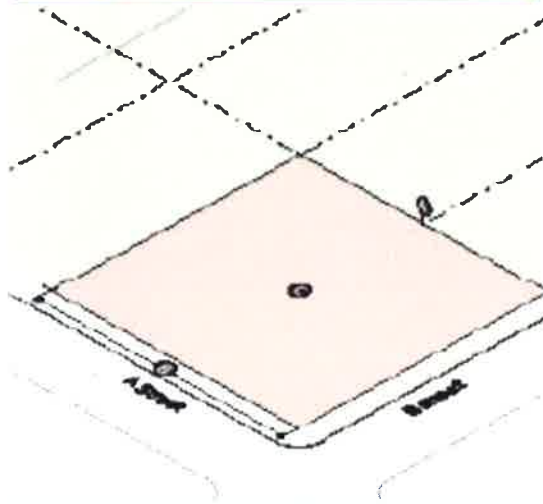
B-CX Zones

B-CX-12, B-CX-20

Lot Types Allowed:

Single-Unit Attached
Multi-Unit (Up to 4 units)
Multi-Unit (5+ units)
Hybrid
Commercial
Production
Public

(1) LOT PARAMETERS

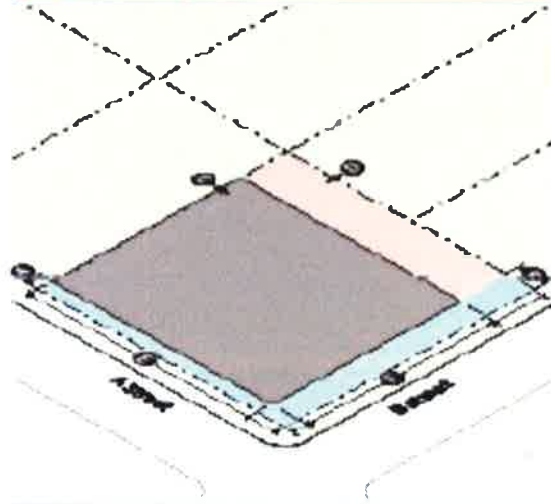


Lot Type	A Area	D width
Single-Unit Attached	n/a	n/a
Multi-Unit (up to 4 units)	n/a	n/a
Multi-Unit (5+ units)	n/a	n/a
Hybrid	n/a	n/a
Commercial	n/a	n/a
Production	n/a	n/a
Public	n/a	n/a

Specifications

C Building coverage	100% max
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(2) BUILDING PLACEMENT



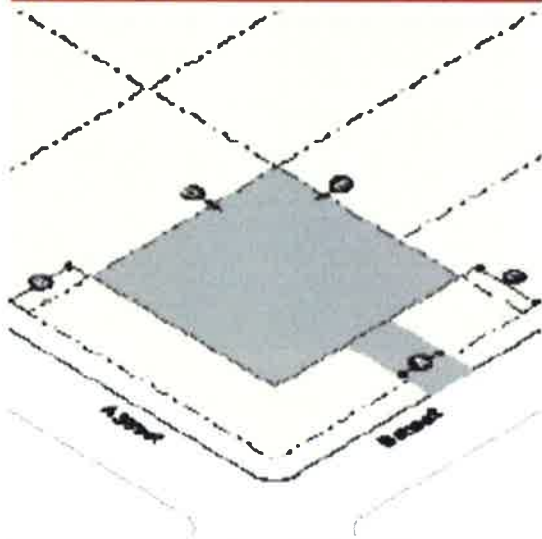
Building Setbacks (see Sec. 38-698.(2)C.2.)

A A Street	0' min./10' max
B B Street	0' min./15' max
C Side, common lot line	0' min
D Rear, common lot line	0' min

Lot Frontage (see Sec. 38-698.(2)E.)

