

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](#)

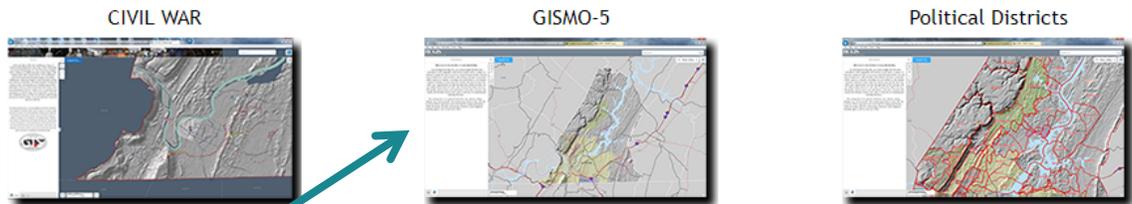


2. Click "Map Online".



DISCLAIMER: By entering any of the following sites, you acknowledge that the data contained in the Geographic Information System (GIS) is subject to constant change and that its accuracy cannot be guaranteed. All data are provided as is, with all faults, and without warranty of any kind, either express or implied, including, but not limited to, the implied purpose. Hamilton County does not warrant that the GIS data will meet your requirements nor that the operation of the GIS data will be uninterrupted and error free. User assumes the entire risk as to the quality, performance, and usefulness of the data. However, the County has devoted several work years to the task of compiling and checking the data.

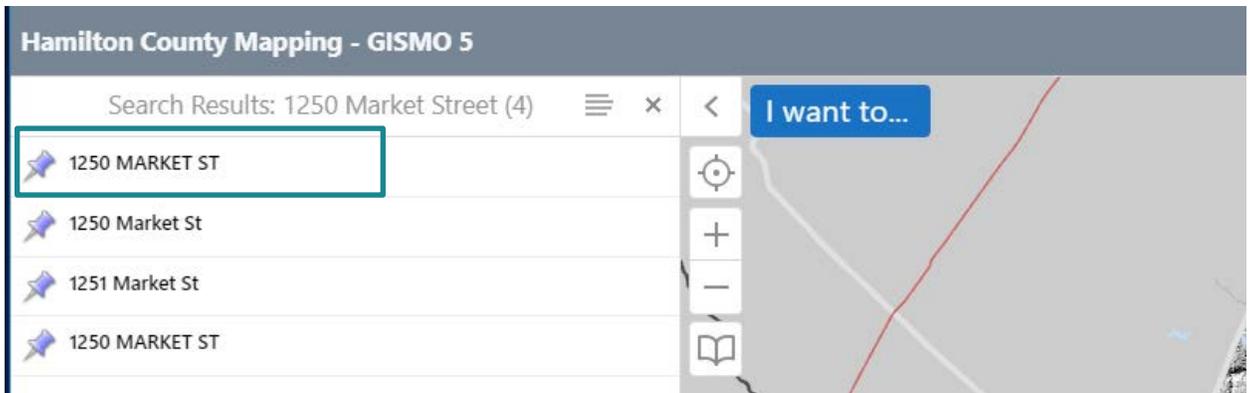
The zoning data is for general reference only. Recent zoning changes may not be posted. The zoning map posted on this web site is not an official map and is not to be used for zoning verification. Verify all zoning with the Chattanooga-Hamilton County Regional Planning Agency staff at (423) 643-5902.



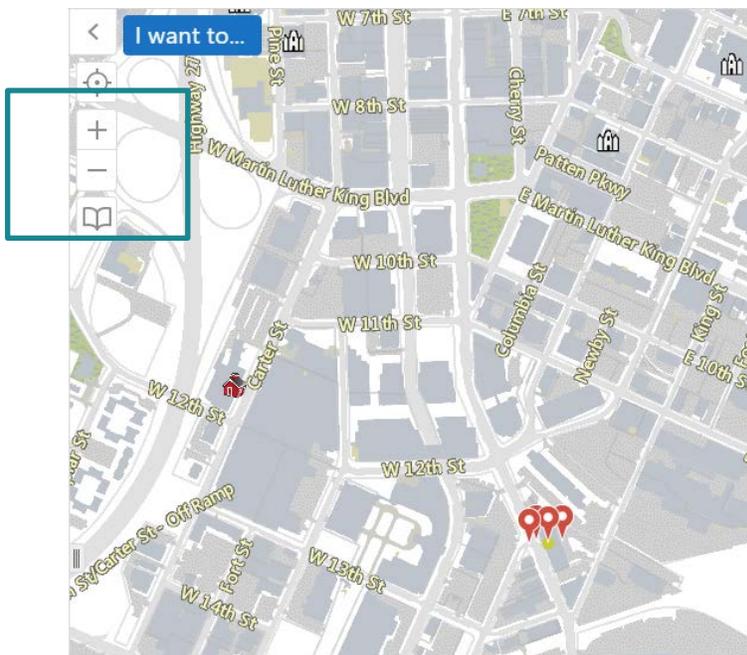
3. Click on "GISMO-5". It will take a minute to load.



