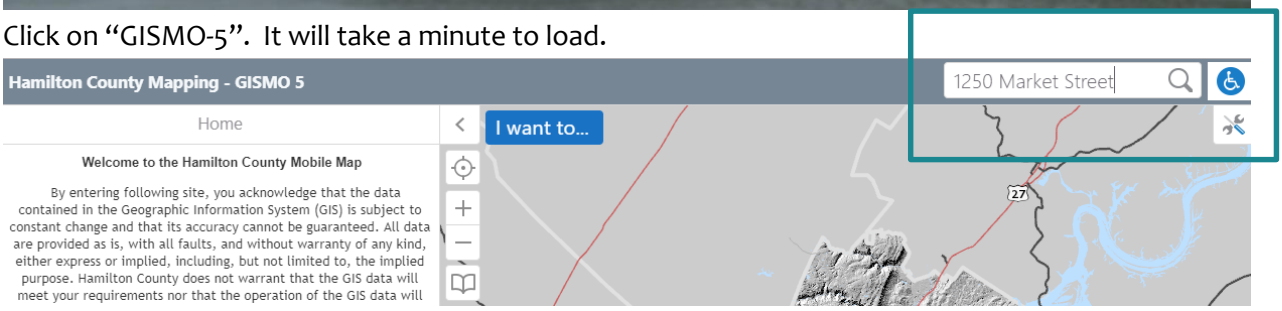
FORM BASED CODE

Zoning Determination Instructions

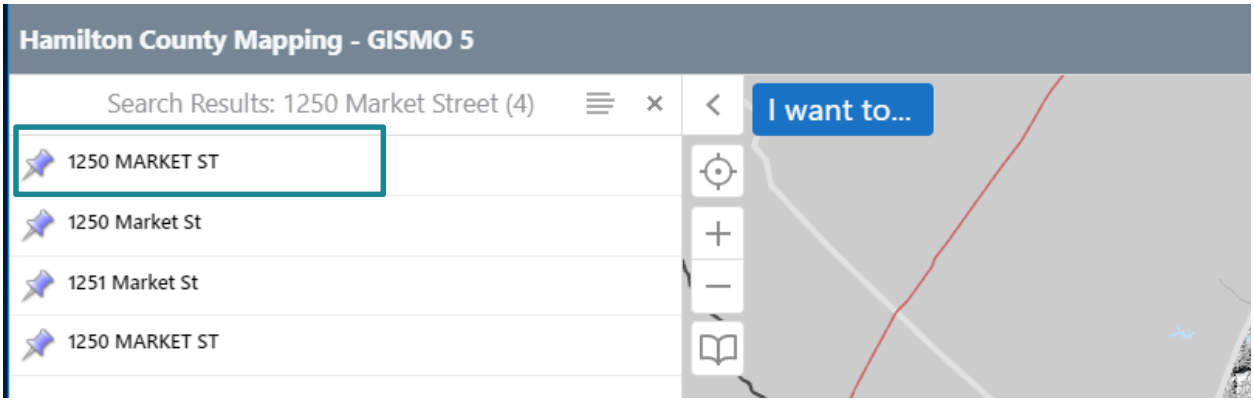
These instructions will help you to determine what your current zoning is and if your property is located within the FBC area.

1. Go to gis.hamiltontn.gov or click here

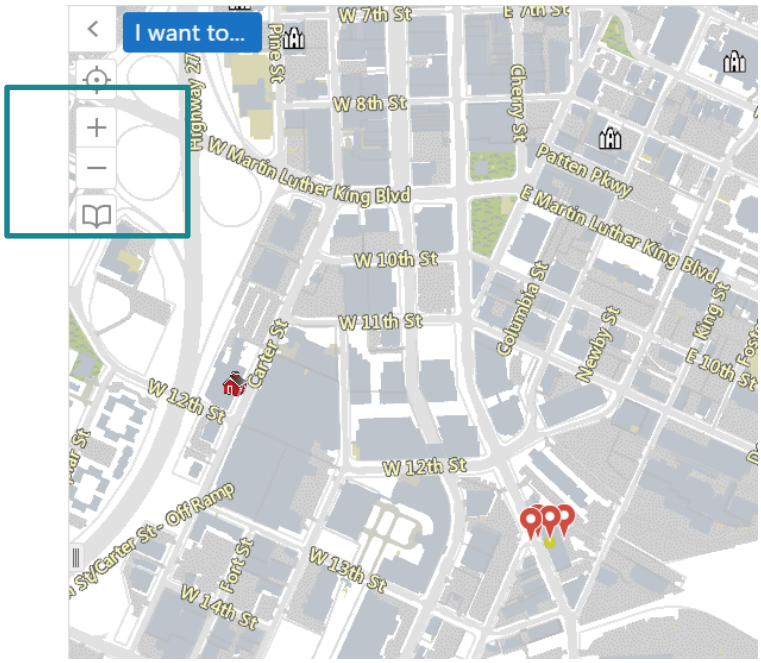
2. Click on "GISMO-5". It will take a minute to load.