E A Street	90ft min
F B Street	60ft min

(3) ACCESS/PARKING LOCATION



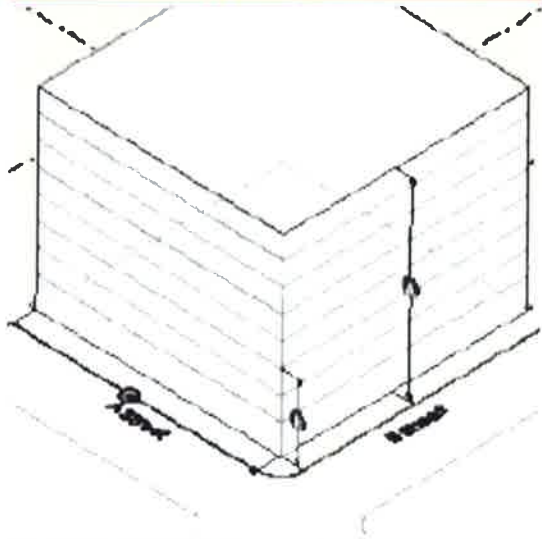
Access (see Sec. 38-698.(3)A.)

A Street: new curb-cuts allowed per lot	None
B Street: distance between curb-cuts on same lot	100' min
A Driveway width in setback	20' max

Parking Setbacks (see Sec. 38-698.(3)B.)

B A Street	30' min
C B Street	30' min
D Side: common lot line	5' min
E Rear: common lot line	5' min

(4) HEIGHT AND MASS



Building Height

A Maximum height	
B-CX-12	12 stories/150' max
B-CX-20	20 stories/230' max
B Minimum height	
B-CX-12	2 stories min
B-CX-20	3 stories min

Building Mass

C Street-facing building length	300' max
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(5) PUBLIC REALM



The public realm standards below apply to all streets, unless noted otherwise.

	On street level Ground Floor	Non-street level Ground Floor
Fenestration		
A Ground story	30% min	50% min
B Upper story	25% min	25% min
C Blank wall length	30' max	30' max
Story Height		
D Ground floor elevation	15' min / 5' max	0' min / 2' max
E Ground story, floor to floor	12' min	15' min
F Upper story, floor to floor	9' min	9' min
Pedestrian Access		
G Entrance facing primary street	Required	Required
H Entrance spacing along primary street	75' max	100' max
Building Elements Allowed		
Awning/canopy	◆	◆
Balcony	◆	◆
Forecourt	◆	◆
Gallery		◆
Porch	◆	
Stoop	◆	

Setbacks

- 1 See Sec. 38-XXX (X)

Sidewalk*

- 1 Clear pedestrian zone

A Street	10' min
B Street	8' min

Street Tree/Furniture Zone*

2 Street tree/furniture zone depth	6' min
Street tree planting type	
A street	tree pit
B street	verge/tree pit
Tree spacing	30' avg. on-center

*Where there is insufficient ROW to meet the minimum requirements, the Director of the Land Development Office may approve modifications (see Sec. 38-696(4)).

Sec. 38-759. B-PK: Parks and Open Space Zone

(1) Summary

A. Intent

1. The Parks and Open Space (B-PK) zone is intended to preserve and enhance land as permanent outdoor open space. All land is intended to be unoccupied or predominately unoccupied by buildings or other impervious surfaces.

B. Uses

1. For allowed uses, see Sec. 38-706.

(2) Lot Parameters

A. Specifications

1. Building Coverage, 20% Max

(3) Building Placement

A. Setbacks (see Sec. 38-698.(2)(2))

1. There are no building setbacks.

(4) Access/Parking Location

A. Access

1. No curb cuts for automotive vehicles or parking is allowed in this zone.

B. Parking Location

1. No parking is required. Any parking if provided shall be accommodated in the adjoining streets or neighboring developed blocks. Parking shall not occur off street within this zone.

(5) Height and Mass

- #### A.
1. The heights of any structures built within the zone shall be a maximum of 35 feet.

(6) Public Realm

A. Clear Pedestrian zone (Sidewalk), abutting streets.

1. Along A streets, a clear pedestrian walkway shall be a minimum of 10 feet wide. Along all other streets, the minimum width shall be 6 feet.

