

**First Reading:** \_\_\_\_\_  
**Second Reading:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE II, SECTION 38-2, DEFINITIONS, RELATIVE TO BUILDING HEIGHT AND GRADE PLANE.

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SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, that Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article II, Section 38-2, Definitions, is hereby amended by deleting same in its entirety and substituting in lieu thereof the following:

*Building Height of (Single Family Detached Structures Only):* The height of a single family detached structure shall be measured in one of two ways:

- If the building is set back from the property line in accordance with this ordinance, the height shall be measured starting from the average finished grade at the front of the building and measured vertically to the highest point of a roof surface of a flat roof, the deck line of a mansard roof or to a point one-half (1/2) the height of a gable, hip or gambrel roof.
- If the building is located on the property line, the height shall be measured starting from the top of the curb line and measured vertically to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, or to a point one-half (1/2) the height of a gable, hip or gambrel roof.

*Building Height of (All Structures Except Single Family Detached Residences):* The height of all buildings or structures, other than Single Family Detached Residences, shall be determined in accordance with the International Residential Code or the International Building Code as adopted by the City of Chattanooga.

SECTION 2. BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, that Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article II, Section 38-2, Definitions, is hereby amended by adding the following definition as follows:

*Grade Plane:* A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6-feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect within two (2) weeks from and after its passage as provided by law.

Passed on second and final reading: \_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON

APPROVED:\_\_\_\_ DISAPPROVED:\_\_\_\_

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MAYOR

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