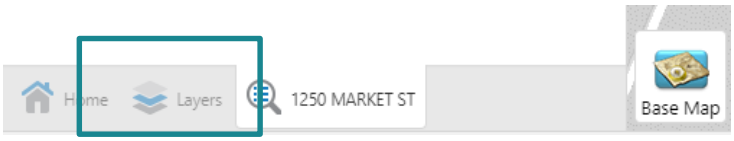
3. In the top right hand corner type your address and click the search icon.



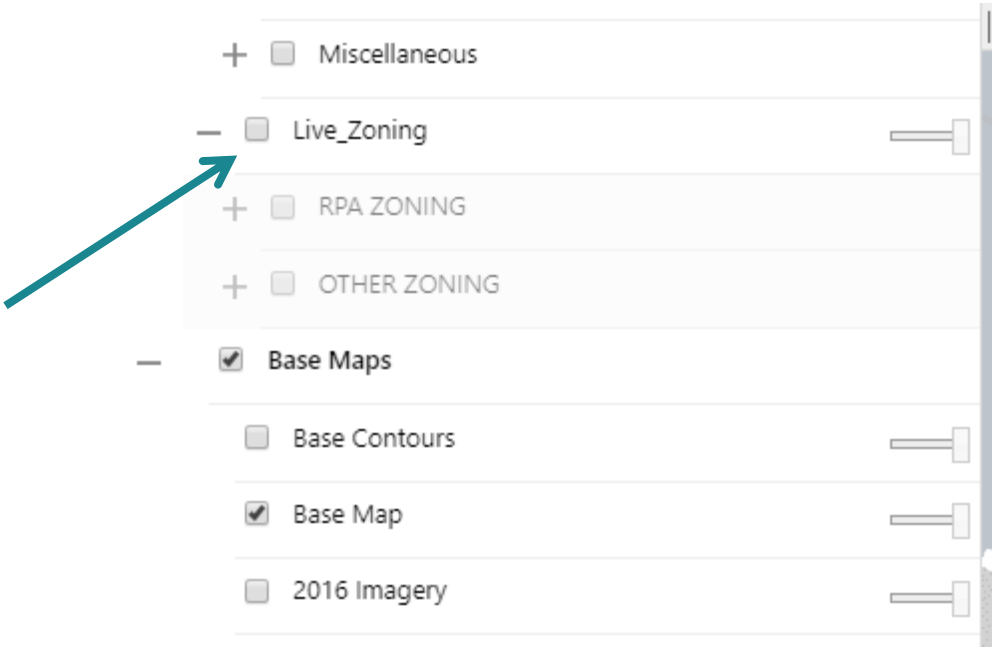
4. On the left side your property address will appear. Click on your address. The map will zoom into your property.



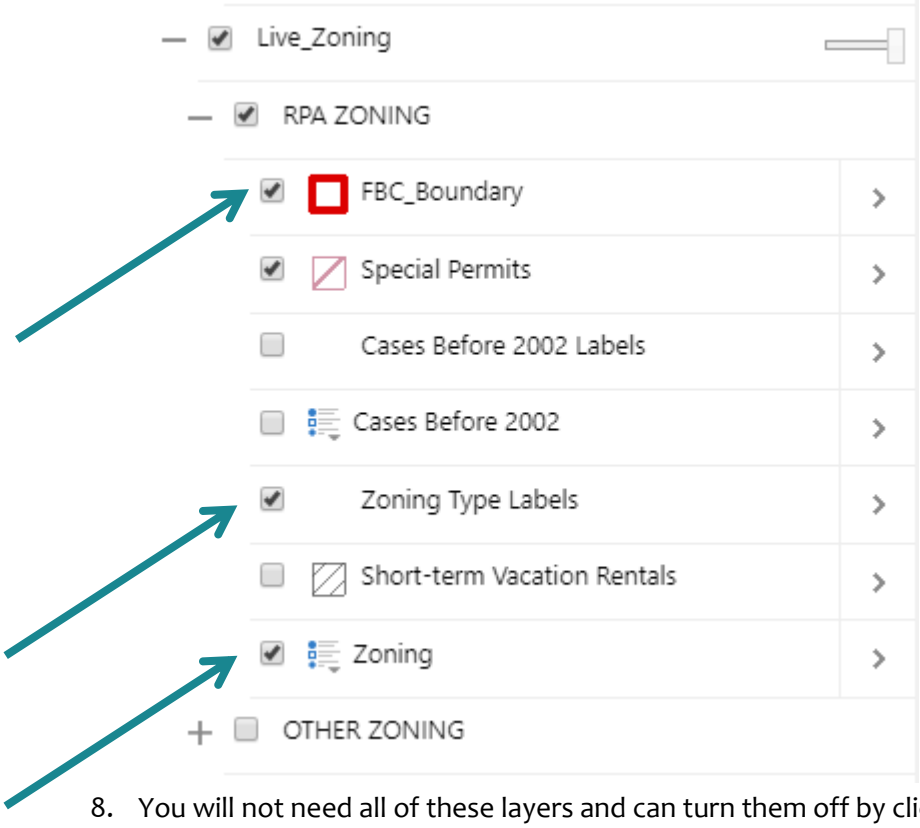
5. Zoom in further or zoom out by clicking on the "+" and "-" symbols on the left side of the map. Double check that this is your property by looking at the address and surrounding streets.