B. Street Tree / Furniture zone.

1. There shall be a planting strip between the curb and the sidewalk for placing street trees and pedestrian amenities such as benches. This shall be a minimum of 6 feet deep.
2. Required Street Tree planting types:
 - a. For A streets: Tree Pit
 - b. For all other streets: Verge / Tree Pit
3. Trees shall be spaced a minimum of 30 feet on average for the length of the property line fronting a street.

















Sec. 48-760. New Streets

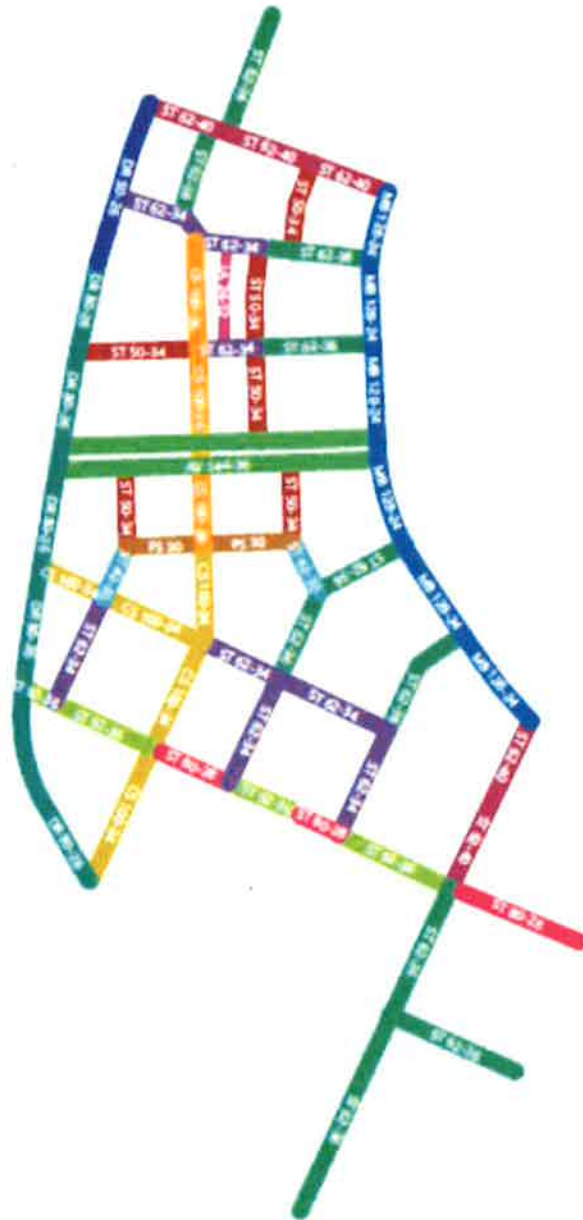
(1) Street Atlas

This Street Atlas assigns the following street cross sections and types to the network of new streets for the Bend. The street types are named according to the following conventions:

AV	Avenue
CS	Canal Street
DR	Drive
MB	Multhway Boulevard
PS	Pedestrian Street
ST	Street

Added to the name of the street type is the Right of Way Width, a hyphen (-) and then the width of the pavement dedication. For example, AV 144-36 is an Avenue with 144 feet of Right of Way, with 36 feet of that dedicated specifically to pavement, "curb to curb." The street network is designed with Complete Street walkability. In addition, the network of streets deliberately transitions from wider lanes and parking to narrower and increasingly pedestrian and bicycle friendly as the network moves internal and becomes closer to the river's edge.

Legend: Street Cross Sections			
	AV 144-36		ST 40-30
	CS 100-26		ST 50-34
	MB 120-24		ST 62-34
	DR 90-26		ST 62-36
	DR 80-26		ST 62-40
	CS 100-34		ST 60-28
	DR 50-24		ST 92-36a
	PS 30		ST 92-36b



(2) Street Cross Section Requirements

The cross sections in the following pages match the street types shown on the Street Atlas. These design parameters are required for all new streets, or for street renovations in the Bend.

