

ORDINANCE NO. 13332

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE VI, SECTION 38-504, HEIGHT AND AREA EXCEPTIONS AND OTHER SPECIAL EXCEPTIONS TO CLARIFY INTERIOR SIDE SETBACKS FOR DETACHED SMALL STORAGE BUILDING, PRIVATE AUTOMOBILE STORAGE GARAGES, PRIVATE SHOPS FOR WOODWORKING, METAL WORKING, CERAMIC, ETC., AND OTHER SIMILAR ACCESSORY BUILDINGS LOCATED IN THE R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE ZONE.

WHEREAS, Chapter 38, Article VI. Height and Area Exceptions and Other Special Exceptions requires a minimum five (5) foot interior side and rear yard setback for small detached storage garages; and

WHEREAS, in fee simple ownership developments, such as townhouse developments, the townhouse units may include small storage garages that are detached from the principal structure on the lot; however, the small detached storage garages themselves are attached; and,

WHEREAS, Chapter 38, Article VI. Height and Area Exceptions and Other Special Exceptions currently does not provide a mechanism for this to occur without the approval of variances from the Chattanooga Board of Zoning Appeals; and,

WHEREAS, the Chattanooga-Hamilton County Regional Planning Agency was asked to review and provide a recommendation to the minimum interior side yard setback for detached garages within the R-T/Z Residential Townhouse Zero Lot Line Zone; and,

WHEREAS, staff of the Chattanooga-Hamilton County Regional Planning Agency reviewed the current regulations, conducted peer research, and recommends an amendment to required interior side yard setbacks for small detached garages for fee-simple townhouse developments.

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, Section 38-504, be amended as follows:

Amend Article VI. HEIGHT AND AREA EXCEPTIONS AND OTHER SPECIAL EXCEPTIONS, Sec. 38-504. Projections over yards by deleting in its entirety Section 1, subsection (a) and replace with the following:

- (a) The building or structure shall be setback at least five (5') feet from the side and rear lot lines; except that for such attached structures in the R-T/Z Residential Townhouse Zero Lot Line Zone there shall be no interior side yard setback requirement.


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: June 19, 2018



VICE-CHAIRMAN

APPROVED: DISAPPROVED:



MAYOR

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