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



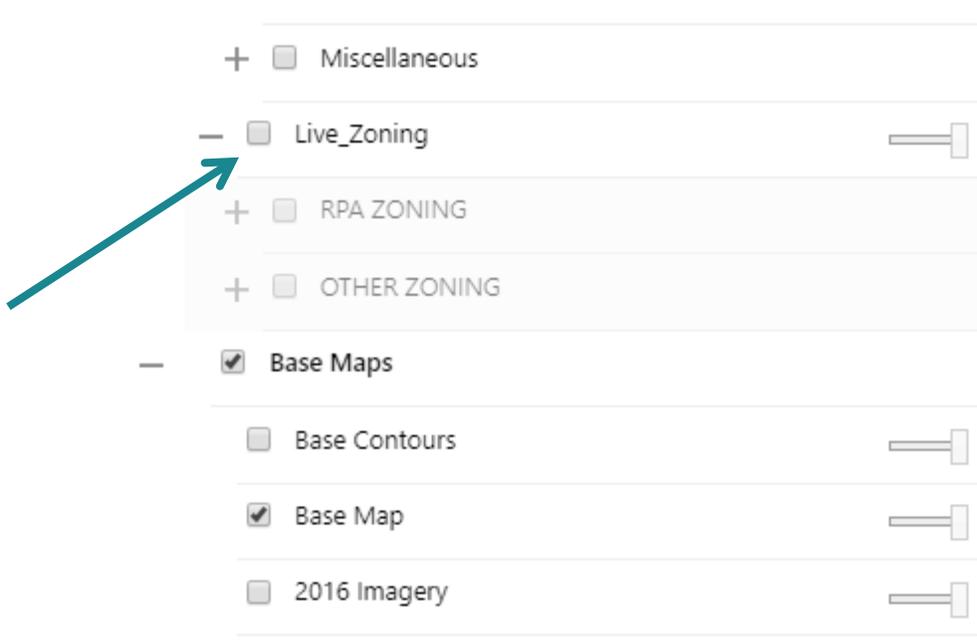
5. On the left side your property address will appear. Click on your address. The map will zoom into your property.



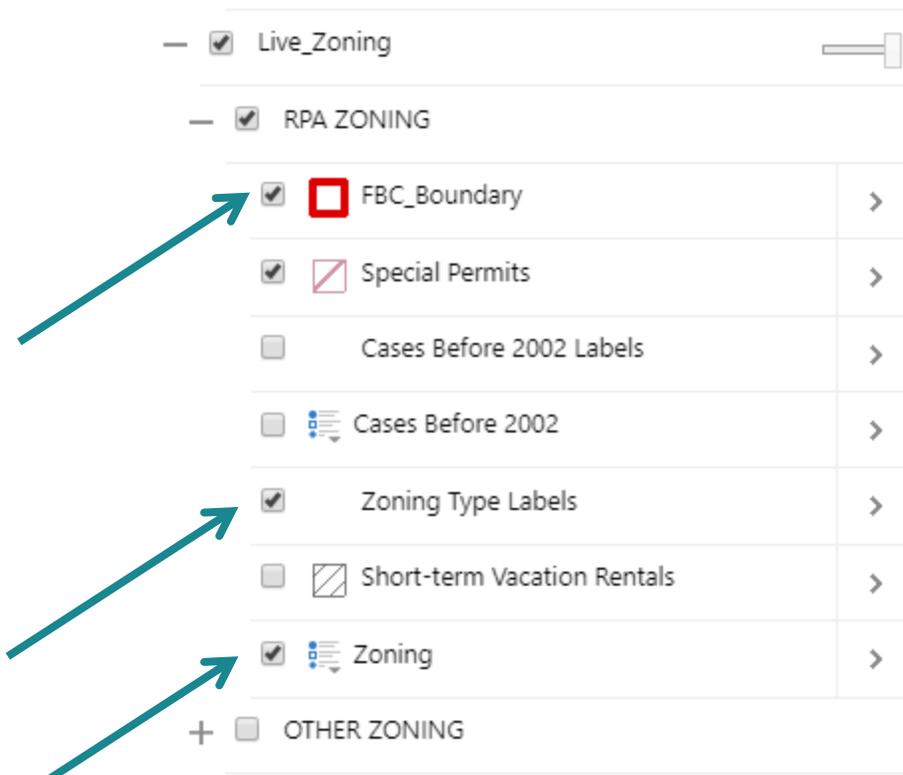
6. Zoom in further or zoom out by clicking on the “+” and “-” symbols on the left side of the map. Double check that this is your property by looking at the address and surrounding streets.