A. Park Avenue - AV 144-36

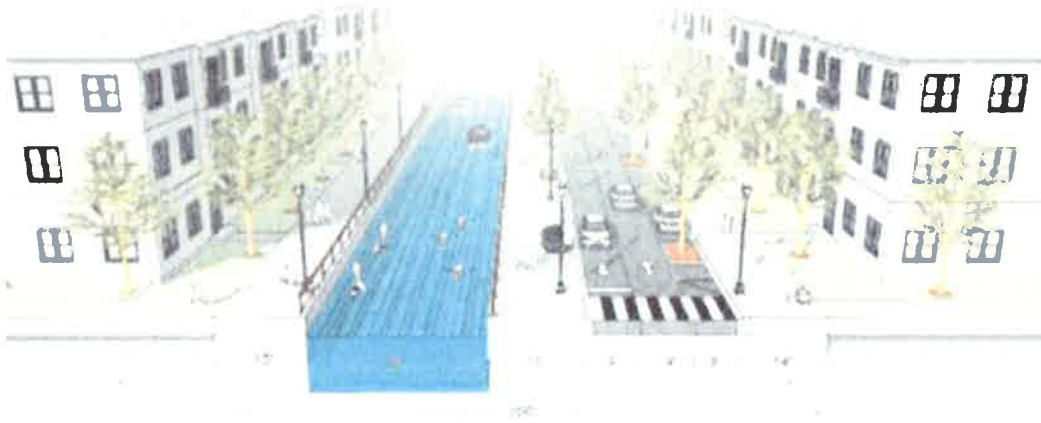


Design Requirements	
Type	Avenue
Movement	Moderate
Traffic Lanes	Two lanes, 10 feet each
Parking Lanes	8 feet, marked
Bike Lanes	Sharrows
Total Pavement Width	36 feet (18 feet each side)
Median	80 feet, Landscaped Mall
Sidewalk Width	8 feet
Landscaping	6 feet
Total Right-of-Way	144 feet
Curb Radius	10 -20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree wells

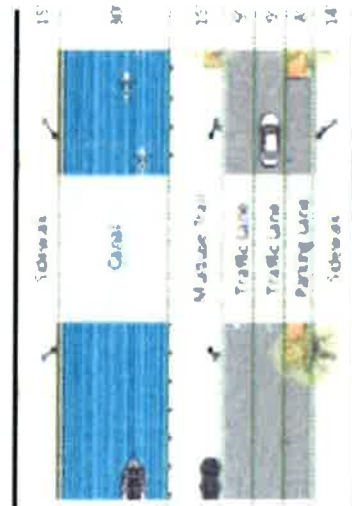


144 R-O-W

B. Canal Street- CS 100-26

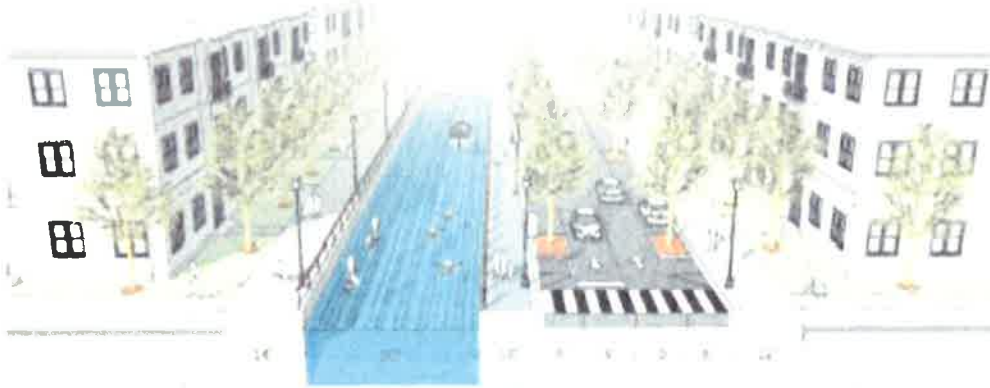


Design Requirements	
Type	Street
Movement	Slow
Traffic Lanes	Two lanes, 9 feet each
Parking Lanes	8 feet, marked with tree wells
Bike Lanes	Shared lanes, multiuse trail
Total Pavement Width	26 feet
Median	None
Sidewalk Width	14 feet, 15 feet
Landscaping	8 feet, interspersed with parking and multiuse trail
Total Right-of-Way	100 feet
Curb Radius	10-20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree wells