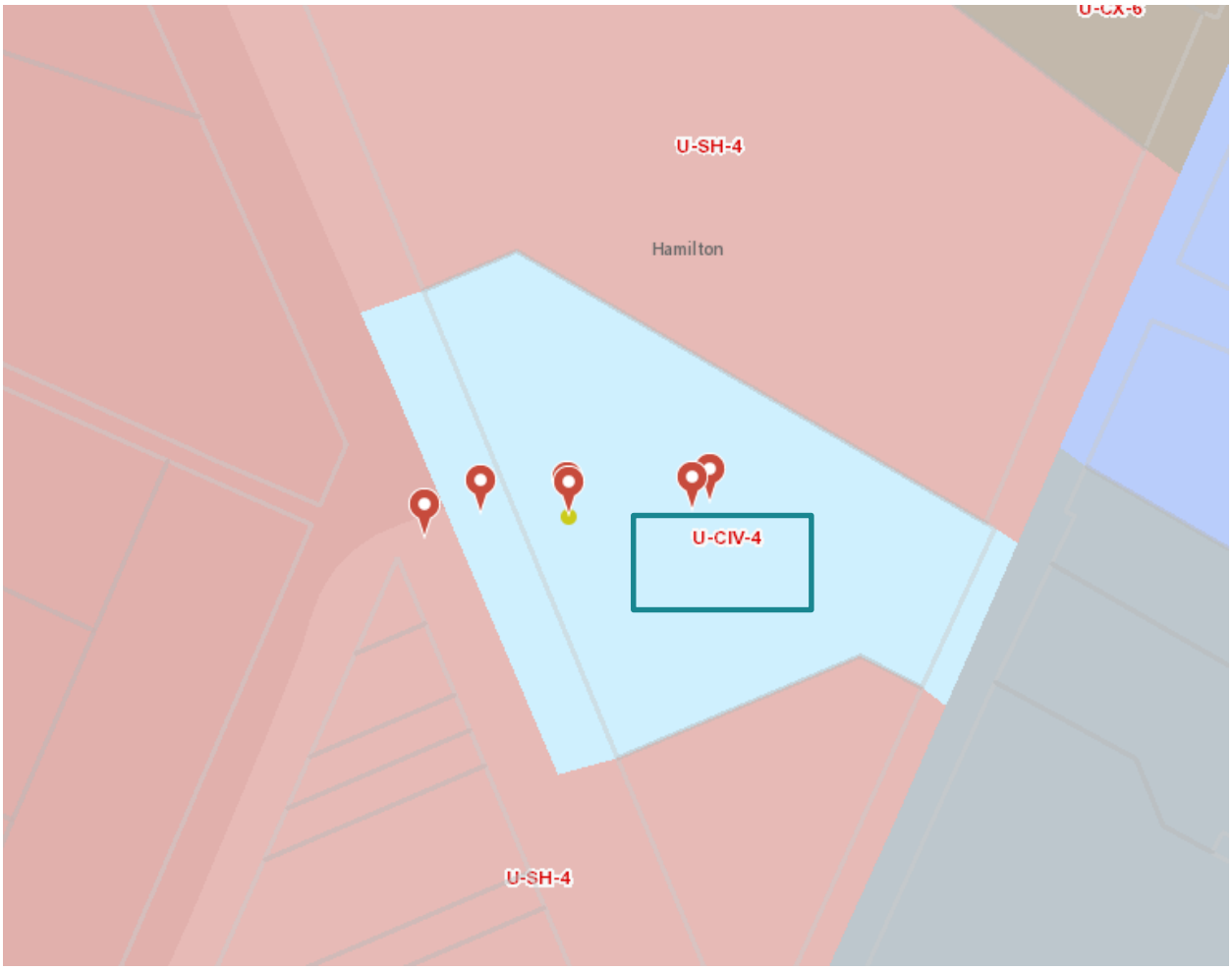
6. In the bottom left side of the screen are 3 tabs: Home, Layers and the property address. Click on "Layers". A new panel will appear.



7. Towards the bottom of the layers is a layer called “Live Zoning”. Click the box to activate this. Click the “+” sign beside “RPA Zoning” to expand the zoning layer options.



8. You will not need all of these layers and can turn them off by clicking the boxes. For our purposes, you will only need the “Zoning Type Labels”, “FBC_Boundary” and “Zoning” layers on.



9. Your zoning is the red text. The first letter in the zone stands for the location of the parcel.
   D – Downtown Core
   R- River
   U – Urban
   E – Urban Edge
   The second letter refers to the use. The number refers to the maximum allowed height for a structure on the property.

If you have any further questions on what your zoning is, please contact the Land Development office at 423.643.5800