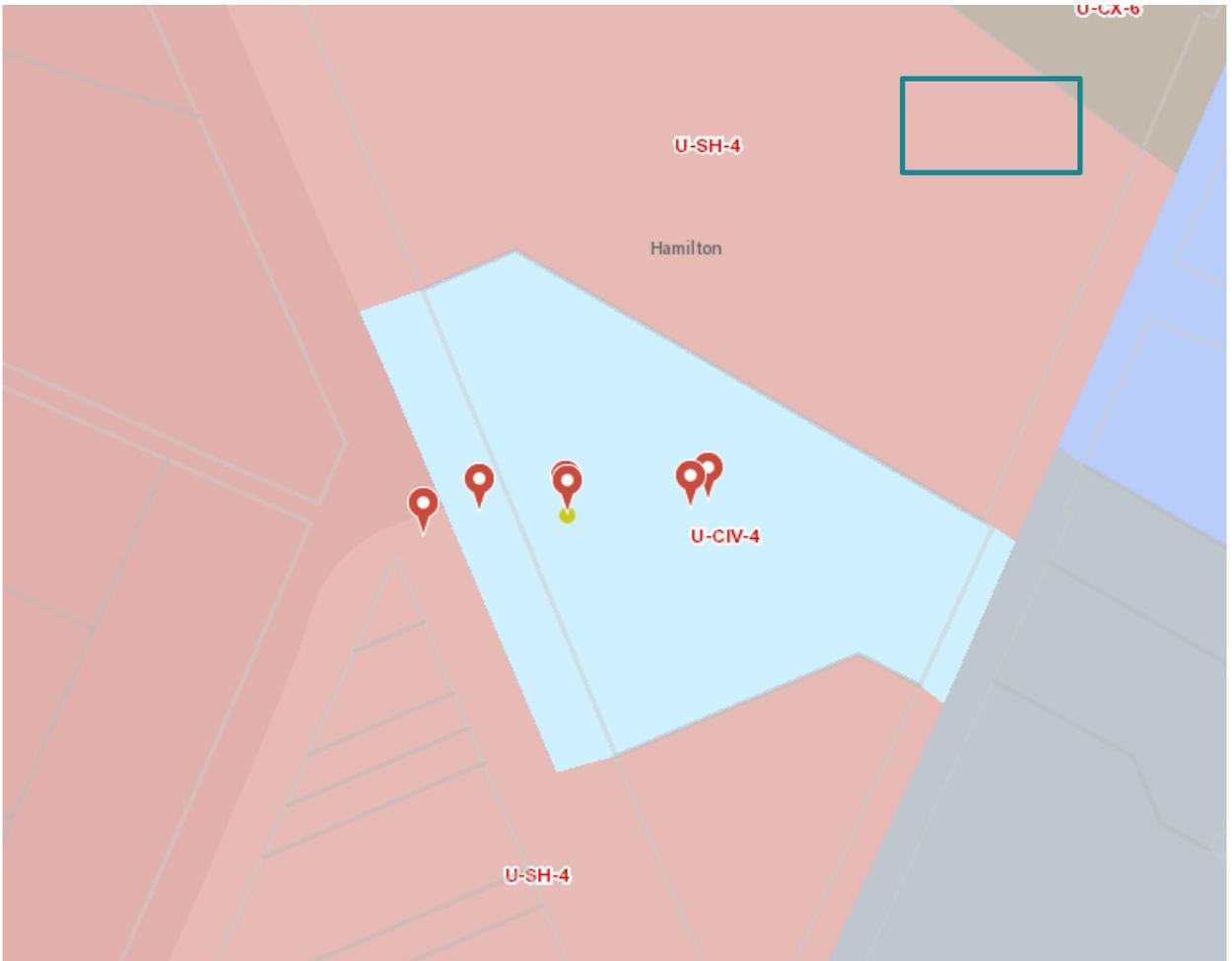
7. In the bottom left side of the screen are 3 tabs: Home, Layers and the property address. Click on “Layers”. A new panel will appear.



8. 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.



9. 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.



10. 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