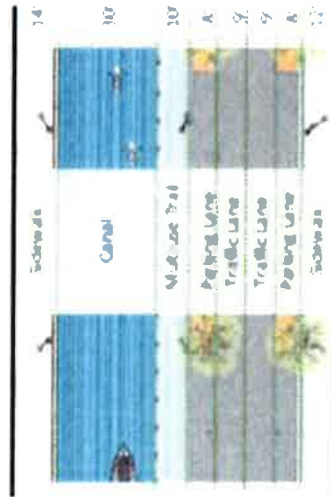


100 R-O-W

C Canal Street - CS 100-34



Design Requirements	
Type	Street
Movement	Slow
Traffic Lanes	Two lanes, 9 feet each
Parking Lanes	8 feet, marked with tree wells
Bike Lanes	Shared lanes, multiuse trail
Total Pavement Width	34 feet
Median	None
Sidewalk Width	14 feet, 12 feet
Landscaping	Interspersed with parking
Total Right-of-Way	100 feet
Curb Radius	10 -20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree wells

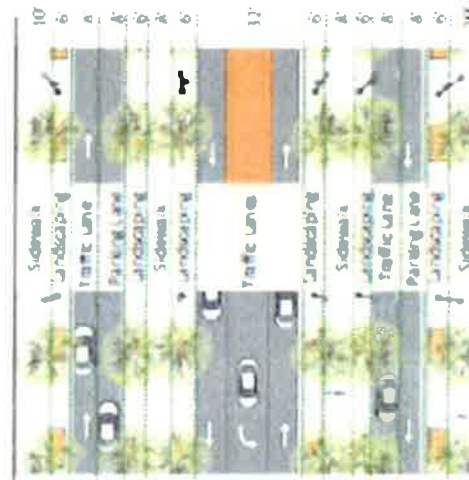


100 R-O-W

D. Mulitway Boulevard - MB 136-32



Design Requirements	
Type	Boulevard
Movement	Slow and Moderate
Traffic Lanes	Three center lanes, 32 feet; Two lanes, 8 feet each
Parking Lanes	8 feet
Bike Lanes	Shared lanes
Total Pavement Width	56 feet
Median	None
Sidewalk Width	8 feet, 10 feet
Landscaping	Varies
Total Right-of-Way	128 feet
Curb Radius	10 - 25 feet
Design Speed	Varies
Road Edge Treatment	Curb
Planter Type	Tree grates and landscaping strip



136 R-O-W

E. Industrial Drive - DR 50-26



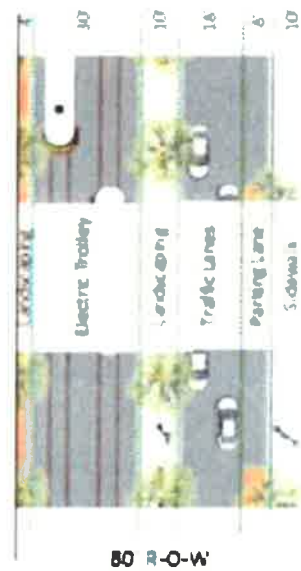
Design Requirements	
Type	Drive
Movement	Slow
Traffic Lanes	Two lanes, 18 feet
Parking Lanes	8 feet
Bike Lanes	Shared lanes
Total Pavement Width	26 feet
Median	None
Sidewalk Width	8 feet, 10 feet
Landscaping	6 feet
Total Right-of-Way	50 feet
Curb Radius	10 - 20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Landscaping strip



F. Front Street – DR 80-26



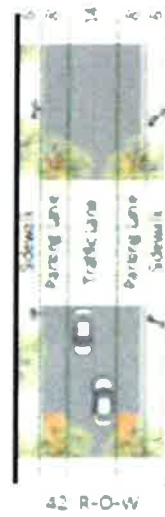
Design Requirements	
Type	Street
Movement	Slow
Traffic Lanes	Two lanes, 16 feet
Parking Lanes	8 feet, marked with tree wells
Bike Lanes	Shared lanes
Total Pavement Width	36 feet
Median	None
Sidewalk Width	10 feet
Landscaping	10 feet, interspersed with parking
Total Right-of-Way	80 feet
Curb Radius	10 - 20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree wells and landscaping strips



G Yield Street – ST 42-30



Design Requirements	
Type	Street
Movement	Slow
Traffic Lanes	Two lanes, 14 feet
Parking Lanes	8 feet, marked with tree wells
Bike Lanes	Sharrows
Total Pavement Width	30 feet
Median	None
Sidewalk Width	6 feet
Landscaping	Interspersed with parking
Total Right-of-Way	42 feet
Curb Radius	10-20 Feet
Design Speed	20 mph
Road Edge Treatment	Curb
Planter Type	Tree wells



H. Compact Street - ST 50-34



Design Requirements	
Type	Street
Movement	Slow
Traffic Lanes	Two lanes, 9 feet each
Parking Lanes	8 feet, marked with tree wells
Bike Lanes	Shared lanes
Total Pavement Width	34 feet
Median	None
Sidewalk Width	8 feet
Landscaping	Interspersed with Parking
Total Right-of-Way	50 feet
Curb Radius	10 -20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree wells



I. Standard Street A - ST 62-34



Design Requirements	
Type	Street
Movement	Slow
Traffic Lanes	Two lanes, 9 feet each
Parking Lane	8 feet
Bike Lanes	Shared lane
Total Pavement Width	34 feet
Median	None
Sidewalk Width	8 feet
Landscaping	6 feet
Total Right-of-Way	62 feet
Curb Radius	10-20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree grates



62 R-O-W

I. Standard Street B - ST 62-36



Design Requirements	
Type	Street
Movement	Moderate
Traffic Lanes	Two lanes, 10 feet each
Parking Lane	8 feet
Bike Lanes	Sharrows
Total Pavement Width	36 feet
Median	None
Sidewalk Width	7 feet
Landscaping	6 feet
Total Right-of-Way	62 feet
Curb Radius	10 -20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree grates



62 R-O-W

K Two-Way Cycle Track Street - ST 62-40



Design Requirements	
Type	Street
Movement	Moderate
Traffic Lanes	Two lanes, 10 feet each
Parking Lane	8 feet
Bike Lanes	Cycle Track, 10 feet
Total Pavement Width	40 feet
Median	None
Sidewalk Width	6 feet
Landscaping	5 feet
Total Right-of-Way	62 feet
Curb Radius	10, 20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Landscaping strip

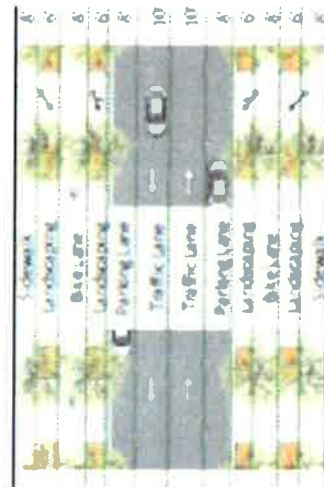


62 R-O-W

L One-Way Cycle Track Street A - ST 92-36a



Design Requirements	
Type	Street
Movement	Moderate
Traffic Lanes	Two lanes, 10 feet each
Parking Lane	8 feet
Bike Lanes	Two cycle tracks, 8 feet each
Total Pavement Width	36 feet
Median	None
Sidewalk Width	8 feet
Landscaping	6 feet
Total Right-of-Way	92 feet
Curb Radius	10 -20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree grates



92 R-O-W

M. One-Way Cycle Track Street B – ST 92-36B



Design Requirements	
Type	Street
Movement	Moderate
Traffic Lanes	Two lanes, 10 feet each
Parking Lane	8 feet
Bike Lanes	Two cycle tracks, 8 feet each
Total Pavement Width	36 feet
Median	None
Sidewalk Width	8 feet
Landscaping	6 feet
Total Right-of-Way	92 feet
Curb Radius	10-20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Landscaping strip



92 R-O-W

N. One-Way Cycle Track Street C-ST 80-28



Design Requirements	
Type	Street
Movement	Moderate
Traffic Lanes	Two lanes, 10 feet each
Parking Lane	8 feet
Bike Lanes	Two cycle tracks, 8 feet each
Total Pavement Width	22 feet
Median	None
Sidewalk Width	8 feet
Landscaping	6 feet
Total Right-of-Way	30 feet
Curb Radius	10 -20 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Landscaping strip



O. Pedestrian Street - PS 30



Design Requirements	
Type	Street
Movement	N/A
Traffic Lanes	N/A
Parking Lane	N/A
Bike Lanes	N/A
Total Pavement Width	30 feet
Median	None
Sidewalk Width	N/A
Landscaping	N/A
Total Right-of-Way	30 feet
Curb Radius	N/A
Design Speed	N/A
Road Edge Treatment	Curb
Planter Type	Tree grates



Sec. 38-761. **Additional Conditions for the Bend**

(1) Setbacks

- A. Sec. 38-698, Measurements and Exceptions, (i) Lot Parameters, C. Setbacks, 2, does not apply within the Bend Context area.
- B. Parking setbacks, as used in Sec. 38-698, Measurements and Exceptions, (j) Access and Parking Location, B. Parking Setbacks, shall apply to the ground floor and all floors above.
- C. Sec. 38-698, Measurements and Exceptions, (k) Height and Mass, D. Building Mass, 1. Articulation in Building Façade, does not apply because of the industrial character of the area, which has longer and repetitive façade articulation.

(2) Parking

- A. Zones within the the Bend Context Area is exempt from Sec. 38-341, Vehicle Parking, subsection (f), Required Parking Spaces.

Sec. 38-762. Allowed Uses

(1) Classification of Uses

- A. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use categories provide a systematic basis for assigning uses to appropriate categories with other, similar uses. Use categories classify principal uses and activities based on common functional, product or physical characteristics.
- B. Where a use category contains a list of included uses, the list is to be considered example uses, and not all-inclusive. The Director of the Land Development Office has the responsibility for categorizing all uses (see Sec. 38-737(3)).
- C. A full list of uses and use categories are specified in Sec. 38-738.

(2) Allowed Use Table

A. Permitted Use (P)

Indicates a use is permitted in the respective zone. The use is also subject to all other applicable requirements of the Downtown Code.

B. Limited Use (L)

Indicates a use is permitted in the respective zone, subject to a use standard found in the right-hand column of the use table. The use is also subject to all other applicable requirements of the Downtown Code.

C. Special Exception from the BZA Required (SZ)

Indicates a use may be permitted in the respective zone, subject to the approval of a Special Exceptions Permit issued by the Board of Zoning Appeals under the terms specified in Article VII (§§ 38-561 - 38-573) of Chapter 38.

D. Special Exception from City Council Required (SC)

Indicates a use may be permitted in the respective zone, subject to the approval of a Special Exceptions Permit issued by the City Council.

E. Use Not Permitted (N)

Indicates that a use is not permitted in the respective zone.

See Sec. 38-738 for ADDITIONAL USE PROVISIONS

Use Category Specific Use	the Bond		Definition/ Standards
	B-CX	B-PK	
Residential Uses			
Household Living			38-738.(1)A1.
Single-unit living detached	--	--	
Single-unit living detached with accessory dwelling unit	--	--	
Two-unit living	--	--	
Single-unit living attached	P	--	
Single-unit living attached with accessory dwelling unit	L	--	38-738.(6)C.
Multi-unit living (up to 4 units)	P	--	38-738.(6)C3
Multi-unit living (5+ units)	P	--	
Manufactured home, single-wide	--	--	
Manufactured home park	--	--	
Live/work unit	P	--	38-738.(1)A2.
Group Living			38-738.(1)B.
Assisted living facility	P	--	38-568.(19)
Boarding house	P	--	
Dormitory	P	--	38-568
Fraternity/sorority	P	--	38-568
Medically assisted living facility	P	--	38-568.(19)
Nursing home	P	--	38-568.(19)
Residential home for handicapped or aged persons, commercial	P	--	38-523
Social Services	SZ	--	38-738.(1)C.
Public/Institutional Uses			
CIVIC, except as listed below:	P	--	38-738.(2)A.
Church or other place of worship	P	--	
Fire/police station	P	--	
Kindergarten, governmental or religious	P	--	
Non-profit heritage educational facility	SC	--	38-525
Publicly owned building	P	P	
School	P	--	
Public/Institutional Uses			

KEY: P - permitted L - limited use SZ - special exception from the board of zoning appeals required
 SC - special exception from city council required -- not permitted

See Sec. 38-738 for ADDITIONAL USE PROVISIONS

Use Category Specific Use	the Bond		Definition/ Standards
	B-CX	B-CK	
Parks and Open Space, except as listed below:	P	P	38-738.(2)B.
Cemetery	--	--	
Golf course	--	--	
Utilities			38-738.(2)C.
Minor utilities	P	P	
Major utilities	P	P	
Wireless Communications	SZ	SZ	38-568.(16)
Commercial Uses			
Adult-Oriented Business	SZ	--	38-738.(3)A. 38-568.(18)
Animal Care			38-738.(3)B.
Animal care, indoor	P	--	
Animal care, outdoor	--	--	
Day Care	P	--	38-738.(3)C.
Indoor Recreation	P	--	38-738.(3)D.
Medical, except as listed below:	P	--	38-738.(3)E.
Hospital	SZ	--	38-568.(19)
Office	P	--	38-738.(3)F.
Outdoor Recreation	P	P	38-738.(3)G.
Overnight Lodging			38-738.(3)H.
Bed and breakfast	P	--	
Hotel, motel	P	--	
Short-term vacation rental	P	--	Chapter II Article XX
Travel trailer camp or other camping facility	--	--	
Parking			38-738.(3)I.
Commercial parking	P	--	38-568
Remote (off-site) parking	P	--	38-568
Passenger Terminal	P	--	38-738.(3)J.
Personal Service	P	--	38-738.(3)K.
Restaurant	P	--	38-738.(3)L.
Mobile Food Units	P	--	20-149

KEY: P = permitted S = limited use SZ = special exception from the board of zoning appeals required
 SC = special exception from city council required -- = not permitted

See Sec. 38-73a for ADDITIONAL USE PROVISIONS


Use Category Specific Use	The Bond		Definition/ Standards
	B-CX	B-FX	
Commercial Uses			
Retail, except as listed below:	P	--	38-738.(3)M.
Alternative financial services establishment	SC	--	38-529
Gas station	--	--	
Liquor store	SC	--	City Code 5-108
Open air market	SZ	SZ	38-568.(17)
Vehicle Sales and Rental			38-738.(3)N.
Minor sales and rental	--	--	
Major sales and rental	--	--	
Entertainment Venue	P	P	
Industrial Uses			
Artisanal	P	--	38-738.(4)A.
Heavy Industrial	--	--	38-738.(4)B.
Light Industrial/Manufacturing, except as listed below:	P	--	38-738.(4)C.
Alcohol distillery, small	SC	--	38-2
Micro brewery	P	--	
Research and Development	P	--	38-738.(4)D.
Resource Extraction	--	--	38-738.(4)E.
Vehicle Service and Repair			38-738.(4)F.
Minor vehicle service and repair	--	--	
Major vehicle service and repair	--	--	
Warehouse, Storage and Distribution	P	--	38-738.(4)G.
Waste-Related Service	--	--	38-738.(4)H.
Outdoor Uses			
Agriculture			38-738.(5)A.
Community garden	P	P	
Accessory Uses			
Day care home	P	--	38-738.(6)A.
Drive-thru facility	--	--	38-738.(6)B.
Home occupation	L	--	38-738.(6)D.
Outdoor dining	P	--	38-738.(6)E.
Outdoor display	L	--	38-738.(6)F.
Outdoor storage, minor	--	--	38-738.(6)G.
Outdoor storage, major	--	--	38-738.(6)H.

KEY: P= Permitted L= Limited Use SZ= special exception from the Board of Zoning Appeals required
SC= special exception from the council required --= not permitted

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: December 17, 2019



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem